CITY OF PROVIDENCE
ZONING BOARD OF APPEAL

In Re: **Consolidated Appeals from Historic District Commission decisions granting approval to 56 Pratt Street (Applications 26.101 and 26.138)**

- PHDC Resolution No. 26-07 Conceptual approval for Application 26.101.
- PHDC Resolution No. 26-12 Conceptual approval for Application 26.138.
- PHDC Resolution No. 26-14, Final approval for Application 26.101.
- PHDC Resolution No. 26-15, Final approval for Application 26.138.

56 Pratt Street (Plat 10, Lot 163)

APPELANTS' SUPPORTING MEMORANDUM

I. Introduction

Appellants Frank Faltus, Olivia Katz, and Chris Borgstrom[1] submit this memorandum in support of their appeal. This Appeal is from decisions of the Providence Historic District Commission (the PHDC or Commission), whereby Conceptual Approval and Certificates of Appropriateness were granted to Applicant Nathaniel Sliney, for new construction and major alterations at 56 Pratt Street. As explained below, The City of Providence Zoning Board of Appeals (the Board) should reverse the PHDC because it committed prejudicial procedural error, clear error, and its decisions are not supported by the weight of the evidence in the record.

II. Legal Background

General Laws Chapter 24.1 of Title 45 enables cities to "regulate the construction, alteration, repair, moving, and demolition" of "structures of historic and architectural value," through ordinances that create historic districts and local commissions. RIGL §§ 45-24.1-1; 45-

[1] Appellants are abutters to 56 Pratt St., who objected to the Applications that the PHDC granted.

24.1-3. The PHDC is accordingly governed by sections 1707 and 1718 of the City's Zoning Ordinance. Under state law and City Ordinance, an applicant who wants to perform exterior structural work in a historic district, or on a historic structure must first receive from the PHDC, a "Certificate of Appropriateness" (a "COA"), the "permit required to construct, alter, or demolish [a] structure." Especially relevant to this appeal, state law also requires commissions such as the PHDC to adopt rules and regulations that they must follow. RIGL § 45-24.1-4(a)(1). Under the PHDC rules, before a COA can issue, an applicant must first apply for a separate form of relief, "a preliminary application for Conceptual Approval." The Commission can either deny Conceptual Approval, or grant it. If granted, the applicant can then advance an application for a final COA. *See* PHDC Rules and Regulations, Section 5.1B. The PHDC's Rules & Regulations, and Standards are attached as **Exhibit 1**.[2]

Further, the PHDC must create and follow "standards as necessary to inform historic district residents, property owners, and the general public of those criteria by which the commission determines whether to issue a certificate of appropriateness." *Id.* § 45-24.1-4(a)(2).

III. Facts and Procedural History

56 Pratt Street (Plat 10, Lot 163) is a 2½-story, end-gable, clapboard house from 1857-75 which the PHDC determined was a contributing structure in the College Hill Historic District. **Exhibit 2** - Jul 27 Staff Rpt at 1-2. It sits on a hillside lot with a full basement at the street. *Id.* at 1. The Applicant proposes to subdivide the lot into two parcels and build on both. *Id.* at 2. At the North parcel the Applicant seeks to build an addition on the existing historic house. And on the future south parcel, a new construction multi-family building is proposed. The PHDC separated

[2] The Rules and Standards can also be found online:
https://www.providenceri.gov/planning/providence-historic-district-commission-phdc/

the proposal into two applications. The new construction is known as Case 26.101 and the major alteration to the existing house is Case 26.138. (hereinafter, the "New Construction" and the "Addition." Collectively, the "Applications").

A. Meeting of July 27

On July 27, the PHDC held a hearing on the Applications. It voted to grant Conceptual Approval to the New Construction but denied the same to the Addition. As to the New Construction, the PHDC noted that it had approved contemporary buildings along Pratt Street before and the street had been referred to as a "Laboratory for Architectural expression." **Exhibit 3** – July 27 Minutes at 1. The Addition however, had a proposed top floor higher than the roofline of the historic house, and the Addition was wider than the existing house. Ex. 2 - Jul 27 Staff Rpt at 2-3). The PHDC decided that the Addition was "not in accord with PHDC Standard 8 being architecturally and historically incompatible with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource." **Exhibit 4** – Resolution 26-08.

B. Meeting of August 24

The Commission's grant of conceptual approval to the New Construction provoked significant community opposition. At the following hearing of August 24, the Chair noted that it was probably the most well-attended meeting he had seen. **Exhibit 5** – Aug 24 Transcript at 1, cue 11.[3] Many attendees were heard during the in-person public comment portion of the meeting. Not one person spoke in support of the Applications as proposed. One online participant did speak in favor of proposal. Ex. 5 - Aug. 24 Tr. at 25. A petition in opposition was entered into the record

[3] The PHDC provided the undersigned with curtesy copies of auto generated transcripts of the August 24 and October 6 meetings, as .vtt files. They are both included at Exhibit 5.

with 33 signatures. During the public comment, community memebers consistently raised the objection that the Applications were of an inappropriate size and scale compared to the rest of the block.

Through Counsel, Appellants presented the testimony of Clark Shoetlle, who was accepted as an expert in historic preservation, and is a former PHDC commissioner who sat with Commission for decades. Mr. Shoettle testified that although new construction could represent contemporary architecture, it was still required to "harmonize with the existing surrounding older structures" under the PHDC guidelines. Ex. 5 - Aug. 24 Tr. at 19, cue 199. He stated that the guidelines require the PHDC to "address height, massing, scale, roof shape, rhythm and size of the doors and windows, and the siting and setback." *Id.* at cue 202. The New Construction as proposed however, "really doesn't meet any of those requirements." *Id.* at cue 204. Schoettle testified that the New Construction was "14 feet taller than the house that's going to have the addition, and about 20 feet taller than the house south of it."

As for the Addition, the Applicant's Architect, David Sisson, presented an altered proposal to the PHDC. Sisson stated that conceptually, the new plan for the Addition was very similar. *Id.* at 42, cue 455. Sisson testified that the new Addition plan kept the same number of levels, but was designed to be shorter and narrower. Session testified that the unit size "dropped a small amount" from the previous design, but admitted that the Applications still called for the construction of 22 bedrooms overall.

After Mr. Sisson concluded his presentation and additional public comment was heard, Appellants, through counsel, objected that the meeting agenda did not clearly inform the public whether the relief under consideration was Conceptual Approval or final approval. Appellants stated that the PHDC would violate its own rules of procedure if it granted final approval to the

Addition without first granting conceptual. Appellants' counsel also stated that the new Addition plan was not substantially different from the previous iteration, reducing the overall building size by only around 10 percent. Thus, the Commission should not hear this new application for a year.

Mr. Schoettle again testified, stating that although the new Addition was an improvement, it was still a massive addition, almost twice the footprint of the historical resource to which it would attach. *Id.* at 46, cues 498-500. Schoettle noted that both projects lacked a site plan showing the abutting properties and called for an engineer's drawing from which the PHDC could understand the full context of the Applications within Pratt Street. *Id.* at 47.

The PHDC then deliberated. Counsel for PHDC stated that procedurally, there was no way for "funneling this to conceptual approval, so you could proceed that way if the applicant were amenable to it only. Otherwise, you'll have to vote to approve or deny final approvals." *Id.* at 62. There was some discussion about simply continuing the hearing, but the Applicant, through Counsel, stated that they would prefer a vote on Conceptual Approval for the new Addition plan. The PHDC obliged, voting that the new Addition plan was substantially different from the last version, and granted Conceptual Approval to the Addition.

C. Special meeting of October 6

The Applicant agreed to attend a charrette hosted by the Providence Preservation Society on Tuesday September 29, to discuss the Applications. Ex. 3 - Oct 6 Draft Minutes at 1. Attendees included Messrs. Schoettle and Sisson. That same day, a PHDC agenda was posted for a special meeting, scheduled for the following Tuesday, October 6. Revised plans and a staff report where then posted to the PHDC website on Friday, October 2.

On October 6, the day of the special meeting, Mr. Sisson distributed a memo explaining what had changed in the Applications, based on discussion at the charrette. The memo is attached

as **Exhibit 6**. At the special meeting, Mr. Sisson appeared and discussed the changes. Appellants argued through counsel that although the plans were improved, the Applications still could not meet PHDC Standard 8, as the projects dwarfed the historic house and were architecturally and historically incongruous with the property and district. Further, counsel objected that, under the PHDC's own rules, a new plan was required to receive conceptual approval before a final COA could issue. Counsel also argued that, once again, the agenda failed to adequately notify the Appellants and the public at large of the specific form of relief under consideration.

After deliberations, the PHDC voted to grant final approval to both Applications. Two COAs would issue, subject to staff review of the remaining details. Ex. 4 – Resolutions 26-14 and 26-15. Appellants then filed this timely appeal to the Board.

IV. Standard of Review

Under the appeal statute, this Board should reverse the PDHC if it finds the Commission committed "prejudicial procedural error, clear error," or if its decision lacks support "by the weight of the evidence in the record." RIGL § 45-24.1-7.2. "When hearing appeals from commission decisions, the zoning board of review shall not substitute its own judgment for that of the commission but must consider the issue upon the findings and record of the commission." *Id.* Thus, the Board should not consider additional evidence, but must review the existing record to determine whether prejudicial procedural error occurred, whether the decision was clearly erroneous, and whether it is supported by the weight of the evidence.

V. Argument

The Board should reverse the PHDC because it committed prejudicial procedural error, by failing to notify the public which form of relief was being considered at any of the meetings on the Applications. Further, the PDHC clearly erred when it decided that the Applications satisfied

PHDC Standard 8. Accordingly, the Board should also reverse the PHDC because its decision to grant the COAs was not supported by the weight of the evidence in the record.

A. The PHDC agendas gave no notice of the precise relief being offered, thus the Commission committed prejudicial procedural error and should be reversed.

The Board should reverse the PHDC because the Commission's agendas relative to 56 Pratt deprived the public of proper notice. "Due process contemplates an opportunity to be heard. This right to be heard, however, is without meaning unless such notice of the pendency of a hearing or proceeding is adequate in the circumstances to safeguard the right." *Cugini v. Chiaradio*, 189 A.2d 798, 801 (R.I. 1963) (citing *Anderson Nat'l Bank v. Luckett*, 321 U.S. 233, 246 (1944)). The PHDC is required to "provide notice of its meetings and comply in all respects with the requirements of the open meetings law." RIGL § 45-24.1-6. Crucially, notice is only sufficient when it "contain[s] information that reveals the **precise character of the relief sought** by the application and the specific properties for which such relief is sought." *Boggs v. Zoning Bd. of Rev. of City of Newport*, 107 R.I. 80, 84, 264 A.2d 923, 926 (1970). (emphasis added). This holds true even when objectors appear at the meeting. *Paquette v. Zoning Board of Review of West Warwick*, 118 R.I. 109, 372 A.2d 973 (1977) (notice deemed invalid despite public hearing with 100 objectors present); *Waltz v. Zoning Board of Review of the Town of Tiverton*, NC-2017-0380. (R.I. Super. Ct., 2018) (board's decision was void even when appellants' attorney attended the meeting, because the notice omitted material information, depriving public from full opportunity to review in advance).

Here, the Commission's agendas relative to 56 Pratt fail for this exact reason. The agendas are attached as **Exhibit 7**. For the July 27 meeting agenda, the Applications' agenda item provides:

> **"PROJECT REVIEW**
> **1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
> The applicant is requesting the construction of a new residential building and a multi-story addition to the existing house."
> Ex. 7

For the August 24 and October 6 meetings, the agenda items are identical. They provide:

> **"PROJECT REVIEW**
> 1. **CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
> The applicant is requesting the construction of a four-unit, three-story with cellar residential building.
> 2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
> The applicant is requesting the construction of a two-unit, three-story with cellar addition to rear of existing building."
> Ex. 7, August and October Agendas

Although the agendas state at the top that "All items on this agenda are for vote or other action unless otherwise noted," they fail to notify the public of the "precise character of relief sought." In fact, they mention no forms of relief at all. This is fatal for purposes of notice, because the PHDC Rules and Regulations provide that two distinct types of relief are granted or denied by the Commission. Section 5.1B of the rules provides that:

> "An applicant seeking a Certificate of Appropriateness for new construction, additions or major alterations shall first file a preliminary application for Conceptual Approval from the HDC. The HDC . . . may grant or deny Conceptual Approval. Conceptual Approval shall provide that the applicant file an application for Certificate of Appropriateness for approval of final details. "
> Ex. 1 at 9.

Accordingly, the PHDC's own regulations require that it grant or deny two distinct types of relief, which require two types of applications – those for final COAs, and those for the Conceptual Approval required as a prerequisite.

The fact that the agendas mention none of these things deprives the public of proper notice. In this instance, Appellants and the public could not discern which meetings were for final review with COAs available, or new Conceptual Approvals due to the revised plans. There was simply no way to know the answer to prepare in advance of the meeting. This is the same as the *Paquette* case. There, although approximately 100 objectors showed up, the notice was still void because it

was not "sufficiently clear and definite to reasonably insure that no interested person would be misled into inaction[.]" *Paquette,* 372 A.2d at 974.

Even the Commissioners themselves could not ascertain notice from the PHDC agendas. At the August 24 meeting, the Chair stated "And can I just get some clarification on whether this is conceptual approval or final approval? Because... I was waiting for one of you that. I'm confused about that." Ex. 5 – Aug. 24 Tr. at 56 cue 615.

The notice failure here is particularly glaring as it relates to the October 6 hearing, because the public was kept from knowing whether that meeting was their last chance to voice an objection, or just a prerequisite Conceptual Approval that would lead to further hearings. And notably, there were far less in attendance at the October hearing. The Rhode Island Supreme Court has held that when a local agency's agenda failed "to reasonably describe the purpose of the meeting **or the action proposed to be taken**," the relief granted was then "null and void." *Anolik v. Zoning Bd. of Rev. of City of Newport*, 64 A.3d 1171, 1176 (R.I. 2013) (agenda violated open meetings act despite including date, time and place of the meeting, because it failed to specify the nature of business to be discussed). Accordingly, the Board should reverse the PHDC for this prejudicial procedural error - or at minimum remand with instructions to follow proper procedure.

B. The weight of the evidence demonstrates that the Applications do not satisfy Standard 8. Accordingly, the Board should reverse the PHDC.

Even if the PHDC followed correct procedures, the Board should still reverse its decisions because the Applications do not satisfy the Commission's own Standards. Standard 8 provides that for additions and new construction, "the new work may be differentiated from the old and **shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood**, to protect the historic integrity of the property and the site." Ex. 1 at 8 (emphasis added). The PHDC has consistently interpreted Standard 8 to require that proposed

work be "Architecturally and historically congruous with the property and district, [with] an appropriate size, scale and form that will have no adverse effect on the property or district." *See, e.g.* Ex. 4, Resolution 26-08. Further, additions must be "subservient to the historic resource." *Id.* These requirements are found on every resolution, staff report and minutes of the meetings on the Applications.[4] The weight of the evidence, however, is that neither the Addition or New Construction qualifies.

1. The Addition has an inappropriate size, scale and form which dominates the historic house.

In July, the PHDC denied conceptual approval for the Addition. Commissioners noted that proposal "dwarfs the building." (Ex. 4, Res 26-08 at 2; Jul. 27 Minutes at 2). But the revisions from August and October do little to change that relationship. The revisions reduced the width of the Addition so it was less obvious on the Pratt streetscape, but the overall reduction in square footage was a meager 9%, from 1,639 sq. ft. originally, to the 1,491sq. ft. which received final approval. *See* Ex. 2 – Plans from July staff report, Drawings A4.1–A4.3; Plans from August staff report, drawings A4.1–A4.3. Further, as Counsel for Appellants pointed out at the hearing, although the Addition's impact was slightly reduced relative to the Pratt streetscape, the project is also visible from the Congdon Street right of way, where it will absolutely dominate the historic buildings next to it. Congdon Street is also a part of the College Hill historic district.

Even considering a slight reduction to the Addition's size and massing, the October revisions are mostly refinements of appearance. The addition remains a two-unit, three-story

[4] *See also* Secretary of the Interior's Standards, on which local HDCs base their standards. The standard provides that a new addition can be any architectural style, but "inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building. "New Additions to Historic Buildings" found at https://www.nps.gov/subjects/taxincentives/additions.htm

building over a cellar attached to a 2½-story house, at nearly twice the footprint of the historic resource. The mismatch is clearly indicated by drawing A5.1 from the October staff report, copied below. The historic house is on the left, and all construction shown with grey roofing is new:



Ex.2. – October staff report, drawing A5.1

Although the Board should "not substitute its own judgment for that of the commission," it must "consider the issue upon . . . the record of the commission," and reverse the PDHC for "clear error, or lack of support by the weight of the evidence[.]" RIGL § 45-24.1-9. When it comes to the Addition, no reasonable argument can be made that drawing A5.1 depicts an alteration which is subservient to the historic resource. Accordingly, despite small improvements, the Addition still cannot satisfy Standard 8, and it was clear error for the Commission to find otherwise.

2. The New Construction is also of an inappropriate size, scale and form.

The weight of the evidence in the record establishes that the New Construction cannot satisfy Standard 8 either. At the hearings, the PHDC heard overwhelming testimony that the New

Construction was incompatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood.

For example, Mr. Schoettle stated that Commission's responsibility was to make sure new contemporary construction was compatible with the street, "to harmonize with the existing surrounding older structures." July Tr. at cue 199. Thus, "the guidelines basically ask that we address height, massing, scale, roof shape, rhythm and size of the doors and windows, and the siting and setback." *Id.* at cue 202. But the New Construction "really doesn't meet any of those requirements." *Id.* at cue 204. As for its height, Schoetlle stated that the New Construction was to be 14 feet taller than the house that's going to have the addition, and about 20 feet taller than the house south of it. *Id.* at cue 205. He further noted, "next to the two historic houses and the contemporary house on the south side, it really just does not fit in, and I think everybody… most people in the audience here seem to recognize that." Although the plans were revised in October, the New Construction's height was only reduced by four feet. Accordingly, it still towers 10 feet over the house with the addition, and 16 feet above the house to the south.

The testimony of neighbors was equally critical. One resident from across Pratt street stated that the visual mass of the building was "completely out of character with everything else on the street. *Id.* at cue 287. Another neighbor described the New Construction as a "giant LEGO block or something, and very out of place." *Id.* at cue 318. A sentiment repeated throughout the hearings was that neighbors generally do not object to new construction on the block, provided that the proposed development's size, massing, and siting are considered in the context of Pratt Street. But evidence establishes that the Applicant barely considered these requirements.

Although some revisions were made in October, they do little to address the Standards. For instance, on page 48, the Standards require that PHDC "consider the following architectural and

site features in relationship to the existing structure and/or the surrounding structures: Height, Scale, Massing, form, proportions, topography, parking . . . Siting and setbacks [and] Landscaping," among other things. Here, neighbors asked that the building be set back further to reduce apparent mass, and they testified that a car could not make the turn needed to reach the northwest parking space. The October revisions did nothing to change setbacks, landscaping, or the fact that no sidewalk appears to exist. Indeed, the record is mostly silent as to how the Applicant considered harmonizing this New Construction with any of its surroundings. As Mr. Schoettle noted, the Applications lacked a site plan depicting the buildings on abutting properties and their relationship to the proposed development.

Finally, over the course of these Applications, the PHDC often commented that it has approved multiple contemporary buildings on Pratt Street before. Indeed, the street has been referred to as a "laboratory for architectural expression." *See e.g.*, Ex 3. – minutes of July 27. The Appellants have never disagreed. At no point have Appellants suggested that a contemporary design is inappropriate for the block, or that the Commission should require new buildings to appear historical.[5] But even contemporary buildings must comply with Standard 8. And the Standards are not merely aspirational statements or principles to which the PHDC may assign greater or lesser weight depending on the street at issue. Rather, state law requires the Commission to establish these standards and apply them consistently. RIGL § 45-24.1-4(a)(2) provides that "the Commission **shall** . . . publish standards as necessary to inform historic district residents, property owners, and the general public of those criteria by which the commission determines whether to issue a certificate of appropriateness." (emphasis added).

[5] In fact, the Standards expressly require that "designs should be contextual, but should not seek to create a false sense of historical development." Ex. 1 -Standards at 47.

Although Pratt street features contemporary architecture, nothing on this block compares to the mass and scale of the Applications, even after the revisions. Accordingly, the weight of the evidence establishes that the New Construction cannot satisfy Standard 8 as required by law, and the Commission should be reversed.



Ex.2. – October staff report, excerpt from drawing A10.0

VI. Conclusion

For these reasons, Appellants respectfully request that the Board grant their Appeal, thus reversing the PHDC's decisions on Applications 26.101 and 26.138. In the alternative, the Board should remand with instructions that the Commission follow proper procedures and standards.

Respectfully submitted,
Appellants

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CERTIFICATION

I hereby certify that on the 26th day of October, 2026, this document was emailed to the following parties.

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EXHIBIT 1

PROVIDENCE HISTORIC DISTRICT COMMISSION

RULES AND REGULATIONS

Adopted 10/28/91; Amended 12/16/91, 2/24/92, 7/26/93, 1/24/94, 7/25/94, 6/24/96, 1/28/02, 7/22/02 & 11/24/03

DEPARTMENT OF PLANNING AND DEVELOPMENT
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PROVIDENCE HISTORIC DISTRICT COMMISSION

RULES AND REGULATIONS

Adopted 10/28/91; Amended 12/16/91, 2/24/92, 7/26/93, 1/24/94, 7/25/94, 6/24/96, 1/28/02, 7/22/02, 11/24/03 & 6/23/14

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SECTION 1 – GENERAL PROVISIONS

1.1 AUTHORITY: These rules and regulations are adopted pursuant to Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564, adopted 10/24/91), authorizing the Providence Historic District Commission (HDC) to adopt rules and regulations which are necessary to carry out its functions.

1.2 PURPOSE: To establish procedures for processing applications for Certificates of Appropriateness, for enforcement, and for the internal management of the HDC.

1.3 GENERAL RULES: The HDC shall be governed by the terms of Article V, Section 501, Historic District Zoning, of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), and by the terms of R.I.G.L. 45-24.1 et seq., Historical Area Zoning.

1.4 JURISDICTION: Under Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), the HDC shall have the authority to regulate the construction, alteration, repair, demolition and moving of any structure or appurtenance which results in a change to the exterior of the structure and/or appurtenance within any Historic District in the City, as designated in accordance with the Providence Zoning Ordinance and shown on the official Zoning Map.

SECTION 2 – ORGANIZATION

2.1 MEMBERSHIP: The HDC shall be constituted in accordance with Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) and R.I.G.L. 45-24.1-3.

A. Chair: A Chair shall be appointed by the Mayor. The Chair shall preside over all HDC meetings and shall decide all points of order and procedure, unless directed otherwise by a majority of the HDC in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the HDC.

B. Vice-Chair: A Vice-Chair shall be elected by the HDC from among its members, by majority vote of its members, and shall be eligible for re-election. The Vice Chair shall serve as acting Chair in the absence of the Chair. At such times, the Vice Chair shall have all the same powers and duties as the Chair. The Vice Chair shall be elected at the first regular meeting of each calendar year.

C. Deputy Vice-Chair: A Deputy Vice-Chair shall be elected by the HDC from among its members in the same manner as the Vice Chair, and shall be eligible for re-election. S/he shall serve as acting Chair in the absence of the Chair and Vice Chair, and at such times shall have the same powers and duties as the Chair. The Deputy Vice Chair shall be elected at the first regular meeting of each calendar year.

2.2 STAFF: The Department of Planning and Development shall supply staff for the HDC's day-to-day operations, and a member of the staff shall serve as the secretary to the HDC. Staff shall not be eligible to vote upon any matter before the HDC. The duties of staff shall be as follows:

A. Keep all records, conduct all correspondence of the HDC, provide public information, and handle the clerical and administrative work of the HDC;

B. Act as liaison between the HDC and all other agencies, departments and organizations to which it must relate in the conduct of its affairs;

C. Consult with applicants and property owners regarding the procedures, rules and regulations, and standards and guidelines of the HDC;

D. Prepare a written analysis of each application pending before the HDC, discussing the historical and architectural significance of the property, consistency of the proposal with standards and guidelines, preservation issues, and other pertinent information;

E. Issue in-house staff approvals for applications for Certificates of Appropriateness for in-kind replacement and repairs, and for other work as defined in the HDC standards and guidelines. The HDC may, by action at a public hearing, direct to staff the approval of any application. In-house staff approvals shall be consistent with the standards and guidelines. Staff may not deny an application, but shall refer such action to the HDC for a hearing; and,

F. Perform such duties and assume such other responsibilities as the HDC may from time to time direct.

2.3 RECORDS: The HDC shall keep written records of its meetings, deliberations, and decisions. The Secretary of the HDC shall have the primary responsibility for keeping the records. The HDC may also require a verbatim, recorded or stenographic record. All records shall be open to the public.

A. Review of HDC Records: Requests to view the HDC's records shall be in writing. Records shall be made available within ten (10) calendar days of the receipt of the request. Copies of the records will be made available for a fee.

B. Minutes: Minutes of HDC hearings shall show the vote of each member on each question, including absences and abstentions. At minimum, minutes shall contain:

1. A listing of HDC members present and absent;

2. A listing of others present, specifically staff, city solicitor, public agency staff, applicants and/or representatives;

3. Approval of the minutes of the previous meeting;

4. Summary of applications for Certificates of Appropriateness and the preservation issues presented, including a description of the relevant features of the building, structure or appurtenance which will be affected;

5. Summary of arguments and materials presented for each application, including supporting documents, objections and corrections;

6. Summary of HDC deliberations for each application, including all references to the HDC standards and guidelines used; and,

7. Findings of fact made, conclusions reached, and actions or motions taken on each application or other general business before the HDC.

2.4 OFFICE: The HDC's office shall be located in the Department of Planning and Development.

2.5 LEGAL COUNSEL: The City Solicitor's office shall be requested by the HDC to assist in all legal matters.

SECTION 3 – MEETINGS

3.1 REGULAR MEETINGS: The HDC shall establish a schedule of regular meetings for the calendar year and post it in the City Clerk's office and the Department of Planning and Development. Regular meetings shall be held on the fourth Monday of each month at 4:45 p.m. in the offices of the Department of Planning and Development or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting. *[Amended 6/24/96.]*

3.2 BUSINESS MEETINGS: The HDC may hold a business meeting for the purposes of discussing standards and guidelines, rules and regulations, procedures, and such other business as may come before it, including any overflow of applications for Certificates of Appropriateness which could not be heard at a regular meeting because of time limits. Business meetings may be held during a regular meeting, or separately on the second Monday of each month at 3:30 p.m. at the offices of the Department of Planning and Development, or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting. *[Amended 2/24/92.]*

3.3 SPECIAL MEETINGS: Special meetings of the HDC may be called at any time by the Chair. At least forty-eight (48) hours notice of the time and place of the special meeting shall be given by the staff or the Chair to each member of the HDC and shall be posted in the City Clerk's office and the Department of Planning and Development. *[Amended 11/24/03.]*

3.4 CANCELLATION OF MEETINGS: When in the opinion of the Chair there is good cause, the Chair may dispense with a regular meeting by giving notice to all members and all applicants

scheduled for the meeting, not less than twenty-four (24) hours prior to the time set for the meeting.

3.5 ATTENDANCE: The HDC shall advise the Mayor of any member of the HDC who fails to attend more than five (5) consecutive regular meetings and shall request that the position be declared vacant and a new member be appointed. Absences due to sickness, death, or other emergencies of like nature may be recognized as excused absences. The staff shall notify a member when s/he is approaching the maximum number of unexcused absences. When a member has exceeded the maximum number of unexcused absences, the staff shall notify the HDC. (Providence Home Rule Charter Article XII, Section 1202.)

3.6 CONDUCT OF MEETINGS: All meetings shall be open to the public. The order of business at regular meetings shall include:

A. Call to order;
B. Roll call;
C. Approval of the minutes of the previous meeting;
D. Old business, including continued applications;
E. New business, including applications for Certificates of Appropriateness;
F. New business, including applications for Certificates of Appropriateness that are in response to a Notice of Violation;
G. Other Business, including Preliminary Applications, National Register of Historic Places Nominations, and any other pertinent HDC administrative actions; and,
H. Adjournment. *[Amended 11/24/03.]*

3.7 EXECUTIVE SESSION: For purposes authorized by the open meeting law, the HDC may on a motion duly adopted and for reasons stated on the record, adjourn to executive session.

SECTION 4 – PROCEDURES

4.1 PUBLIC HEARING: The HDC shall hold a public hearing on an application for Certificate of Appropriateness.

A. Applications shall primarily be scheduled for a public hearing at the HDC's regular meeting on the fourth Monday of the month. The last application shall be heard at 7:00 p.m. unless a quorum of the HDC agrees that the meeting may carry on after that time. Applications not heard by 7:00 p.m. shall be rescheduled to a business meeting on the second Monday of the next month, unless the applicant agrees to a further extension. *[Amended 2/24/92.]*

B. Applications involving repair and in-kind replacement, or those items delegated to in-house review under the HDC standards and guidelines, shall not require a public hearing unless referred to one by the HDC staff.

4.2 NOTICE: Notice of the hearing shall be given to the applicant, property owner, and other persons listed on the application form, to abutting property owners, to the HDC members, and to other persons requesting notice, at least seven (7) days prior to the public hearing, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.

4.3 QUORUM: A majority of the duly appointed members shall constitute a quorum.

4.4 VOTING: The majority vote of the members making up the required quorum of the HDC at a duly noticed meeting shall be necessary to approve or disapprove of any plans before the HDC, or to amend these rules and regulations or the HDC standards and guidelines. Proxy voting is not allowed. *[Amended 1/28/02.]*

4.5 CONFLICT OF INTEREST: No HDC member shall take part in the consideration or determination of any application for a Certificate of Appropriateness in which s/he is a party or has a financial interest, except as noted in the Rhode Island Ethics Commission Advisory Number 8, dated November 30, 1989. It shall be the responsibility of the HDC member having a potential conflict of interest to disclose such conflict in writing and to recuse him/herself from participation in the discussion or the vote. Minutes shall state that the member has recused him/herself from consideration of the matter.

4.6 CONDUCT OF MEMBERS: Members of the HDC shall be discouraged from expressing individual opinions on the proper judgement of any application with any persons prior to the determination on that application, except in accordance with these rules.

4.7 SITE VISITS: A subcommittee of the HDC, or the staff, shall be available to meet on site with the applicant or his/her representatives at any time in the design process in order to advise them informally concerning the HDC's procedures and guidelines, the nature of the area where the proposed construction is to take place, and other relevant factors. The applicant shall agree, by signing the application, to allow the HDC, as a group or individually, or the staff to make site visits from time to time as deemed necessary.

4.8 ADVISORY OPINIONS: Outside a regular meeting, the HDC shall refrain from any indication of approval or disapproval, but shall not, for that reason, be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given, or reported as having been given, by any member of the HDC at a pre-application hearing, at a site visit, or at an informal meeting shall in any way be official or binding upon the HDC. Only the official vote of the HDC shall be binding.

4.9 APPEALS: Any person aggrieved by a determination of the HDC may appeal that decision within twenty (20) days of the date of the written resolution. Appeals are made to the Zoning Board of Review. *[Amended 7/26/93, 7/25/94.]*

SECTION 5 – APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

5.1 APPLICATIONS: An application for Certificate of Appropriateness is required for any change which affects the exterior appearance of a structure or its appurtenances located in a historic district, including construction, alteration, repair, moving or demolition. An appurtenant feature is a feature other than a primary or secondary structure which contributes to the exterior appearance of a property.

A. Application Categories: Applications may be accepted in the following categories:

1. New construction/additions;
2. Alterations/minor modifications;
3. Signage;
4. Awnings/shutters and blinds;
5. Site improvements;
6. In-kind replacement/repairs;
7. Demolition; and,
8. Moving of structures.

B. Preliminary Applications: An applicant seeking a Certificate of Appropriateness for new construction, additions or major alterations shall first file a preliminary application for Conceptual Approval from the HDC. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, and may grant or deny Conceptual Approval. Conceptual Approval shall provide that the applicant file an application for Certificate of Appropriateness for approval of final details.

C. Pre-Application Hearing: An applicant may seek a pre-application hearing with the HDC when new construction, additions or major alterations are proposed. Such requests shall be submitted in writing. Staff shall review the pre-application request to determine if it warrants HDC review, and may accept the request. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, with the following exceptions:

1. No formal determination to approve or deny the proposal shall be made;

2. The HDC may provide agencies of the City with advisory opinions, which shall identify preliminary preservation issues, and may suggest solutions; and,

3. After a pre-application hearing the HDC shall provide the applicant with a written advisory. Advisory opinions shall be non-binding.

5.2 FILING OF APPLICATIONS: An application for a Certificate of Appropriateness must be filed in person and by appointment with the HDC staff at least twelve (12) calendar days before the regular meeting on the fourth Monday of the month, except in cases of demolition or economic hardship. Applications for demolition or economic hardship shall be filed at least thirty (30) and

no more than forty-five (45) calendar days before a regular meeting. All applications must be signed by the property owner and applicant. Applications must be accompanied by all documentation reasonably necessary to evaluate the proposal, including photographs, drawings, plans, or other information as requested by the HDC or staff. It is the owner/applicant's responsibility to submit all required documentation. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. *[Amended 2/24/92, 7/26/9 & 1/24/94.]*

5.3 ACCEPTANCE OF APPLICATIONS: In order for an application to be placed on an agenda, Staff shall make a provisional finding that the application is complete and may be placed on an agenda. Staff shall review all applications for completeness of documentation, according to minimum standards published in the HDC standards and guidelines. Incomplete applications will not be scheduled for a hearing. For compliance with R.I.G.L. 45-24.1-7, the HDC shall vote at the beginning of the hearing on each application, before any presentation or testimony begins, whether an application is complete and can be accepted. Upon acceptance and certification of completeness, the formal review period begins. The failure of the commission to act within forty-five (45) days from said date is deemed to constitute approval, unless an extension is agreed upon mutually by the applicant and the commission. In the event, however, that the historic district commission makes a finding of fact that the circumstances of a particular application require further time for additional study and information that can be obtained within the period of forty-five (45) days, then the commission has a period of up to ninety (90) days within which to act upon the application. *[Amended 2/24/92, 6/23/14.]*

5.4 ZONING VARIANCES: Projects which will require relief from the provisions of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) shall obtain any necessary variances before an application for a Certificate of Appropriateness is filed. Written confirmation that all variances have been granted shall be submitted along with the application; however, the fact that a zoning variance has been granted shall not guarantee that the project will receive a Certificate of Appropriateness. Applications seeking Conceptual Approval may be exempted from this requirement. The HDC may also waive this requirement if the zoning issue is not related to the physical condition of the property or will not compromise the HDC standards and guidelines. Zoning status shall be determined by the Department of Inspection and Standards. *[Amended 7/26/93.]*

SECTION 6 – ACTIONS ON AN APPLICATION

6.1 REVIEW CRITERIA: In reviewing applications for Certificates of Appropriateness, the HDC shall use the criteria set forth in R.I.G.L. 45-24.1 et. seq., Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) and the Standards & Guidelines designated and approved by the HDC. The HDC may designate more explicit design standards and guidelines as it deems necessary. *[Amended 11/24/03.]*

6.2 CONSIDERATION OF APPLICATIONS: The applicant or his/her designated agent shall appear at the hearing on his/her application. All testimony shall be sworn. The order of business for

consideration of applications for Certificates of Appropriateness shall be determined by the Chair and may include the following:

A. A staff report, project review comments and/or subcommittee report;

B. A presentation by the applicant, including arguments and material in support of the application. The presentation shall present the material in a way that both the HDC and the public audience may hear, see and understand the verbal and graphic description of the proposed work and its impact on the features of the buildings, structures, appurtenances and historic landscape features of the property and the district in which it is located;

C. Statements or arguments submitted by any official, commission or department of the City of Providence, any state agency, or any local historical, preservation or neighborhood organization;

D. Public comments from interested parties, abutters, etc;

E. HDC members' questions of the applicant, staff, or subcommittee concerning the application;

F. A summary of the application, arguments and materials presented;

G. After closing the hearing to public comment, HDC deliberation regarding a Certificate of Appropriateness, based upon evidence submitted, adopted Standards and Guidelines, and the impact of the project on the features of the buildings, structures, appurtenances, and historic landscape features of the property; and,

H. Findings of fact, motion(s) to approve or deny the application, and voting. *[Amended 11/24/03.]*

6.3 LIMIT OF TIME FOR TESTIMONY: The Chair may limit the amount of time allowed at a public hearing for verbal testimony regarding any application or other business before the HDC. Such limit shall be announced at the beginning of the hearing or before the hearing of an individual application. Written testimony may be submitted for HDC consideration in cases where verbal testimony is limited. *[Amended 2/24/92 & 11/24/03.]*

6.4 DETERMINATIONS: An application for a Certificate of Appropriateness may be approved, denied, or approved with amendments or conditions by the HDC. Motions to grant or deny a Certificate of Appropriateness shall include findings of fact and a specific reference to the review criteria under which the proposal has been judged.

A. Resolutions: All decisions of the HDC shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record in the form of a Resolution. In the case of a decision not to issue a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the

structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.

B. Issuance/Receipt of a Certificate of Appropriateness:

I. Upon issuance of a Certificate of Appropriateness, the HDC or its designee shall:

1. Stamp three (3) sets of all application documents, including the application form and all plans and drawings. The documents will be dated, stamped and signed by the Chair or the staff as directed by the Chair.

2. Return two (2) sets of signed and stamped documents to the applicant along with a copy of the resolution. It is the responsibility of the applicant to file one (1) set of stamped and signed documents and a copy of the resolution with the Department of Inspection and Standards for the necessary permits.

3. Retain one (1) set of stamped and signed documents for the HDC files at the Department of Planning and Development.

II. Upon receiving a Certificate of Appropriateness, the applicant shall:

1. Obtain any necessary building permits; and,

2. Upon the completion of the project as specified in the Scope of Work, shall complete a Confirmation of Work Completed form and shall submit it to HDC staff for approval. Failure to do so before the expiration of the Certificate of Appropriateness expires will result in a Notice of Violation being issued for work done not in compliance with the Certificate of Appropriateness, and a lien being placed on the property;

    a. If work specified in a Certificate of Appropriateness is not undertaken before the Certificate of Appropriateness expires, a letter shall be sent to the HDC requesting an extension, or informing the HDC that the project shall not be undertaken.*[Amended 11/24/03.]*

C. Conditional Approval: The HDC may issue a Certificate of Appropriateness/Conditional Approval where an application would otherwise be approved except that one (1) or more necessary city, state or federal agency approvals are pending. If other necessary approvals are not obtained within 180 days of the Conditional Approval, then the Certificate will become null and void and a new application will be required to proceed with the project. If other agency reviews result in changes to the project approved by the HDC, then those changes shall be brought back to the HDC for approval. *[Amended 12/16/91.]*

6.5 FAILURE TO ACT

A. Automatic Approval: The failure of the HDC to act within forty-five (45) days from the date of the acceptance of a completed application in accordance with these rules and regulations shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the HDC.

B. Extensions:

1. In the event that the HDC shall make a written finding of fact within this forty-five (45) day period that a particular application requires further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of acceptance of a completed application within which to act on such application.

2. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing to an extension beyond the ninety (90) days.

6.6 MODIFICATIONS TO A CERTIFICATE OF APPROPRIATENESS: Changes to a project after a Certificate of Appropriateness is issued shall require a new application for Certificate of Appropriateness. Such application shall be submitted before construction of the changes begins, unless the HDC determines at a pre-application hearing that a full application is not required. New applications will be reviewed in accordance with these rules and regulations and the Providence Zoning Ordinance. Any change not so approved shall be deemed a violation of the Certificate of Appropriateness and of the Zoning Ordinance.

6.7 MODIFICATIONS TO AN APPLICATION: A pending application for a Certificate of Appropriateness may be modified by a written request from the applicant to the HDC. Such request shall include a description of the proposed change and shall be accompanied by elevations, plans, photographs and/or sketches as necessary. If an application is modified, it shall be considered a new application and shall be handled in accordance with these rules and regulations.

6.8 EXPIRATION OF A CERTIFICATE OF APPROPRIATENESS: Any Certificate of Appropriateness granted by the HDC shall expire one (1) year after the date of the approval, unless the applicant shall, within the one (1) year, obtain a legal building permit and proceed with construction, or obtain a certificate of occupancy when no legal building permit is required. The HDC, upon written request and for cause shown prior to the expiration of the initial one (1) year period, may renew the Certificate of Appropriateness for a six (6) month period. An applicant's failure to act within the six (6) month extension shall cause the Certificate to become null and void and will require the applicant to file a new application with the HDC. *[Amended 7/22/02.]*

6.9 RESUBMITTAL OF A DENIED APPLICATION: An application for Certificate of Appropriateness which has been denied by the HDC shall not be heard again for a period of one (1) year from

the date the application was denied, unless the majority of the HDC present at a meeting agrees to waive this requirement.

6.10 RECONSIDERATION OF A DENIED APPLICATION: An applicant may request the HDC to reconsider its decision on an application. Such request may be made before the end of the meeting at which the decision was made, or afterwards in writing within a period of one (1) year from the date of the decision. The order of business for reconsideration of applications for Certificates of Appropriateness which have previously been denied shall be as follows:

A. The Chair shall entertain a motion from a member of the HDC that the applicant be allowed to present evidence in support of the request for reconsideration. Such evidence shall be limited to that which is necessary to enable the HDC to determine whether or not there has been substantial change in the facts, evidence or conditions relating to the application; provided, however, that the applicant shall be given the opportunity to present any other additional supporting evidence if the HDC decides to reconsider the application.

   After receiving the evidence, the HDC shall proceed to deliberate whether or not there has been a substantial change in the facts, evidence or conditions relating to the application which would warrant reconsideration. If the HDC finds that there has been such a change, it shall treat the request as a new application.

SECTION 7 – ENFORCEMENT

7.1 ENFORCEMENT: Enforcement of HDC jurisdiction and decisions shall be through the Director of the Department of Inspection and Standards, in accordance with Article VIII of the Providence Zoning Ordinance.

7.2 VIOLATIONS: Any exterior work to a structure or appurtenance within a historic district, which proceeds without a Certificate of Appropriateness from the HDC, or which does not comply with the provisions of a Certificate of Appropriateness, shall be deemed a violation of the Providence Zoning Ordinance (Chapter 1991-29, No. 564). Work in progress or already completed without a Certificate of Appropriateness may be deemed a violation.

7.3 PROCEDURES:

A. Any person may report a violation to the HDC.

B. Staff will confirm that the work is a violation and report it to the Department of Inspection and Standards; if the work is in progress, staff will request the Department of Inspection and Standards to issue a stop-work order.

C. Whether the work is in progress or already completed, staff will contact the property owner to request that an application for Certificate of Appropriateness be filed within 30 days.

D. The HDC shall review the application in accordance with these rules and regulations; any modifications required to bring the work into compliance with the standards and guidelines shall be made conditions of approval, and a deadline for completion shall be set.

E. Failure of the property owner to file an application for a Certificate of Appropriateness within thirty (30) days, or to correct the violation as directed within the deadline set by the HDC, shall cause the matter to be referred to the Department of Inspection and Standards for enforcement.

F. If the HDC issued conditions of approval for work done in violation, staff shall inspect the property to confirm that the violation has been corrected. If so, staff shall inform the Department of Inspection and Standards that the violation may be dismissed.

G. Written records of all violations shall be kept in the HDC's files.

SECTION 8 – AMENDMENTS AND SEVERABILITY

8.1 AMENDMENTS: These rules may be amended at any time by an affirmative vote of the HDC.

8.2 SEVERABILITY: The provisions of these rules and regulations are severable; if any such provision or provisions shall be held invalid or unconstitutional by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of these rules and regulations.

Amendment to the Standards & Guidelines, adopted November 25, 2024:

Providence Historic District Commission ("PHDC" or "Commission") review of projects and staff administrative review.

PHDC reviews shall conform with: RI General Laws 45-24.1-4
City of Providence Zoning Ordinance
Standards & Guidelines adopted by the PHDC

Review Procedures

SIGNIFICANCE OF HISTORIC RESOURCES

The local historic districts (LHDs) comprise of varying architectural and historical significance from the PHDC's perspective. Cases are reviewed holistically, as each resource has its own unique characteristics. For years, the PHDC has used the terms "singular," "contributing," and "non-contributing." This amendment clarifies these definitions to assist in guiding owners and applicants to the PHDC's expectations for maintenance and development.

Review of "Singular Buildings"

"Singular buildings" are those buildings referenced in RI General Laws 45-24.1-4 as "a structure, or its appurtenances, which the PHDC deems so valuable to the city, town, state, or nation, that the loss of that structure will be a great loss to the city, town, state, or nation." Singular buildings in historic districts include: individual buildings listed on the National Register of Historic Places; individual buildings designated as National Historic Landmarks; significant groups of buildings in National Historic Landmark districts; and other buildings that qualify under RIGL 45-24.1-4.

The PHDC will review all projects involving singular buildings except for those defined under the Repair/Replacement and Minor Alteration categories.

Applicants for projects at singular buildings shall consult with PHDC staff before applying for review. The application will require written documentation and may include photo documentation, line-drawings showing plan, elevations and architectural details, historical/architectural background, and any other relevant information deemed necessary by the PHDC.

Review of "Contributing Buildings"

"Contributing buildings" supplement the overall significance of historic districts as documented in the National Register of Historic Places. Contributing buildings constitute the majority of structures in the historic districts. The PHDC will review demolitions and Major Alterations of contributing buildings. The PHDC also will review new construction projects.

Staff will review projects that are not visible from the public right-of-way, window replacement projects that conform with the PHDC's window replacement standards, solar projects that conform with the PHDC's solar energy systems standards, and applications within the Repair/Replacement and Minor Alteration categories.

Applicants for projects at contributing buildings shall consult with PHDC staff before applying for review. Staff will advise applicants about the written documentation required which may include

photo documentation, line-drawings showing plan, elevations and architectural details, historical/architectural background, and any other relevant information deemed necessary by the PHDC.

Staff is only empowered to approve projects that meet the PHDC's standards and guidelines. In the event the staff review does not affirm compliance with the PHDC's standards and guidelines the project review shall be forwarded to the PHDC.

Staff shall submit a list of approvals granted to the Commission at its regular meetings.

Review of "Non-Contributing Buildings"

Non-contributing buildings are buildings less than fifty years old and/or evaluated in National Register documentation as not contributing to the significance of the historic district.

The PHDC will review demolitions of non-contributing buildings. The PHDC will also review alterations that propose highly visible intrusions in the surrounding historic district.

Staff will review all other projects at non-contributing buildings. Applicants for projects at non-contributing buildings shall consult with PHDC staff. Staff will advise applicants about the written documentation required. Staff is only empowered to approve projects that meet the PHDC's standards and guidelines. In the event the staff review does not affirm compliance with the PHDC's standards and guidelines project review shall be forwarded to the PHDC.

Staff shall submit a list of approvals granted to the PHDC at its regular meetings.

Review of projects also subject to review by the RI Historical Preservation Commission

Under state and federal laws, the RIHPHC reviews projects at historic properties that receive state or federal funding, tax credits, or other public assistance. PHDC staff will review projects in Providence historic districts that are subject to review by the RIHPHC. Staff reserves the right to send any such applications to the PHDC for review.

WINDOW REPLACEMENT POLICY

The PHDC frequently receives window replacement applications. Applicants request window replacement to improve energy efficiency and to mitigate lead hazard, although aesthetics are another common consideration. Windows are a character defining element and are important to the overall architectural character of a property. Over the past 25 years the PHDC's response to these requests has evolved.

In the past, the PHDC deemed single-pane wooden windows as the only appropriate replacement. Of course, for many years, wooden windows were the only windows available. A healthy local carpentry tradition allowed for easy installation and inexpensive matching replacement fabrication. Lead paint was not a concern.

In the years since, multi-pane windows made from aluminum, vinyl, and composite have proliferated. Although multi-pane insulated windows were first introduced in the 1930s, they did not become prevalent until the 1970s. Before, most single-pane windows required wooden or metal storm-windows as a matter of necessity. Metal storm-windows are not architecturally or aesthetically significant. In fact, some applicants have requested insulated replacement windows just to remove the "ugly" storm windows.

While storm windows are undeniably unaesthetic, they also protected older wooden windows from deterioration. A guiding element in historic preservation is that original or significant fabric should be retained for as long as viable. When such fabric is no longer viable, it should be replaced with materials that closely match in presentation. As technology has evolved, insulated windows have become more typical. At first, there were "sash-pack kits" that allowed for just the sash to be replaced within the existing window opening. Once widely available, these kits are increasingly rare. Window companies have moved away from sash-pack kits due to difficult installation, particularly in older properties where openings are out of square and plumb. Instead, window companies started to produce "frame-within-a-frame" window replacement units. These units allow for easier installation and come clad in aluminum or vinyl, eliminating the need for painting. As building technology has evolved, the PHDC has accepted these window replacement units in most situations, so long as the loss of glass area is less than a total of three inches.

<u>Review of Window Replacements</u>

The PHDC will review window replacement projects at singular buildings.

PHDC Staff will review window replacement projects at contributing buildings and non-contributing buildings, and for projects subject to review by the RI Historical Preservation Commission

Applicants for window replacement projects shall consult with PHDC staff. Staff will advise applicants about the written documentation required. A survey of existing conditions, line drawings showing a typical existing window and typical proposed window, and cut drawings for both windows at the head, meeting rails, and sill will be provided. Physical samples may be required, as well as a list of offsite locations where the window has been previously installed.

Staff is only empowered to approve projects that meet the PHDC's standards and guidelines. In the event the staff review does not affirm compliance with the PHDC's standards and guidelines, the project review shall be forwarded to the PHDC.

Applications that do not meet the procedural requirements will be considered incomplete and automatically withdrawn after 60 days

Staff shall submit a list of approvals issued to the PHDC at its regular meetings.

Window Replacement Guidelines

Historic windows are significant architectural features, and the PHDC encourages preservation and repair, when possible, especially on singular buildings. Some historic buildings have unique individual window features that are significant design focal points; these are difficult to replace and should be preserved in most cases.

The PHDC recognizes that sometimes it is necessary to replace windows, especially to comply with lead-hazard and energy regulations and/or to support affordable housing goals. PHDC review is intended to be flexible in order to accommodate these public policies.

Window replacements should match original/historic windows as closely as possible. Replacement windows are evaluated in part by details including their overall size and configuration; sash dimensions of rails, stiles, and muntins; retention of the historic ratio of clear glass to frame; and preservation of non-sash historic elements such as decorative casings, panels, and window caps.

Replacement window products that have been documented and approved by the PHDC are preferred, and staff will advise applicants about which products that best replicate the types of windows being replaced.

New window products not previously reviewed by the PHDC may be submitted to the PHDC for review. If judged appropriate, staff may approve subsequent applications.

The following window products have been approved by the PHDC on previous installations and may be acceptable for staff approval (this list is subject to change). It is important to note that historical windows vary in size and details, and the previously approved replacement window products also vary in detail depending on particular product models. PHDC staff will advise applicants which approved products are most suitable depending on the windows being replaced.

- Anderson
- Boston Sash
- Brosco
- Kolbe
- Marvin
- Pella
- Trimline

MINOR ALTERATIONS: MECHANICAL & COMMUNICATIONS EQUIPMENT

SOLAR ENERGY SYSTEMS
Solar Panels, Heat Collectors and Photovoltaic Systems

INTRODUCTION
In 2013, with Sustainable Providence, the City of Providence released sustainability goals to move Providence forward in six key areas: waste, food, transportation, water, energy, and land use & development. Furthermore, retrofitting homes for energy efficiency is part of a global initiative towards energy conservation. For the PHDC, these conditions have resulted in a sharp increase in applications for solar energy systems installation.

Sustainable Providence specifically identifies the West Side Solar program as a successful initiative to introduce solar energy to primarily historic properties in the West End. The success of the program has created interest in expanding the program throughout the City. In response, the PHDC adopted the following regulations regarding the appropriateness of solar panel installations within the City's local historic districts. Of particular concern are those buildings with primary elevations that face south. The PHDC's Standards & Guidelines make the installation of publicly visible solar panels difficult to approve because such installations generally have an adverse effect on either the historic structure and/or the historic district. This policy is in keeping with the National Park Service's Standards, the national guideline for historic district commissions. To allow both of these worthy initiatives, historic preservation and energy conservation, to continue, the PHDC has amended their Standards & Guidelines as follows.

SUSTAINABILITY
Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. Buildings are more than their individual components. The design, materials, type of construction, size, shape, site orientation, surrounding landscape and climate all play a role in how buildings perform. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building. Rehabilitation projects should also identify and understand a historic building's character-defining architectural features to ensure they are preserved. The most sustainable building may be one that already exists. Thus, good preservation practice is often synonymous with sustainability. There are numerous treatments- traditional as well as new technological innovations- to help a historic building operate even more efficiently.

Increasingly strict energy standards and code requirements may dictate that some of these treatments be implemented as part of a rehabilitation project of any size or type of building. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy efficiency.

Recommended	Not Recommended
Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.	Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.
Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.	Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.
Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.	Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.
Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.	Installing a solar device on the historic building without first considering other locations.
Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.	Installing a solar device in a prominent location on the building where it will negatively impact its historic character.
Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.	Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.
	Removing historic roof features to install solar panels.
	Altering a historic, character-defining roof slope to install solar panels.
	Installing solar devices that are not reversible.
Installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility.	Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.
Investigating off-site, renewable energy options when installing on-site solar devices that would negatively impact the historic character of the building or site.	

GENERAL GUIDELINES for Solar Panels, Heat Collectors and Photovoltaic Systems

In the historic districts, the greatest potential for using solar panels to heat water or to generate electricity will be on buildings with large flat roofs, high parapets, or roof configurations that allow solar panels to be installed with limited or no visibility from the public rights-of-way. All solar panel installations must be considered on a case-by-case basis recognizing that the best option will depend on the characteristics of the property under consideration. When considering retrofitting measures, historic building owners should keep in mind that there are no permanent solutions. One can only meet the standards being applied today with today's materials and techniques. In the future, it is likely that the standards and the technologies will change and a new retrofitting plan may be necessary. Thus, owners of historic buildings should limit retrofitting measures to those that achieve reasonable energy savings at reasonable costs, with the least intrusion or impact on the character of the building.

Review of solar installation on Singular Buildings
The PHDC will review solar installation projects at singular buildings.

PHDC staff will review solar installation projects at contributing buildings and non-contributing buildings; and also projects subject to review by the RI Historical Preservation Commission.

Applicants for approval of solar installation projects shall consult with PHDC staff. Staff will advise applicants about the written documentation required. A survey of existing conditions and line drawings showing the proposed installation layout will be provided.

Staff is only empowered to approve projects that meet the PHDC's standards and guidelines. In the event the staff review does not affirm compliance with the PHDC's standards and guidelines, project review shall be forwarded to the PHDC.

Staff shall submit a list of approvals granted to the PHDC at its regular meetings.

Review of buildings with a flat roof (historic building, non-contributing existing building, or new construction)

1. On buildings with a flat roof, solar panels may be installed at a low angle so that they are out of view from the public right-of-way adjacent to the building. In cases where a proposal meets these requirements and is deemed to have no adverse effect by the RI Historical Preservation & Heritage Commission (when such review is required), PHDC review will be conducted at an administrative level by staff. Nothing will prevent staff from forwarding the application to the PHDC for review if warranted.

2. On buildings with a sloped roof (historic building, non-contributing existing building, or new construction) where solar panels are to be installed on a secondary elevation, not visible from the public right-of-way:
   A. Panel layout shall be sympathetic or appropriate to the design and scale of the building. Rectangular configurations are preferred, with ample setback from edge of roof, dormers, chimneys, etc.; Panels shall be installed parallel to the existing roof slope and matched as closely as possible to the roof plane;
   B. Panels shall be installed without destroying or replacing original or historic materials or significantly compromising or altering the building's structural integrity;
   C. Panels shall be compatible in color to existing roofing insofar as possible;
   D. Installation of panels shall be as inconspicuous as possible;
   E. Installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions; and,
   F. In cases where a proposal meets these requirements and is deemed to have no adverse effect by the RI Historical Preservation & Heritage Commission (when such review is required), PHDC review will be conducted at an administrative level by staff. Nothing will prevent staff from forwarding the application to the PHDC for review if warranted.

3. On buildings with a sloped roof (historic building, non-contributing existing building, or new construction) where solar panels are to be installed on a primary elevation, or any elevation that is highly visible from the public rights-of-ways, additional factors must be taken into consideration. For most historic properties, locating solar panels on the primary elevation is the least desirable option because it will have the greatest adverse effect on the district's and property's character defining features, as well as its effect on the historic streetscape.

Solar panels may be installed in side or rear yards, but may not exceed 8 feet in height. Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right-of-way. These systems should be screened from the public right-of-way with materials found elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting. Placement and design should not detract from the historic character of the site or destroy historic landscape features or materials. Solar panels are not permitted in front yards.

Only installations where the proposed solar array is not visually intrusive, or highly visible, from the public right-of-way will be considered appropriate. Solar panels that are visually intrusive interact negatively with the historic structure resulting from an incompatibility with the subject property's architectural character, scale, roof slope, color compatibility with the existing historic roofing materials, placement of the building on subject lot, or the grade of the right-of-way as it exists at the property. Applications for installation on primary elevations, in addition to the foregoing, must also meet each of the requirements and considerations of paragraph #2 (A through F), above.

In applying this Standard for Solar Energy Systems, the PHDC may consider whether there are mitigating circumstances that reduce the visual impact of the proposed solar installation. Such circumstances might include locating equipment on a secondary elevation with a set-back from the primary elevation; or it might also include a limited relationship between the property and surrounding historic properties.

PROVIDENCE HISTORIC DISTRICT COMMISSION



STANDARDS AND GUIDELINES

for the

ARMORY, BROADWAY, COLLEGE HILL,

NORTHERN ELMWOOD, SOUTHERN ELMWOOD

AND STIMSON AVENUE HISTORIC DISTRICTS

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PROVIDENCE HISTORIC DISTRICT COMMISSION

STANDARDS AND GUIDELINES

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ARMORY, BROADWAY, COLLEGE HILL, NORTHERN ELMWOOD, SOUTHERN ELMWOOD AND STIMSON AVENUE HISTORIC DISTRICTS

Adopted January 24, 1994 · Amended March 24, 1997

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INTRODUCTION

The Providence Historic District Commission (PHDC) was established by City Council in 1960 to safeguard and preserve buildings and districts which reflect elements of the City's cultural, social, economic, political and architectural history. The PHDC reviews all proposed work affecting the exterior appearance of any structure, site or its appurtenances, including construction, alteration, repair, moving, demolition and signage, within the historic districts. ***A certificate of appropriateness is required before commencing any exterior work in the historic districts. Building permits for exterior work in local historic districts cannot be issued without a certificate of appropriateness.***

These Standards and Guidelines have been adopted (in accordance with R.I.G.L. 45-24.1-10 and Chapter 1991-29, No. 564, Section 501.3.C of the Providence Zoning Ordinance) to assist the property owner and the PHDC in processing applications for Certificates of Appropriateness.

The intent of the Standards and Guidelines is to guide the inevitable changes to the exteriors of structures and sites within the City's designated historic districts. The most important features of historic buildings are roofs, exterior walls, windows and their openings and trim, doors and entries, porches, steps, stairs, railings, foundations, fences, storefronts, signage and setting. As each historic structure and its site is unique, each application is considered on its own merits in accordance with these Standards and Guidelines.

REVIEW PROCEDURE

1. **Consult with PHDC Staff.** Owners contemplating exterior changes to their properties should contact the PHDC staff at the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903, telephone (401) 351-4300 (TDD 751-0203). Site visits with staff are required for all applications.

2. **File an application for a Certificate of Appropriateness.** An application is required for ALL exterior projects, whether or not a building permit is necessary. Applications must be accompanied by documentation (photographs, drawings, written specifications and other information) sufficient to illustrate the proposal and its impact on the property. Documentation checklists for various types of projects are included in these Standards and Guidelines. Documentation must be complete in order to begin review of an application; if either the PHDC or its staff determines that additional information is needed, the applicant will be informed in writing.

Applications to be reviewed at a public hearing must be *filed at least 14 days in advance* of a regularly scheduled PHDC meeting in order to be scheduled for review. (New Construction and Demolition projects, and Economic Hardship claims, have different filing deadlines and review procedures; see specific guidelines.) Hearings usually occur on the fourth Monday of each month at 4:00 p.m. in the 4th floor conference room at the Department of Planning and Development. Check with staff regarding specific filing deadlines and hearing dates.

Any necessary **zoning variances** (e.g. for new construction, alterations, signs and paving) should be obtained prior to filing an application for Certificate of Appropriateness. The PHDC may hear an application for conceptual approval of a project, with final review to follow the granting of zoning variances; however, obtaining a zoning variance does not guarantee PHDC approval of a project. It is the applicant's responsibility to find out whether a zoning variance is needed and to obtain one. Contact the Zoning Board of Review at 401-421-7740 (TDD 401-751-0203) for more information.

3. **Application is reviewed.** How an application will be reviewed depends on the proposed scope of work (see "Application Categories," below). Routine repairs and minor projects are generally reviewed in-house by staff within a few days from the filing of a completed application; however, if staff cannot approve an application normally reviewed in-house, the application will be referred to the PHDC for review. All major alterations, new construction, demolition and moving of structures are reviewed by the PHDC at a public hearing.

   Applicants should attend the hearing or send a representative who is familiar with the project and able to negotiate with the PHDC. At the hearing, all those intending to speak about the application are sworn in. The applicant presents the proposal and discusses it with the PHDC. Public comment is invited. At the end of the discussion the PHDC votes whether to approve the application as submitted, to approve with conditions, or to deny the application. The PHDC may also vote to continue the hearing if further information or study is needed.

4. **Decision is issued.** For projects approved in-house by staff, a Certificate of Appropriateness is issued and can be picked up, along with approved (stamped) drawings at the Department of Planning and Development (400 Westminster Street, Providence). It is the applicant's responsibility to find out whether a building permit is needed and to obtain the necessary permits at the Department of Inspection and Standards (190 Dyer Street, Providence). Applicants whose projects are reviewed at a public meeting receive a written resolution describing the PHDC's decision and the reasons behind it. If an application is approved, all conditions of approval must be met by the applicant before a Certificate of Appropriateness and approved (stamped) drawings can be picked up at the Department of Planning and Development (400 Westminster Street, Providence) or are sent to the applicant or their representative. ***If an application is denied, the project may not proceed.***

   Any PHDC decision may be appealed to the Zoning Board of Review within 30 days of the date of the written resolution. The Zoning Board examines the record of the hearing to determine if the PHDC had enough evidence to make its decision, and if any errors were made in the hearing process; it cannot substitute its own judgement on the merits of the application for that of the PHDC. Further appeal may be made to Superior Court.

APPLICATION CATEGORIES

The following projects are reviewed by the PHDC at a public hearing, in accordance with the Standards and Guidelines:

- Alterations: Changes in materials, design, dimensions, configuration, texture and visual appearance, including changes required by building, housing, fire and barrier-free access codes, lead paint laws and other regulations. (Some minor alterations are reviewed by staff or exempt from review, as noted below.)
- New construction: New buildings or structures of any kind, or additions to existing structures.
- Demolition: The partial or complete destruction of any building or structure.
- Moving of structures: Relocation of any structure that is moved within its current lot, brought into the district from an outside site, moved from one site to another within the district, or moved out of the district altogether.

The following projects may be reviewed in-house by staff, without a public hearing, in accordance with these Standards and Guidelines. Staff may not deny an application; therefore, in certain circumstances, the staff may determine that an application normally reviewed in-house must go before the PHDC for a full hearing.

- Repairs, In-Kind Replacement and Restoration
- Awnings
- Fences and Gates
- Mechanical and Electrical Equipment
- Shutters and Blinds
- Signs
- Site Improvements
- Storm/Screen Windows and Doors

General Standards

Complying in intent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, these Standards and Guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of existing buildings within the historic districts, as well as new construction. The PHDC cites one or more of these standards in each decision it makes on an application.

1. Original or historically significant materials and/or features of a structure or site shall be maintained and repaired rather than replaced whenever possible.
2. If replacement of existing materials or features is necessary, the new feature shall match the old in design, color, texture and other visual qualities.
3. Replacement of missing features should be based on historical, documentary, physical or pictorial evidence.
4. Minimal alteration of the building, structure, site or environment shall be made.
5. Each property shall be recognized as a product of its own time. Alterations that seek to create a false sense of historical development shall be discouraged.
6. Changes to a building or site which have taken place over time are evidence of its history and development. Those changes that have acquired significance in their own right shall be recognized and preserved.
7. Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or the district, proposed alterations or additions affecting such features shall be reviewed more stringently.
8. New additions, exterior alterations or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.
10. Whenever possible, new additions or 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 would be unimpaired.

Applicants should also refer to PHDC design guidelines for specific application categories.

Exemptions from Review

A number of appurtenant features are *generally not reviewed* by the PHDC. Nonetheless, the visual character of these elements contributes to the overall character of a building and the surrounding historic district. The following is an attempt to guide the property owner in making appropriate and sensitive choices:

1. Flags: Municipal, state, U.S. and foreign national flags may be installed on poles attached to a building facade or in a front, side or rear yard. Flagpoles or brackets attached to buildings should be located so as not to damage or obscure significant architectural features. Flags may be illuminated provided the lighting is directed toward the flag and does not spill over onto neighboring properties or the public way; electrical conduit should not be exposed.
2. Hardware and electrical devices: Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms and mailboxes should be located within a recessed entry vestibule whenever possible. Small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other mechanical and/or electrical devices should be

mounted only on inconspicuous locations and painted in such a manner to conceal them, whenever possible and permitted. *Through-wall louvers and exhaust fans requiring an opening exceeding 2 square feet in area will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "Major Alterations" guidelines).*

3. Garden furnishings and lawn irrigation systems: Ornamental statuary, portable planters and urns, lawn furniture, playground equipment, hose bibs, above- or below-ground sprinklers, dog houses, bird houses and birdbaths, etc. are not reviewed. Prefabricated storage sheds (smaller than 20 square feet and less than 6 feet tall) may be installed without review in rear yards only; *larger sheds or alternative locations shall require an application for Certificate of Appropriateness and a hearing before the PHDC (see "New Construction" guidelines).*
4. Lighting: Light fixtures should be appropriate to the style of the building and not overly large or glaring. If exposed conduit must be used, it should be painted to match the background material. Simple period fixtures of appropriate size and design, or unornamented modern fixtures, can be compatible in a historic district. Exterior flood and spotlights should be unobtrusive and should minimize spill-over of light to abutting buildings.
5. Paint color: Paint color on wood, metal and previously painted masonry building surfaces is not reviewed, although technical information on period colors and surface preparation is available upon request. *Chemical, mechanical and abrasive methods of paint removal and the painting of previously unpainted masonry surfaces will require an application for Certificate of Appropriateness (see "Repair, In-Kind Replacement and Restoration" guidelines).* The painting of murals on wood, metal or previously painted masonry surfaces is not reviewed provided the mural's content and purpose is artistic rather than commercial; *however, painted signs require an application for Certificate of Appropriateness (see "Signs" guidelines).*
6. Plant materials: Installation, replacement or removal of trees, shrubs, hedges and plants is not reviewed *except where part of a historic landscape (see "Site Improvements" guidelines).* Trees and shrubbery should not be placed next to the building foundation, since this could lead to deterioration of the building fabric. Climbing plants may also cause deterioration of exterior wall surfaces.
7. Portable window air conditioners: Seasonal window air conditioners should be installed on secondary elevations within existing window openings. *Through-wall air conditioners will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "Major Alterations" guidelines).*
8. Security grilles: Metal security grilles should be simple in design and sized to fit fully within the window opening. They should be painted a dark color, and the horizontal rails should have pierced and not overlapping welded joints. Grilles should be mounted within the reveal of the window and secured. Interior grilles should be considered for storefronts, although exterior security shades or roll-down grilles may be installed.
9. Signs for handicapped access: Signs directing users to an accessible entrance or parking space should be installed to avoid damaging or obscuring significant architectural features, while conforming to the State Building Code Commission's Accessibility Standards (ADAAG). See "Barrier-Free Access" guidelines for more information.
10. Temporary signs: Temporary signs, including sale advertisements, political signs, banners, real estate signs, sidewalk sandwich boards, etc. should be designed and located so as not to damage or obscure significant architectural features. See Section 602.6 of the Providence Zoning Ordinance for regulations regarding size and duration of temporary signs.
11. Window boxes: Wooden window boxes for plants should be painted. The size should match the width of the window opening.

Repairs, In-kind Replacement and Restoration

Proper, regular maintenance is encouraged for all structures in a local historic district. All exterior repairs, no matter how minor, are subject to review and require a Certificate of Appropriateness from the PHDC, regardless of whether a building permit is required. Repairs ordered by another regulatory agency (e.g. repairs ordered by the Department of Inspection and Standards to correct housing code violations) are also subject to review. Repair projects are generally reviewed in-house by staff, without a public hearing.

DOCUMENTATION REQUIRED

See page 13

DEFINITIONS

Repair
Work meant to remedy damage or deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, texture or visual appearance.

In-kind replacement
Replacement of an architectural feature, damaged or deteriorated beyond repair, where the new feature will match the feature being replaced in design, materials, dimensions, configuration, texture and visual appearance. *(Replacement features which will differ from the existing in design, materials, configuration, texture, dimensions and other visual qualities shall be reviewed by the PHDC as an alteration; see "Major Alterations" guidelines.)*

Restoration
Re-creating an original architectural element so that it closely resembles the appearance it had at some previous point in time, based on historical, documentary, physical or pictorial evidence.

GENERAL

Deteriorated architectural features should be repaired rather than replaced wherever possible; repair is often cost effective and conserves original historic materials.

If replacement of a historic architectural feature is necessary, the new feature should match the existing as closely as possible in materials, dimensions, design, color, texture and other visual qualities. Replacement in kind of inappropriate elements is permitted, but applicants are encouraged to seek more appropriate solutions.

Restoration of missing historic features, or of original or historical conditions, should be substantiated by documentation (e.g. historic photographs, drawings, physical evidence). Where existing features are not appropriate to the historic structure, and documentation exists as to the original condition, then restoration or reconstruction of the original feature may be reviewed by staff without a public hearing.

COMMON REPAIR/ REPLACEMENT ISSUES

The following guidelines attempt to address the most common repair/ replacement issues in the historic districts. If your project is not listed here, check with PHDC staff about appropriate guidelines.

Exterior Wood *[Amended 3/24/97]*
The decorative patterns, spacing, beaded edges and visual texture of wood shingles and clapboards are character-defining features of historic buildings which should be retained and preserved.

Shingles and clapboards should be repaired wherever possible, and if replacement is necessary they may be replaced to match. Wood trim elements such as corner boards, brackets, belt courses, window and door surrounds, moldings and other decorative features should likewise be repaired or replaced to match.

Wood features should not be stripped of paint to bare wood if they were painted historically; paint protects the surface from moisture and light.

New wood should have a moisture content of less than 20% before installation and finishing, to minimize

the chances of uneven shrinkage, warping, splitting, checking or failure of finishes.

The removal of existing artificial sidings and restoration of original siding materials and details is encouraged.

Pressure treated wood *[Amended 3/24/97]* Treating wood with a high-pressure application of chromated copper arsenate can protect against rot and insect damage, and can also prolong the life of paints, stains and water repellents.

Pressure-treated lumber should be used when replacing wooden elements that are prone to decay, such as structural elements or those features that touch the ground.

Non-structural elements that traditionally are finished with paint or stain, such as deck floors, newel posts and caps, porch lattices and decorative details may also make use of pressure-treated wood. ***However, pressure-treated wood is not recommended for handrails, porch railings or balusters due to its tendency to warp.***

If pressure-treated wood is used, be aware that it can have a moisture content as high as 75% on delivery, so it may need to be air dried for several weeks before installation and finishing to minimize shrinking, warping, splitting, checking or failure of finishes. Wood stamped "S-DRY" (sun-dried), "MC15" (moisture content less than 15%), "KD" (kiln dried) or "KDAT" (kiln-dried after treatment) has already been dried and can be finished immediately.

Non-structural elements should also be properly finished with a top-quality paint, stain or water repellent (as appropriate) as soon as they have dried to a moisture content of between 8% and 14%.

Where pressure-treated wood is approved for non-structural elements, approval shall be with the provision that if the pressure-treated elements shrink or warp unacceptably as determined by the HDC or the staff, the property owner will be required to replace the pressure-treated elements with a higher grade of untreated wood.

Masonry

Brick, stone, stucco and concrete should be repaired with a material closely matching the existing in color, texture and dimension; patching materials should have integral color.

Surface coatings: Sealers and waterproofers are not encouraged, as they can trap moisture within walls and lead to further deterioration; however, they may be permitted in cases of severe deterioration, provided they do not change the color of the masonry or leave a shiny residue. Test patches or material samples may be required.

Masonry that has not previously been painted should not be painted unless deterioration has progressed so far that a protective surface coating is needed. In such cases, use a breathable masonry paint in a color consistent with the natural masonry. Masonry that has previously been painted may be repainted; colors should be consistent with natural masonry colors.

Repointing should preserve original mortar colors and joint profiles; samples may be required. Old mortar should be removed by hand to avoid damaging the surrounding masonry. On 18th and 19th century brick buildings, the soft brick can be damaged by mortars with high concentrations of portland cement; repointing mixes should include a high lime content.

Cleaning methods can damage historic materials and remove the irreplaceable patina of age. Buildings should be cleaned only when necessary to halt deterioration or to remove heavy soils.

Use the gentlest method possible: usually detergent and a low pressure water wash (under 600 pounds per square inch), and scrubbing with natural bristle brushes, will clean surface soils. All cleaning methods should be tested in an inconspicuous location on the building to make sure no damage will ensue.

Chemical cleaners should be used with care: determine the weakest possible solution which will do the job without damaging historic materials, and neutralize afterwards.

Abrasive mechanical cleaners, such as sandblasting, rotary sanding disks and rotary wire strippers are not permitted because they can erode masonry surfaces and shred wood surfaces, leaving pits and scars and increasing the chance of water damage.

Check with the R.I. Department of Environmental Management's Division of Air Resources at (401) 222-2808 about requirements for containing residues and airborne particles resulting from some cleaning methods.

Paint Removal / Lead Paint

Painted surfaces require periodic maintenance, but stripping all paint off of a historic structure is often unnecessary. Removing trouble spots, priming and repainting with one (not thick) layer of new paint will often suffice. Stripping paint can damage wood and masonry materials and remove evidence of early paint schemes, resulting in a loss of important information about the history of the structure. Furthermore, paint removal can also contribute to lead contamination.

Lead in water, dust, soil and paint is hazardous to adults and children, particularly pregnant women and

children under 6 years of age. Lead was a common ingredient in architectural paints until 1978, and many historic structures have lead-based paint. In response to the Lead Poisoning Prevention Act of 1991, the R.I. Department of Environmental Management has developed Air Pollution Control Regulation No. 24, "Removal of Lead-Based Paint from Exterior Surfaces."

The regulation, designed to reduce environmental lead levels, requires that exterior surfaces painted with lead-based paint be maintained or encapsulated to prevent peeling, flaking and chalking; that lead-based paint be eliminated from exterior friction surfaces of windows and doors; and that precautions be taken when removing lead-based paint. *It is important to note that Regulation No. 24 does not require that all lead-based paint be removed from the exterior of a historic structure.*

Compliance with Regulation No. 24's requirements for notification, site preparation, approved removal techniques and site clean-up is required of all persons conducting any lead-based paint removal. Contact DEM's Division of Air Resources at (401) 222-2808 for more information. (For information about removal of lead-based paint from interior surfaces, contact the R.I. Department of Health, Office of Environmental Health Risk Assessment, at (401) 222-3424.)

From the perspective of environmental safety and historic preservation, the least damaging method of preparing a painted surface for repainting is to wet the surface with water and then to hand-scrape and hand-sand failing paint layers, down to a sound layer (dry manual scraping and sanding are not permitted).

Other acceptable methods of paint removal include heat guns or heat plates (temperatures not to exceed 1000 degrees F.), non-flammable chemical paint removers (strippers containing methylene chloride or hydrochloric acid are not permitted).

Thermal methods should only be used by experienced personnel due to the fire hazard. Chemical paint removers should be tested in an inconspicuous location to make sure the solution will not burn, stain or otherwise damage the underlying surface.

Mechanical and abrasive removal techniques, including grit blasting, high-pressure water and rotary disc and wire sanders can severely damage wood and masonry substrates and are not permitted; however, abrasive methods may be used on cast iron and other metals in conjunction with required vacuum equipment and High Efficiency Particulate Air (HEPA) filters. In all cases, dust and debris must be contained and disposed of properly.

The installation of metal panning on window sills, or of vinyl or aluminum siding on wall surfaces, for the purpose of encapsulating elements painted with lead-based paint is discouraged and will require review by the PHDC at a public hearing; see "Major Alterations" guidelines.

Porches and steps

Original materials, configurations, designs and dimensions should be retained. Railings should have a molded cap and balusters inserted between a top and bottom rail; pressure treated wood should not be used for railing balusters because of its tendency to warp and twist. Nosing profiles on original stair treads should be retained.

Pressure treated wood may be used for substructures, porch decks and steps; exposed elements should be painted or stained as soon as possible.

Roofing and gutter systems

Original roofing materials should be retained, repaired and preserved wherever possible. Replacement in kind is encouraged where replacement is necessary; original historic materials, shapes, colors, patterns and textures should be matched.

Roof colors should be medium to dark in tone, should complement the building's color and define the outline of the roof against the sky.

Asphalt roof shingles are not encouraged as a replacement material for slate. Rolled rubber roofing is an acceptable substitute for tar and gravel roofs.

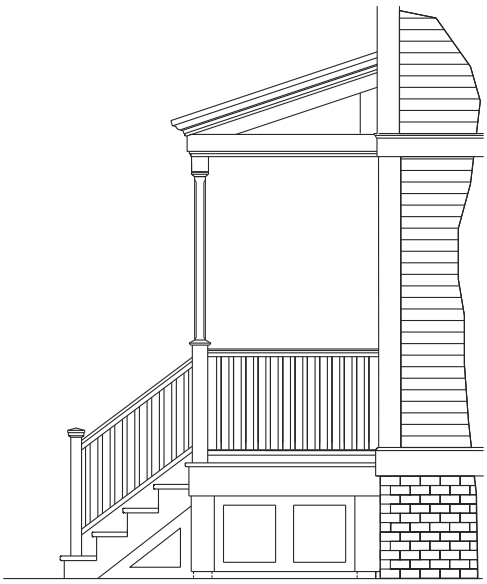
A weather-tight roof with a functioning water run-off system is essential to the preservation of the entire structure. Regular maintenance of gutter systems is encouraged. Built-in gutters should be retained wherever possible, as they are character-defining features of certain architectural styles such as Greek Revival, Italianate and Mansard.

Existing original materials such as wood or copper should be maintained and preserved, but may be replaced in kind. New copper flashing, gutters and downspouts may be allowed to weather naturally, but aluminum gutters, downspouts, leaders and flashing should be painted to blend in with the color of the building, to reduce their visibility. Vinyl gutters may replace aluminum gutters, provided the profile is consistent with the existing and the color matches the background color of the building; vinyl or PVC downspouts with a round profile are not appropriate.

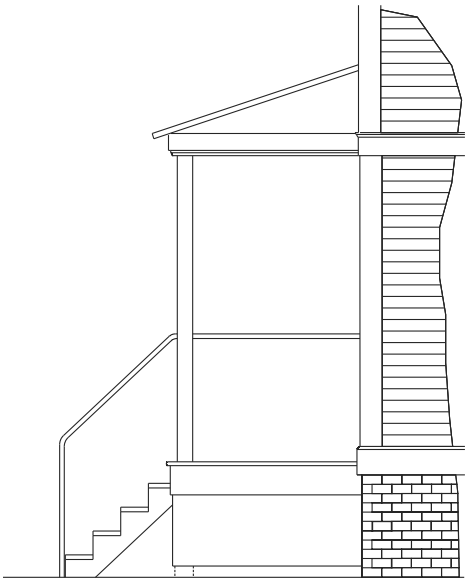
Proposed alterations to roof forms and the installation or removal of cresting rails, balustrades, finials, cupolas, monitors, chimneys, headhouses, roof decks and other rooftop elements will be reviewed by the PHDC at a public hearing; see "Major Alterations" for documentation requirements.

Appropriate and inappropriate railings

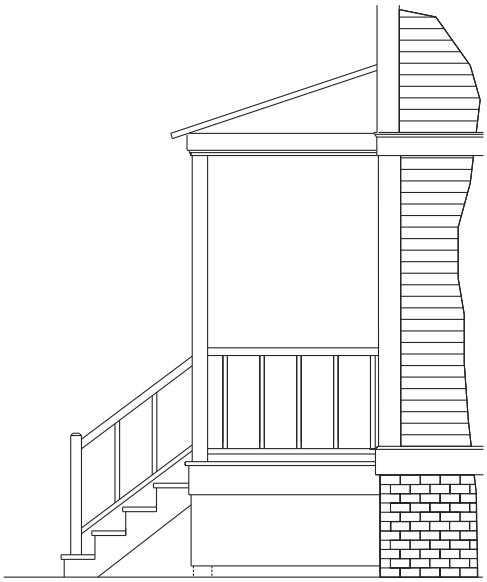
In replacement porches and steps, original materials, configurations, designs, and dimensions should be retained. Additionally, the spacing between balusters is mandated by building code.



▲ **Appropriate** Balusters at appropriate distances; typically spaced at 4" on center. Cap on railing posts.



▲ **Inappropriate** Metal pipe railing. Lack of detailing on column and railing. No visual support for column. No stair nosing.



▲ **Inappropriate** Balusters are too far apart. No visual support for column. No cap on railing post. Lack of molding on roof. Lack of detail on column.

Appropriate and inappropriate porches



▲ **Appropriate** Brick or wood columns with infill.



▲ **Inappropriate** Support for columns has been covered over.



▲ **Inappropriate** Brick or wood columns without infill.



▲ **Inappropriate** Cinderblock porch base.

Windows and doors

Windows: The number, location, size and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass and unusual shapes, should be retained and preserved wherever possible.

Windows may often be repaired rather than replaced; even if some windows are deteriorated, it is seldom necessary to replace all windows in a building. Historic wood windows that are properly repaired, caulked and weatherstripped, and provided with well-fitted storm windows, can be as energy efficient as new thermal (double glazed) windows.

Where replacement is necessary due to deterioration, new windows should match the originals in materials, design, dimensions, configuration and number of panes. Avoid replacement windows that don't fit the original window openings.

(If an interior ceiling must be dropped below the height of a window, provide a setback in the ceiling design to allow the full height of the window opening to be preserved.)

Muntins dividing panes of glass in original windows should be retained: multi-pane replacement windows should have true divided lights (muntins penetrating the glass); applied muntins and muntins sandwiched between panes of glass are not acceptable. Double glazing may be acceptable if the muntin widths and profiles match the original. Window glass should be clear, not tinted or frosted; low-E glass with minimal reflectivity may be acceptable.

Aluminum, vinyl and vinyl-clad windows are generally not acceptable substitutes for wood windows, and such proposals must be reviewed by the PHDC at a public hearing. Vinyl windows in particular can close down a window opening with heavy framing, and are not available with true divided lights.

Doors: The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.

Replacement of wood doors with aluminum-framed glass or steel doors, and replacement of double doors with single-leaf doors, is discouraged and will require a hearing before the PHDC.

DOCUMENTATION REQUIRED

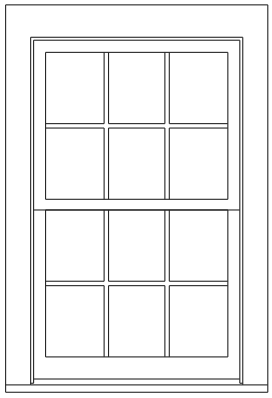
for Repairs, In-Kind Replacement and Restoration

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of repair, replacement in kind, or restoration of missing/inappropriate features. Incomplete applications cannot be reviewed.

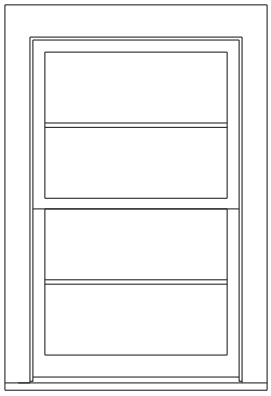
- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and the scope of repairs or proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date.

  High quality digital photographs are acceptable. Color photocopies may be acceptable if the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability. (Photos are not required when replacing an existing asphalt roof with new asphalt.)
- A description of the proposed roofing, gutter or downspout material and color, including manufacturer's specifications and product information. Where new gutters or downspouts are proposed, indicate specific locations.
- Manufacturer's specifications and product information, if available.
- Specifications for repointing, cleaning, sealing or patching of masonry.
- Test patches, material or color samples, if requested by staff.
- Scaled drawings (3 copies) of replacement elements, if requested by staff.
- Historic photographs or drawings, or photographs illustrating physical evidence, of a feature to be reconstructed or restored.

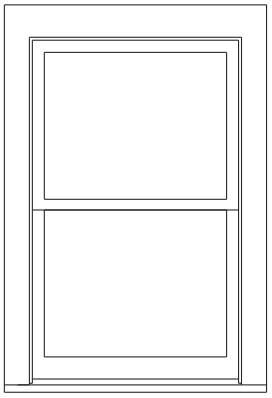
Appropriate and inappropriate window replacement



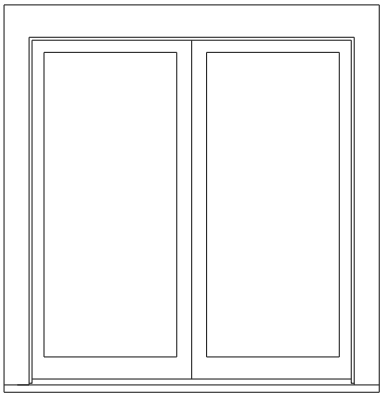
▲ **Appropriate**
Original wood windows with six over six panes.



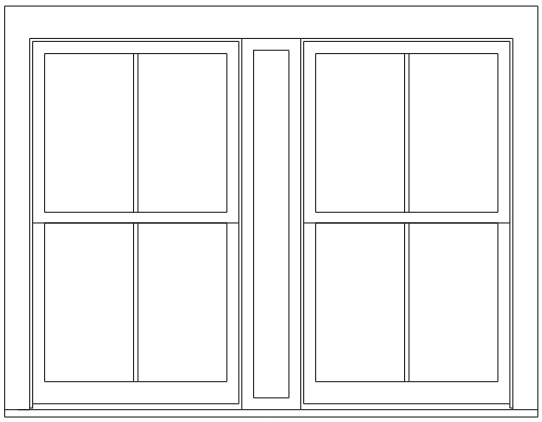
▲ **Inappropriate**
Horizontal without vertical muntins.



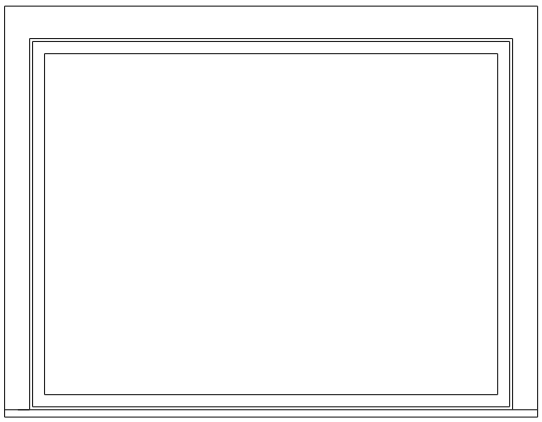
▲ **Inappropriate**
No muntins.



▲ **Inappropriate** Casement sash instead of double hung sash.



▲ **Appropriate** Original wood windows with two over two panes.



▲ **Inappropriate** Picture window, single pane of glass, wider horizontal proportions.

Appropriate and inappropriate window replacement



▲ **Appropriate** House with original double-hung, true divided windows.



▲ **Inappropriate** Horizontally divided window replacements have incorrect number of panes. Missing drip caps.



▲ **Inappropriate** Enlarged window opening for picture window. Window filled in.



▲ **Inappropriate** Replacement single-pane casement window with enlarged opening. Missing drip caps.

Appropriate and inappropriate door replacement

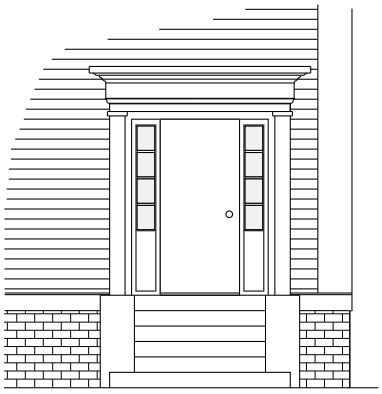


▲ **Appropriate** Original six-panel wooden door with sidelights.

The number and configuration of panels in a replacement door should be consistent with the architectural style of the building. Replacement of wood doors with aluminum framed glass or steel doors, and replacement of double doors with single-leaf doors, is discouraged.



▲ **Inappropriate** Sidelights replaced by mailboxes and buzzers.



▲ **Inappropriate** Door without panels in wood, steel, etc.



▲ **Inappropriate** Door design and aluminum screen.

Appropriate and inappropriate door replacement



▲ **Appropriate** House with original four-panel double doors.

Replacements of double-doors with single-leaf doors is discouraged. The number, location and dimensions of original doors should be retained and preserved wherever possible.



▲ **Inappropriate** Single door instead of double door. No panels. Non-historic glass panel design.

MINOR ALTERATIONS: AWNINGS

Awnings can add color and architectural interest to a commercial or residential building. They can shelter passersby, reduce glare, conserve energy and provide a location for signage.

Materials
Opaque soft canvas, acrylic or vinyl materials are preferable to wood or metal. Translucent fabrics may be used for lettering or graphics.

Colors
Should be compatible with the building.

Installation
Awning installation should not damage the building or visually impair distinctive architectural features. Where possible, awnings should be mounted within a recessed door or window opening rather than directly onto the face of the building. Awnings should be shaped to the opening in which they are installed.

Type/Profile
Awnings may be fixed or retractable (retractable awnings with movable valances are preferred on buildings originally designed as residences). A traditional shed (diagonal) profile awning is preferable to a rounded profile.

Signage
Lettering and graphics may be installed on awning valances; sizes should be proportional to valance dimensions. Lighting for signage on an awning should be directed specifically toward the graphics to prevent the entire awning from glowing. Signs on awnings shall also conform to the requirements of the Providence Zoning Ordinance.

Multiple storefronts
Where awnings are proposed for one or more businesses in the same building, awnings are encouraged to be consistent in materials, shape and profile, height, location, graphics and signage. Colors should be complementary. Development of a master awning plan for buildings with multiple storefronts, to be followed by all tenants, is encouraged. Applications for master awning plans will be reviewed by the PHDC.

Other regulations
A building permit is required for an awning projecting over the sidewalk. Fixed awnings must meet zoning setback requirements. There must be a minimum 7-foot clearance from the sidewalk to the metal frame. The awning projection must be set back at least 12 inches from the curb.

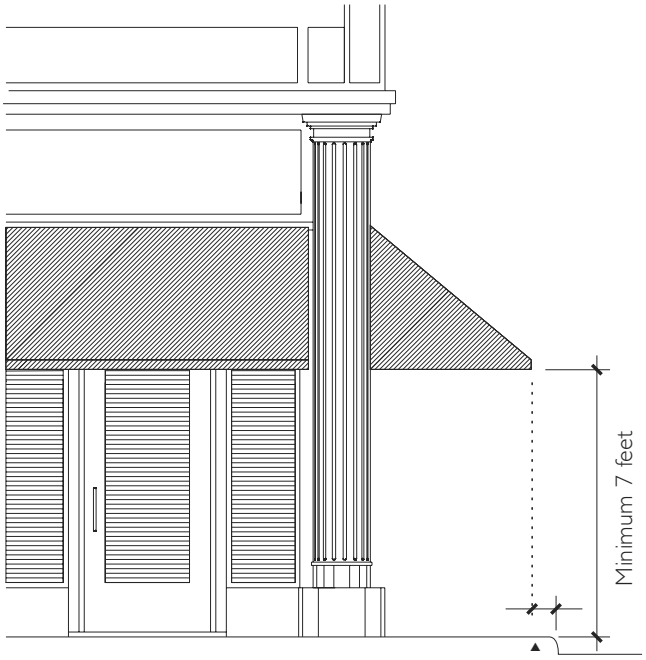
DOCUMENTATION REQUIRED

for Awnings

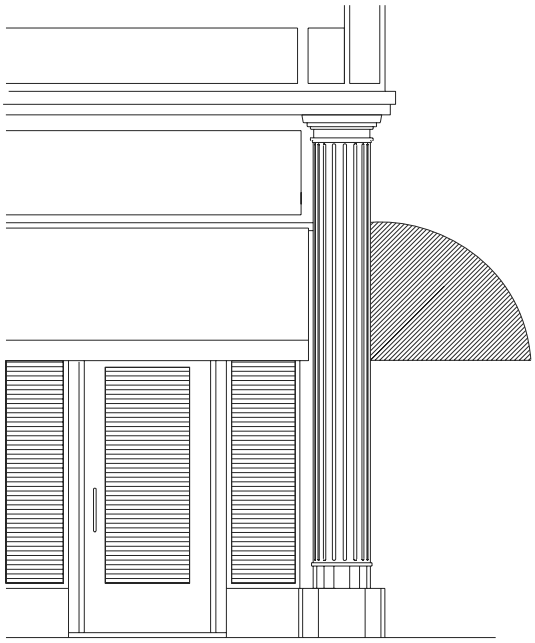
The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of awnings. Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation(s) and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- Scaled elevation and section drawings of the building (3 copies), showing front and side views of the awning(s) in place on the building, relationship of the awning(s) to other facade elements, and the method of attachment. All dimensions are to be indicated. If signage is to be included, the drawing must also indicate the location, dimensions, colors and typefaces of all lettering and graphics.
- Material and color samples.

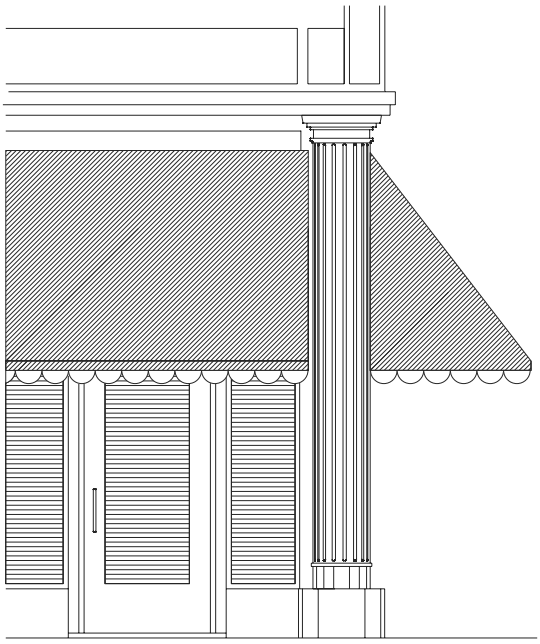
Appropriate and inappropriate awnings



▲ **Traditional shed profile** Is appropriate and preferred.



▲ **Rounded profile** Is acceptable, but not recommended.



▲ **Inappropriate** Mounting is too high and obstructs architectural features.

MINOR ALTERATIONS:
FENCES & GATES

While complete privacy is often not possible in densely built urban areas, a fence can mark the boundary between one property and another, or distinguish public spaces (streets and sidewalks) from semi-public spaces (front yards). Fences are often character-defining features and should be treated sensitively. It is important that the fence design harmonize with the character of the historic structure and the surrounding district.

DOCUMENTATION REQUIRED

See page 22

Materials

Fences and gates made of wrought iron, cast iron or wood pickets are appropriate for front yards; solid, vertical board wood fences, with a flat cap, are appropriate for rear or side yards. Fences may be painted, stained or left to weather naturally. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged. Barbed wire is not permitted under the Providence Zoning Ordinance.

Design

Front yard fences should be designed to allow views of the yard and building. While fences for rear or side yards may be more opaque, be aware that tall, solid fences that obscure views to the building and the yard can also hide intruders: consider a compromise between privacy and security. Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.

Other regulations

Fence height is regulated by the Zoning Ordinance. Fences and gates along street frontages may not exceed 42 inches (3.5 feet) in height, to avoid obscuring the view of any driver entering or traveling in traffic. Fences along side or rear lot lines are limited to 72 inches (6 feet) in height. Fences and gates proposed in excess of these height limits must also be reviewed by the City Fence Viewer. Approval from the Fence Viewer does not guarantee approval by the PHDC. Applicants are responsible for contacting the Fence Viewer.

Impacts on abutting properties

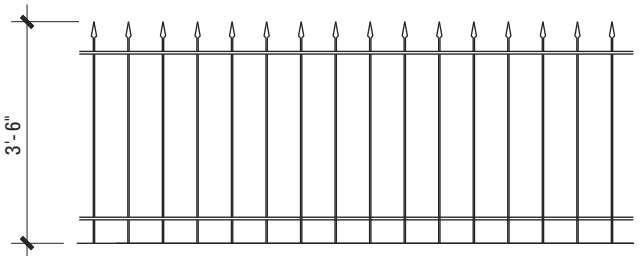
Fences on common property lines can have a negative impact on neighboring properties. For example, if the neighbor's yard is lower than the yard where the fence is installed, then from the neighbor's perspective the height of the fence is increased by the difference in grade. Also, boundary disputes may occur when a fence is proposed along an interior (side or rear) lot line.

To avoid conflicts, and permit a fence application to be reviewed without a hearing, any applicant proposing to alter or install a fence along a common interior lot line should contact the owner(s) of property directly abutting said lot line to confirm that the proposed fence is acceptable, before an application for a Certificate of Appropriateness is filed. If the proposed fence is acceptable to the direct abutter(s), they should be asked to waive in writing their right to a public hearing (abutters may sign a waiver form provided by the PHDC, or write a letter). The waiver shall then be submitted as part of the documentation of the application. If any directly affected abutter is unable or unwilling to waive the right to a public hearing, then the application shall be reviewed at the next available public hearing so that the comments may be heard. (Although abutter comments will be duly considered by the PHDC, abutter consent is not required in order to approve an application.) Boundary disputes should be resolved before the application is filed.

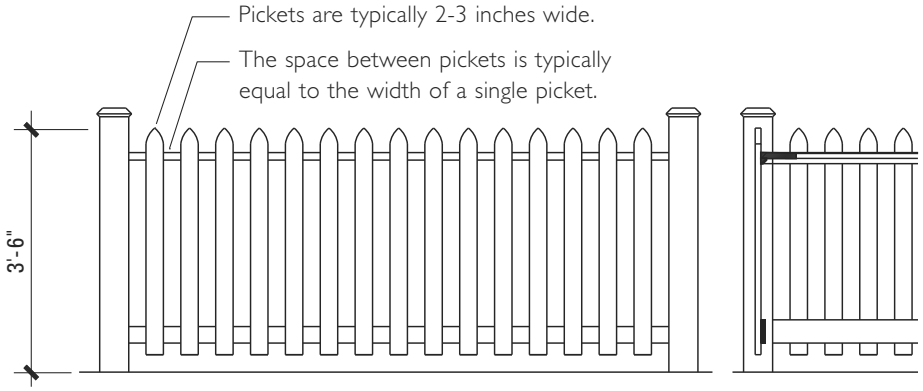
Proposals for replacement in kind of any existing fence, regardless of location, with no change in height, location, material or extension of length, and for new fences along street frontages, shall be exempt from the requirement to obtain abutter approval.

Fence types and basic regulations for front, side and rear yards

Fences in front yards may not exceed 42 inches (3'-6") in height.



▲ **Wrought iron fence** Typical of second Empire and Queen Anne styles.



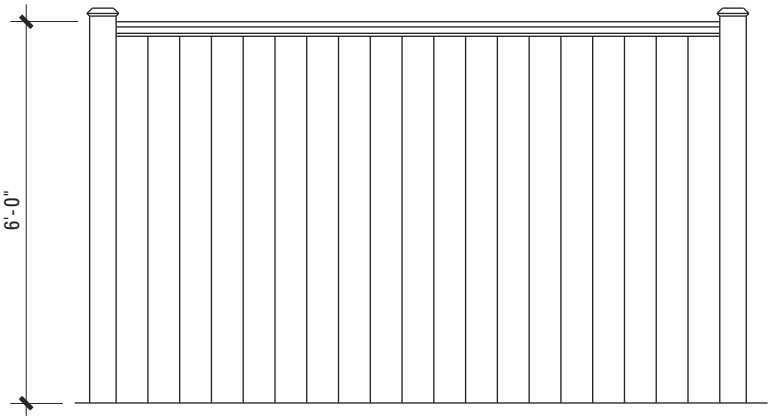
Side view

▲ **Wood picket fence** Typical of the Colonial Revival style.

Fences made of cast iron, wrought iron or wood pickets are appropriate for front yards.

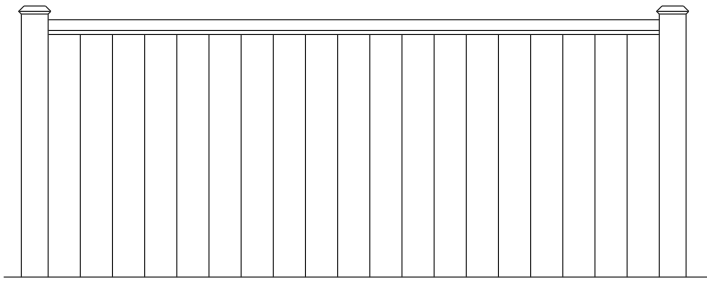
Fence heights are regulated by Providence Zoning Ordinance. Consult the Zoning Ordinance for further information.

Fences in rear or side yards may not exceed 72 inches (6'-0") in height.

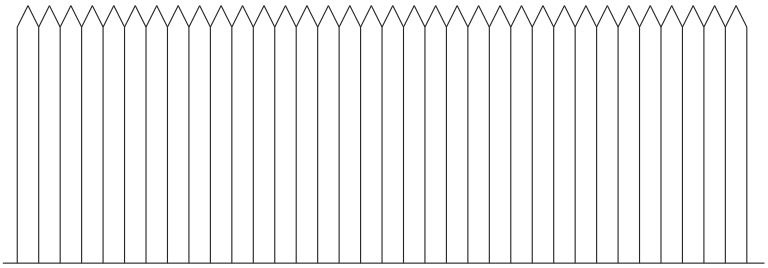


▲ **Vertical board/flat cap fence** Typical of the Greek Revival style.

Appropriate and inappropriate new fences

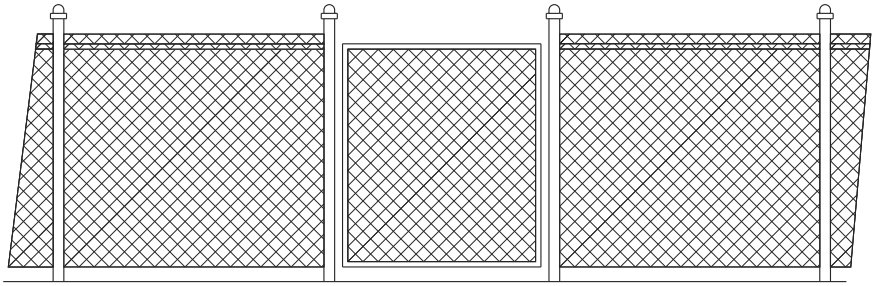


▲ **Solid fence** Appropriate for side and rear yards only.



▲ **Stockade fence** Inappropriate for any yard.

Certain types of fences are inappropriate unless they already exist on the property.



▲ **Woven wire (chain link)** Inappropriate for any yard.

DOCUMENTATION REQUIRED

for Fences and Gates

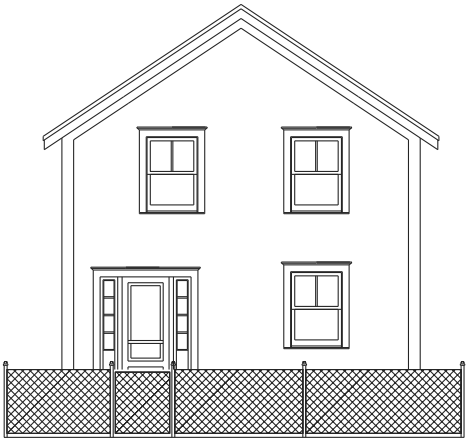
The following information must be filed in person by appointment with the PHDC staff for in-house review of fences. Incomplete applications cannot be reviewed.

- A completed application form signed by the applicant and the owner describing the existing conditions and the proposed improvements.
- 35mm color or black and white photos of the building, showing the entire property and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable if the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable.
- A scaled elevation drawing (3 copies) showing the design of the proposed fencing in relation to the building and other site elements. Indicate north arrow.
- For fences along common lot lines (excluding street frontages), a completed abutter waiver form (or letter) signed by each owner of abutting property sharing said lot line.

Streetscape showing appropriate and inappropriate fences



▲ **Appropriate** Picket fence.



▲ **Inappropriate** Woven wire fence.



▲ **Appropriate** Wrought iron fence.

Woven wire (chain link) and stockade (jagged tops) are discouraged.

Fences made of cast iron, wrought iron or wood pickets are appropriate for front yards.

Front yard fences should be designed to allow views of the yard and building.

Gates should swing **in** and should be compatible with existing fencing, walls, etc.



▲ **Inappropriate** Stockade fence exceeds height limits.

MINOR ALTERATIONS: MECHANICAL & COMMUNICATIONS EQUIPMENT

Equipment for heating, ventilation and air conditioning (HVAC) systems and communications equipment such as cable television wiring and satellite dish antennae should be installed in a sensitive manner whenever possible.

DOCUMENTATION REQUIRED

See page 25

Location

HVAC should be located inside the building wherever possible. If exterior installation is necessary, units should be sited in side and rear yards rather than the front yard, or placed on flat roofs out of view from street level; generally, pitched roofs are not appropriate locations for mechanical equipment. Exterior ductwork is discouraged but if necessary should be located inconspicuously.

Communications equipment should be located as inconspicuously as possible, preferably in rear or side yards, or on rooftops out of view from street level. Cable wiring should go underground or along side or rear walls wherever possible.

Dimensions

Equipment should be the smallest size possible without interfering with performance or signal reception.

Design and color

A mesh dish antenna is less obtrusive than a solid dish. Painting equipment or ductwork to blend in with a background color can help diminish visual impact.

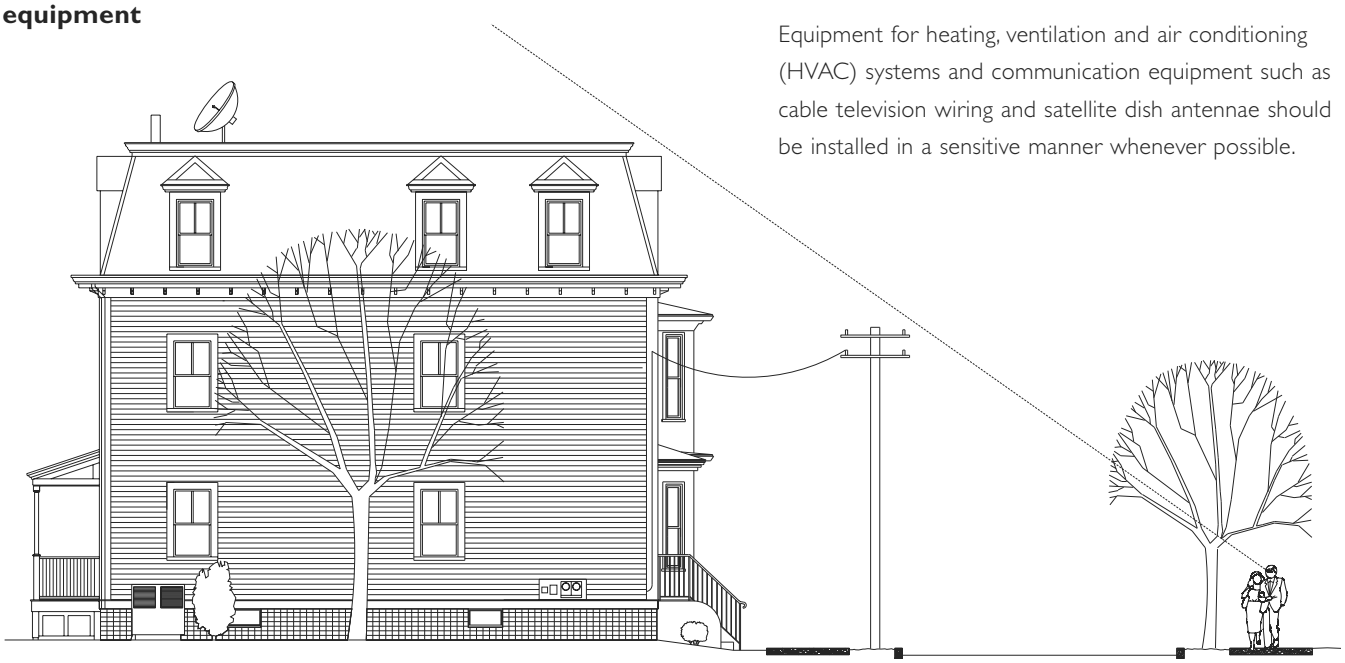
Screening

HVAC equipment in yards should be screened with fencing or landscaping. Communications equipment may be screened if screening does not aggravate a negative visual impact and if it does not interfere with signal reception.

Other regulations

Refer to the Building Code and the Zoning Ordinance for related restrictions on HVAC equipment and rooftop structures. HVAC units may not exceed the allowable decibel readings (noise levels) for residential neighborhoods, according to City Ordinance.

Appropriate mechanical and communications equipment



DOCUMENTATION REQUIRED

for Mechanical & Communications Equipment

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of mechanical and electrical equipment. Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs of the entire property, showing the building and the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- A scaled site plan and/or roof plan (3 copies) showing the proposed location of the equipment in relation to other building or site elements and the property line(s), as well as the method of any proposed screening. (If equipment will be screened with fencing, include 3 copies of a scaled elevation drawing showing the design, material and height of the fence.)
- For rooftop installations, a scaled section drawing (3 copies) indicating sightlines.
- For exterior ductwork, a scaled elevation drawing (3 copies) showing the proposed location and method of attachment, in relation to other building elements.
- Manufacturer's specifications and product information, specifically noting dimensions, design and finish colors.

MINOR ALTERATIONS:
SHUTTERS & BLINDS

Shutters (with solid panels) and blinds (with louvers) were traditionally used to control light and ventilation, and to improve privacy. Today, their primary purpose is decorative. Shutters and blinds were common on houses built before 1860; were sometimes found on Italianate and 2nd Empire styles of the 1860s-1880s; and were also exhibited on Colonial Revival and Neoclassical styles of the early 20th century.

DOCUMENTATION REQUIRED

See page 27

Materials

Wood (painted a dark color) is the traditional material. Vinyl and metal do not adequately replicate the appearance of wood and are not appropriate.

Dimensions and configuration

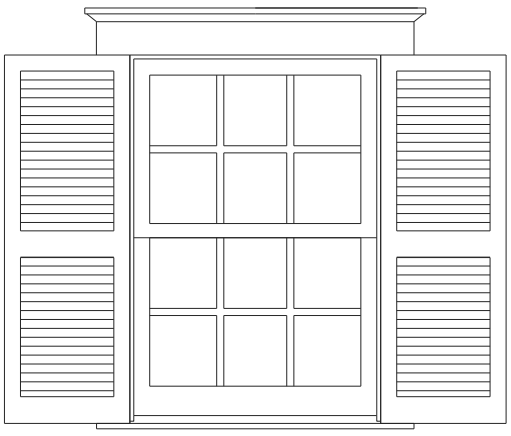
Each shutter or blind should match the height and one-half the width of the window opening. Shutters and blinds are generally inappropriate on windows that are wider than they are tall, such as picture windows. Shutters and blinds for arched windows should follow the shape of the window opening.

Installation

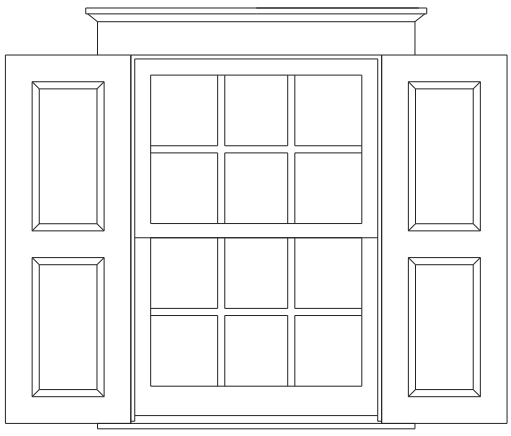
Proper shutter hardware and placement is important. Shutters and blinds can be hung from a variety of hinges, slide bolts, pintels and shutter dogs; historic hardware designs are still available. Check to see if there is evidence of hardware on window frames or on the building. Tacking shutters and blinds onto the face of the building is not appropriate because shutters and blinds should appear to be operable. Blinds should be hung so that the louvers point upward when the blinds are open; the louvers on operable blinds point downward only when the blinds are closed.

ILLUSTRATION **12**

Examples of shutter types



▲ An example of louvered shutters.



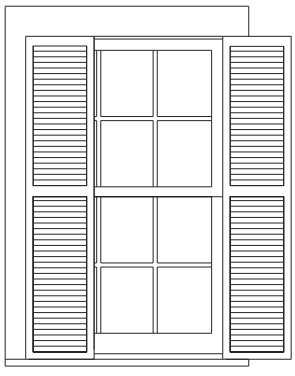
▲ An example of paneled shutters.

ILLUSTRATION **213**

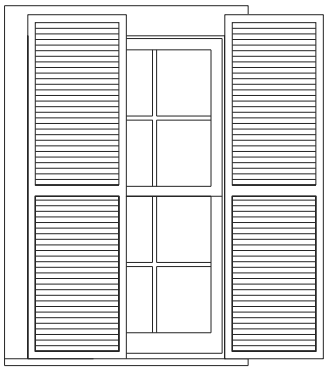
Examples of shutter types



▲ A Greek Revival house with its original shutters. Each shutter is the height and one-half the width of the window opening.



▲ These shutters are **inappropriate** because their width is less than half the width of the window opening.



▲ These shutters are **inappropriate** because their height is greater than the height of the window opening.

DOCUMENTATION REQUIRED

for Shutters & Blinds

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of shutters and blinds. Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and the proposed changes.
- 35mm color or black and white photographs of the building showing the entire building elevation and close-ups of the area where the work will occur. Photos must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable.
- A scaled elevation drawing (3 copies) illustrating the shutters/blinds in place on the building, their relationship to the size and shape of window openings, and method of attachment; ***or*** written specifications detailing the dimensional relationships between the window openings and the proposed shutters/blinds, and the method of attachment.
- Manufacturer's specifications or product information on the proposed shutters or blinds and shutter hardware, if available, including description of materials.

MINOR ALTERATIONS:
SIGNS

Signs are one of the most prominent visual elements on a street. Well designed signs add interest, color and variety to building facades and streetscapes; poorly designed signs can cause visual clutter and be a major distraction from a well designed storefront or converted residential building. Although signs should be clearly visible, signage in historic districts should be scaled to pedestrians, not automobiles.

DOCUMENTATION REQUIRED

See page 30

Type

The following types of signs may be acceptable: painted or applied wall signs, projecting signs (hung perpendicular to the wall on a decorative bracket), signs on awnings or canopies and freestanding signs. Traditional shapes include the rectangle, square and oval. Lettering on window or door glass and interior window signs are permitted without review.

Location

A sign should be located so as not to obscure architectural details. Most commercial buildings are designed with sign bands in the storefront; these are the most appropriate locations for wall signs. Residential buildings converted to commercial use may not have a designated sign band, so appropriate placement of a wall sign becomes more of a concern; in these cases other sign types, such as projecting signs, lettering applied to windows or doors, freestanding signs and signs on awnings may be considered. The sign location should be coordinated with signs on adjacent storefronts or buildings. Placing a sign higher or lower than an adjacent sign creates confusion.

Materials

Wood is the most traditional sign material; lettering may be carved, applied or painted. A variety of other materials may be considered, including metal, brass, granite, slate, marble, etc. Plastic is discouraged.

Message

A sign should identify the name, function, and perhaps the address of the business. This information can be conveyed in words, pictures, names, symbols and logos. Keep it simple: too many pieces of information clutter the sign and confuse the viewer.

Colors should be compatible with the building and the surrounding buildings. A sign is more easily read when the letters or graphics contrast with the background color.

Lighting

Signs may be lighted indirectly with exterior fixtures. Internally lit signs (back-lit plastic) are incompatible with Providence's historic districts and not acceptable.

ILLUSTRATION **14**

Examples of sign types



Corporate standards

Where corporate standards for logos, colors, dimensions, lighting, sign types and locations are inconsistent with the historic character of the property, these may not be acceptable. Signs should be designed specifically for the property on which they will be placed.

Master sign plans

Where a building houses multiple commercial tenants or activities requiring signage, or signs will be installed on multiple properties by a common owner, a master sign plan governing locations, types, dimensions and materials should be developed and followed by all tenants. Applications for master sign plans will be reviewed by the PHDC.

Other regulations

Projecting signs must have a minimum 10-foot clearance from the sidewalk to the bottom of the sign for RP (Residential/Professional) zoning and a minimum 18-foot clearance for commercial zoning. Signs which project over city property must be hung by a sign company that is bonded and insured with the City of Providence, as required by the R.I. State Building Code, Section 2906, 23-27.3.

Zoning: All signs must conform to underlying zoning regulations (see Article VI of the Providence Zoning Ordinance). Any necessary variances for use, for the number of signs or the dimensions of signs must be obtained prior to filing an application for a Certificate of Appropriateness.

ILLUSTRATION **15**

Storefront sign bands

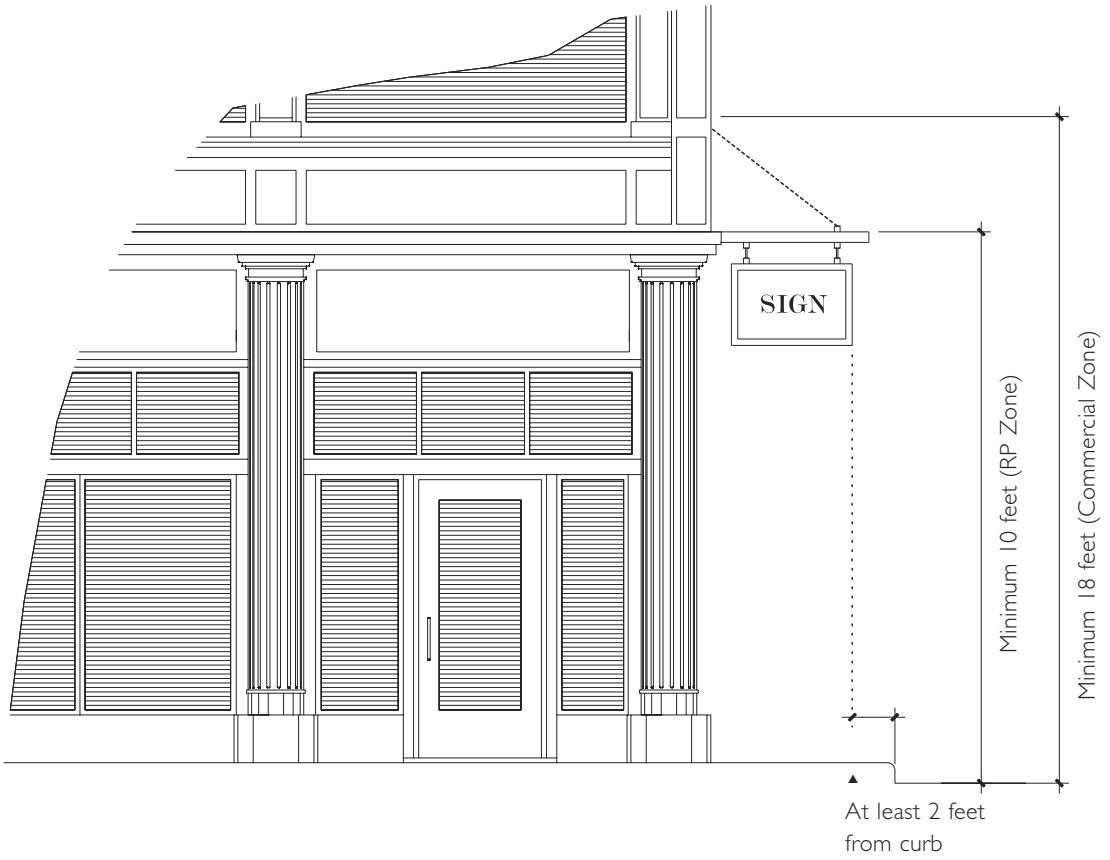


▲ Most commercial buildings are designed with sign bands in the storefront. These are the most **appropriate** locations for wall signs. The sign location should be coordinated with signs on adjacent storefronts or buildings.



▲ Other locations for wall signs are **inappropriate** because they detract from the harmony of the façade.

Sign regulations



DOCUMENTATION REQUIRED

for Signs

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of signs Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable if the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- A scaled elevation drawing (for wall signs, freestanding signs and awnings), section drawing (for projecting signs and awnings) and/or site plan (freestanding signs) showing the proposed sign(s) in place on the building or in relationship to the building and other site features, including the property line. Submit 3 copies of each drawing.
- A scaled drawing (3 copies) of the sign, indicating its type, dimensions, materials, colors, graphics and lettering, method of attachment and any illumination.
- Written confirmation of zoning status and any variances granted by the Zoning Board of Review.

MINOR ALTERATIONS:
SITE IMPROVEMENTS

The relationship between a historic building and its site features such as green spaces, pathways, paved areas, terraces, retaining walls, boundary walls and grade levels is important in defining the overall historic character of the building and the surrounding historic district.

DOCUMENTATION REQUIRED
See page 32

Historic landscapes
Historic site plans and features should be identified, retained and preserved.

Walkways
Walkway materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate or accent materials); asphalt is not appropriate. Walkways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property.

Accessibility improvements: All paving materials noted above will also provide a hard, stable, regular, slip-resistant path of travel for disabled individuals. Original cobblestones should be reset rather than replaced with another material whenever possible. If a soft surface (such as loose gravel, crushed stone or shells, sand, or wet clay) is a historically accurate material for a pathway, consider using a bonding material to stabilize the surface rather than repaving in another material. Snow/ice melting equipment may be installed under paved areas. Pathways with a slope exceeding 1:20 (1 foot in height for every 20 feet in length) may be regraded as an alternative to installing railings.

Driveways and parking areas
Driveway and parking area materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate or accent materials) and asphalt. Paving of front or side yards to accommodate parking is discouraged. Driveways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property.

A landscaped area at least 3 feet in width should be provided and maintained between parking areas and any adjacent property, public street, walk or right of way. In addition to ground cover and small plantings, a translucent vertical screen (including but not limited to trees, evergreen shrubs or decorative metal fencing on top of low masonry walls) should be provided, with a minimum height of 30 inches and a maximum height consistent with the Zoning Ordinance regulations for fencing. Zoning variances may be required and must be obtained before filing an application for Certificate of Appropriateness.

Accessibility improvements: All paving materials noted above will also provide a hard, stable, regular and slip-resistant path of travel for disabled individuals. Original cobblestones should be reset rather than replaced with another material whenever possible. If a soft surface (such as loose gravel, crushed stone or shells, sand, or wet clay) is a historically accurate material for a driveway, consider using a bonding material to stabilize the surface rather than repaving in another material. Parking areas may be striped and identified as needed for accessible parking spaces. Snow/ice melting equipment may be installed under paved areas.

Landscaping
Landscaping is encouraged. Avoid placing trees and shrubs next to building foundations where they can encourage water to penetrate the building, causing deterioration. Installation or removal of plant materials,

including trees, shrubs, hedges and planting beds for flowers and vegetables are not reviewed by the PHDC except where part of a documented historic landscape *(see also "Other Regulations," below)*. Proper drainage should be maintained.

Retaining walls

Retaining walls intended to serve a structural purpose should be designed by a qualified professional engineer or architect, to ensure that wind loads, grade changes and foundation requirements are properly accommodated. Materials may be stone, brick or concrete with a surface treatment (tinting, scoring, exposed aggregate, veneers and accent materials). Railroad ties may be used in inconspicuous locations, such as rear yards. If a height over 4 feet is proposed, consider using terraces (perhaps with planting beds) to alleviate the visual impact.

Boundary walls

Boundary wall materials, scale and design should be compatible with those of the building. Stone walls enclosing gardens and yards are rare in historic urban settings (although possibly appropriate for more recent buildings); check for physical or documentary evidence of an original stone wall. Brick walls should use similar brick colors and sizes, mortar, joining and coursing as found on the building; generally, brick walls should be capped in natural or cast stone. If a height over 4 feet is proposed, a low masonry base with a transparent or semi-transparent iron or wooden fence on top may be an appropriate solution.

Other regulations

The Zoning Ordinance regulates boundary walls and hedges as well as fencing (see Section 411). Hedges on common lot lines may be planted provided the abutting owners agree in writing to maintain and trim them; the agreement is to be filed with the City Fence Viewer. Walls of brick, cement or other material are limited to 6 feet in height, and must be capped and finished neatly on both sides. Stone walls are limited to 4 feet in height, and walls adjacent to driveways are limited to 3 feet in height for a distance of 20 feet back from the property line.

Exceptions to staff review

The following site improvements will be subject to a public hearing before the PHDC: changes in grade over 2 feet, alterations to historic landscapes or settings of highly significant historic buildings, installation of underground parking garages, paving of open space on a street frontage to provide parking, construction of pergolas, decks and wheelchair ramps, enclosures for outdoor seating areas (commercial businesses), and any other applications the staff chooses to direct to the PHDC for review; see "Major Alterations" and "Barrier-Free Access" for documentation requirements.

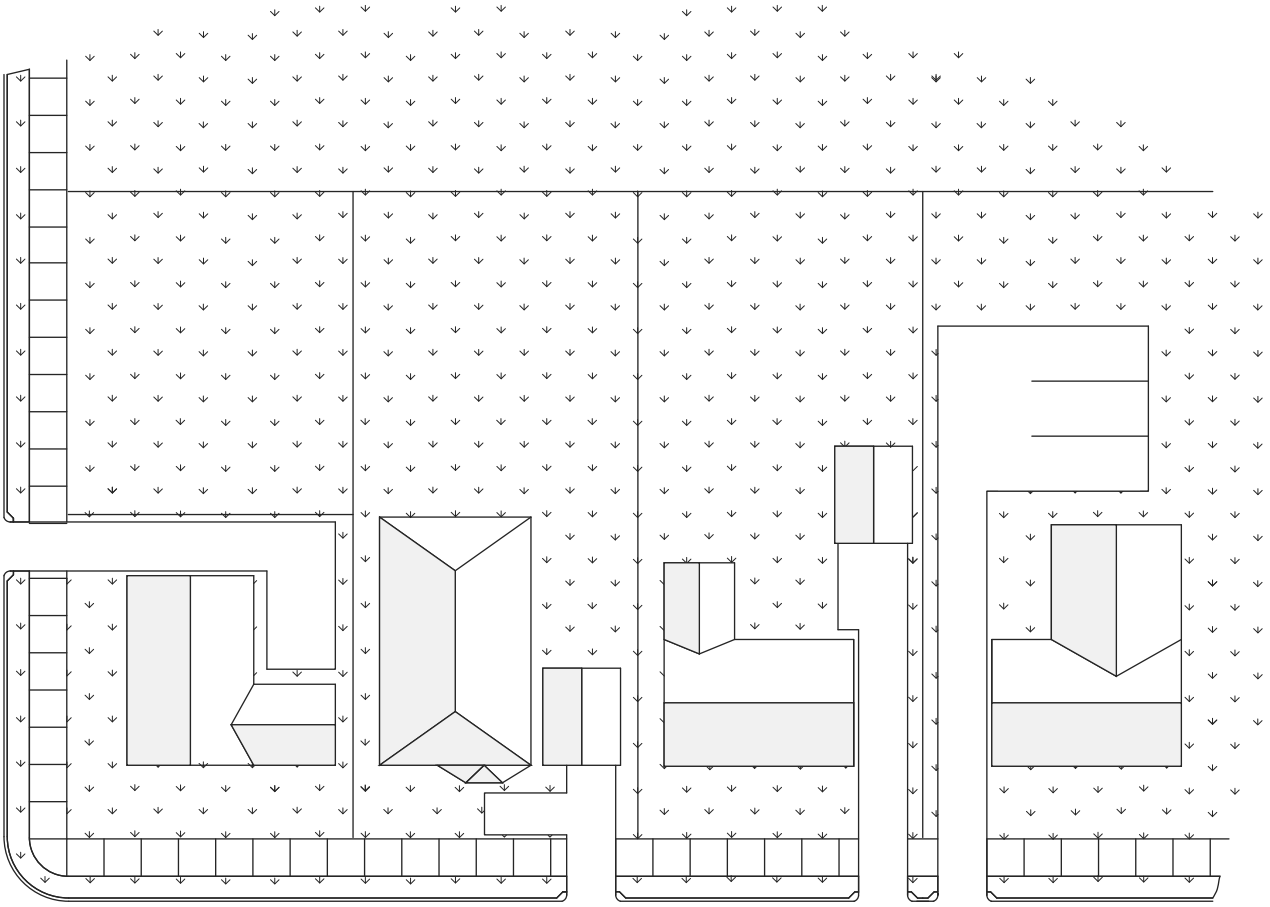
DOCUMENTATION REQUIRED

for Site Improvements

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of site improvements. Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and the proposed changes.
- 35mm color or black and white photographs of the building and its relationship to the site, showing the entire property and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- A scaled site plan (3 copies), illustrating the proposed changes in context with the building, other existing site elements, and the property lines. Indicate north arrow.
- For retaining walls, terraces and site improvements other than paving, scaled elevation and section drawings (3 copies) showing the construction in relationship to surrounding site or building elements. Structural retaining walls should be designed by an engineer or other qualified professional.
- A description of the proposed materials; samples may also be requested.

Parking plan with garages



Plan 1
Appropriate A small paved parking area has been created in the rear yard.

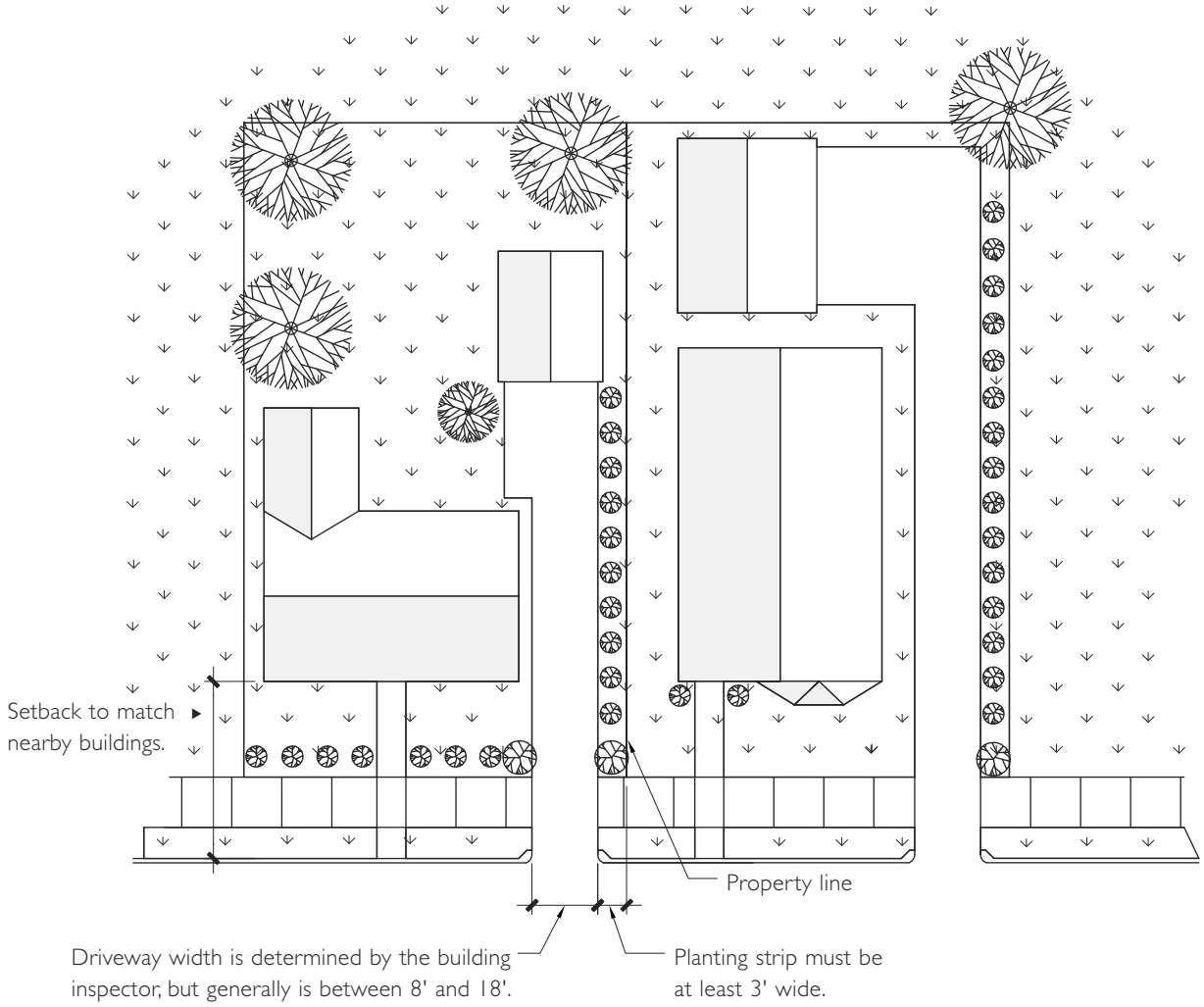
Plan 2
Inappropriate The garage is located to the front of the house and a paved parking area has been created in the front yard.

Plan 3
Appropriate The garage is located to the rear of the house.

Plan 4
Inappropriate A paved parking area has been created in the rear yard, but it is much larger than necessary for a single-family home.

In general, landscaping is encouraged for residential buildings, particularly in front and side yards. Additionally, landscaping is required in many instances, such as along the driveway and parking areas in new construction. Setbacks in new construction must be similar to that of neighboring buildings in order to preserve the continuity of the streetscape.

Appropriate residential site plan



In general, landscaping is encouraged for residential buildings, particularly in front and side yards. Additionally, landscaping is required in many instances, such as along the driveway and parking areas in new construction. Setbacks in new construction must be similar to that of neighboring buildings in order to preserve the continuity of the streetscape.

MINOR ALTERATIONS:
STORM/SCREEN WINDOWS AND DOORS

The high cost of heating fuels and need to conserve energy has made combination storm/screen windows a common feature on historic buildings. Storm windows can protect historic primary sash from the elements and may be a reasonable alternative to replacing original windows.

However, storm windows are not a substitute for weathertight primary windows. In some cases, caulking, reglazing and weatherstripping the primary windows can stop air leaks, making storm windows less of a necessity. Window screens are often sold in combination with storm windows, but are also available separately.

Screen doors may need to be custom made, particularly for wide doorways. Storm doors are often an eyesore on historic buildings, and usually unnecessary if the exterior door is properly weatherstripped.

The goal of any installation should be minimal visual impact on the original primary window or door.

Materials

Wood, painted aluminum or anodized aluminum may be considered. Raw aluminum (with a silver finish) is not appropriate. Glass should be clear; glass is preferable to acrylic, which may scratch and discolor over time.

Colors

Frame colors should match those of the window trim. Many manufacturers can customize colors upon request.

Design

Storm windows should have narrow perimeter framing, and the meeting rails between upper and lower panels should align with the meeting rails of the primary sash. Half screens (e.g. covering only the bottom or top sash) are preferable to full screens covering the entire window opening.

Windows with stained glass, leaded glass, curved glass or unusual shapes or materials may require special custom treatments in order to preserve the window and its unique visual qualities. Storm and screen doors should be as simple as possible, with a plain glass or screen insert; avoid historically inaccurate decorative details.

Dimensions and configuration

Storm and screen windows and doors should be sized to fit the widow or door opening. Rectangular storm windows are not appropriate on windows with unusual shapes; in such cases either a custom fitted exterior storm window or an interior storm panel may be required.

DOCUMENTATION REQUIRED

for Storm/Screen Windows & Doors

The following information must be filed in person by appointment with the PHDC staff for ***in-house review*** of storm/screen windows and doors. Incomplete applications cannot be reviewed.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and the proposed changes.
- 35mm color or black and white photographs of the building showing the entire building elevation and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable if the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable.
- Manufacturer's specifications and product information, including proposed dimensions and colors.

Major Alterations

The primary purpose of the historic district ordinance is to preserve buildings, sites and appurtenances with historic and architectural significance. It is important to identify character-defining features such as height, setback from the street, shape, roof form, wall cladding, trim and ornamentation, windows and doors, porches and stairs, siting, storefronts and signs. Alterations which recognize, maintain and preserve distinctive features, materials, finishes, construction techniques and examples of craftsmanship will help to protect the integrity of the historic property and the district.

DOCUMENTATION REQUIRED

See page 41

In reviewing proposed plans, the PHDC shall consider: the historic and architectural significance of the structure and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the proposed general design, arrangement, texture, materials and siting, in relationship to the existing historic structure.

Examples of alterations requiring full PHDC review include, but are not limited to, those listed below. Check with PHDC staff if you do not see your project listed. Projects must be approved by the PHDC prior to construction.

Replacement of features resulting in a change in material, dimension, design, texture or visual appearance, including work ordered by any regulatory agency to correct code violations. If existing features are character-defining elements of a historic structure, they should be replaced in kind to match as closely as possible. If existing features are not appropriate to the architectural style of the building, consider replacement with a more appropriate design. Avoid creating a false sense of historical development.

Changes in wall materials and surfaces, including installation of artificial siding, installation of through-wall vents and air conditioners, and addition or removal of projections or recesses. Original or historic bay windows and oriels should be retained and preserved.

Aluminum and vinyl siding are generally not appropriate because:

1. Their installation usually results in the covering or removal of clapboards, shingles, window and door surrounds, cornices, corner boards and quoins, brackets, belt courses, and other character-defining elements;
2. Installation of artificial siding on top of existing siding changes the relationship of elements in the vertical plane of the wall, often eliminating projections and recesses; *and*
3. Artificial sidings will not halt deterioration all by themselves, and thus are not a substitute for proper repairs. Generally, artificial siding may be considered only for non-contributing buildings. Removal of existing artificial sidings and restoration of original wall surfaces is encouraged. Through-wall vents larger than 2 square feet in area should be located inconspicuously on secondary elevations. Through-wall air conditioners are discouraged, particularly on primary elevations.

Changes in fenestration, including installation or elimination of window and door openings. Generally, creating new openings and closing up original openings is discouraged, particularly on primary elevations.

Changes in ornamentation, including installation or removal of trim, brackets, cornices, corner boards, belt courses and other decorative elements. Generally, removal of character-defining trim and ornamentation is discouraged. New trim should be consistent with the architectural style of the building.

Changes in roof form or elements, including construction or removal of dormers, cresting rails and balustrades, monitors, cupolas, skylights, head houses and decks. Original historic roof lines, dormers, monitors, cupolas, skylights, cresting rails and balustrades should be retained. Consider locating new rooftop elements so that they will be out of view from street level.

Skylights should not be located on front roof slopes, and flat profiles are preferable to rounded profiles; however, the PHDC may consider an exception for a non-contributing building.

Changes to porches, stairs and entryways, including enclosure with glass or screens and installation, alteration or removal of railings, steps, handrails, door hoods, transoms and sidelights. Porch enclosures should be located inside the railings and columns, minimizing the visual impact; use clear glass or dark mesh screens. Removal of original stairs, porches and entryways is discouraged. Avoid pressure-treated wood for new railings and trim pieces, as it tends to warp and twist.

Changes in grade levels and foundations. Major grade changes that would alter the historic setting of the property are generally discouraged. Underground parking garages inserted into hillsides may be considered. Cladding original exposed foundation materials in another material is generally discouraged. The permanent raising or lowering of a structure is discouraged.

Installation, alteration or removal of storefronts. Original storefront elements such as display windows, recessed entryways, sign bands, transoms, etc. should be maintained and preserved. Where buildings have been converted to commercial use, new storefronts should be designed in harmony with the historic facade.

Changes to meet other regulatory codes, including installation or removal of fire escapes, construction of wheelchair ramps, etc. *(see "Barrier Free Access" and "Fire Escapes" guidelines)*. Note that state codes may allow exceptions for historic buildings. Wherever possible, seek solutions which will have the least visual impact. Approval from the relevant regulatory agency (Building Board of Review, Fire Dept., Zoning Board of Review, etc.) should be obtained prior to filing an application for a Certificate of Appropriateness.

Appropriate and inappropriate siding types



▲ **Appropriate** Original clapboards.

The decorative patterns, spacing, beaded edges, and visual texture of wood shingles and clapboards are character-defining features of historic buildings which should be retained and preserved. Wood trim elements such as corner boards, belt courses, window and door surrounds and other decorative features should likewise be repaired or replaced to match.



▲ **Inappropriate** Asphalt shingles, windows filled in.



▲ **Inappropriate** Vertical siding.

Appropriate and inappropriate replacement siding



▲ **Appropriate** Original narrow clapboards, typically 3"-4" of exposure.



▲ **Inappropriate** Aluminum or vinyl siding. Loss of cornerboards, window trim and other details.



▲ **Inappropriate** Clapboards are too wide.

Appropriate and inappropriate replacement siding



▲ **Appropriate** Original wooden shingles.



▲ **Inappropriate** Replace shingles with clapboards.



▲ **Inappropriate** Horizontal siding.

DOCUMENTATION REQUIRED

for Major Alterations

The following information must be filed in person by appointment with the PHDC staff at least ***fourteen (14) days before a scheduled meeting*** for review of major alterations. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- Three (3) sets of scaled plan, elevation and section drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new door should be shown in context with the entire elevation. Drawings should be titled, indicating the scale, labeled with the street address and dated.

  Examples of the drawings needed for varying types of projects are listed below. *This is not an exhaustive list.* Check with staff about documenting your particular project.

  Site plan for projections and recesses, wheelchair ramps, stairs, ground-level porches and decks, changes in grade, underground parking garages, etc. Show the entire building, adjacent buildings and property lines. Indicate north arrow.

  Floor plans for projections and recesses, window and door openings, upper floor porches and decks, storefronts, barrier-free access, fire escapes, etc.

  Roof plan for dormers, chimneys, monitors, cupolas, skylights, railings and balustrades, headhouses, decks and changes to the roofline.

  Elevations for replacement of features, changes in wall materials and surfaces, ornamentation, fenestration, porches, stairs, entryways, roof forms and elements, grade levels, foundations, storefronts, fire escapes, barrier-free access, air conditioners, through-wall vents, etc. Show front and side views of three-dimensional elements.

  Sections for projections and recesses, changes in roof form, porches and stairs, underground parking garages, details such as railings, trim and ornamentation.
- One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- Written approval from the fire department for the design and location of any proposed fire escape.
- Copy of any required zoning, building or access code variances obtained for the project.
- Manufacturer's specifications or literature for elements such as windows and doors, skylights, vents, etc. indicating all dimensions, details and finishes.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

BARRIER-FREE ACCESS

The Americans with Disabilities Act (ADA) of 1990 and the Rhode Island Civil Rights of Individuals with Disabilities Act (R.I. General Laws 42-87) extend comprehensive civil rights to individuals with disabilities, and require that equal access be afforded to all citizens in all places of public accommodation, commercial facilities, and state and local governments. Although ADA exempts religious entities, private clubs and private residences from compliance, R.I.G.L. 42-87 covers all entities in Rhode Island, exempting only private residences.

DOCUMENTATION REQUIRED

See page 44

These laws require:

1. That all new public and commercial buildings and facilities be accessible;
2. That if existing elements, spaces or common areas are altered, then these shall be made readily accessible, consistent with the ADA Accessibility Guidelines (ADAAG); *and*
3. That all barriers to accessibility in existing buildings and facilities be removed, on an on-going basis, when it is "readily achievable" to do so (that is, accomplished without much difficulty or expense).

Generally, normal maintenance, re-roofing, painting, asbestos removal and changes to mechanical and electrical systems do not trigger requirements for ADA and R.I.G.L. 42-87 compliance.

For more information about ADA and R.I.G.L. 42-87 requirements, contact the Accessibility Coordinator of the R.I. Building Code Commission at (401) 222-6320, or the Governor's Commission on the Handicapped at (401) 222-3731.

These agencies, along with the R.I. Historical Preservation & Heritage Commission (401) 222-2678, may also have review authority over accessibility improvements for properties in local historic districts. All of them encourage applicants to seek joint consultation and review whenever possible.

EXCEPTIONS FOR HISTORIC PROPERTIES

While historic properties are not exempt from ADA, the law does recognize the national interest in preserving historic properties. ADA Accessibility Guidelines provide alternative minimum requirements for qualified historic structures, such as those listed on the National Register of Historic Places or located within designated local historic districts, that cannot be made physically accessible without threatening or destroying their historic significance. *These alternative requirements may only be used after consultation with the R.I. Historical Preservation & Heritage Commission.* The alternative minimum requirements are:

- One accessible route must be provided from a site access point to an accessible entrance.
- One accessible entrance must be provided, preferably at a public entrance but possibly at a secondary, unlocked entrance. Directional and notification signage must be provided.
- Where toilets are provided, one unisex accessible toilet must be provided.
- Public spaces on the level of an accessible entrance must be accessible, and other public levels should be accessible wherever practical.
- Displays and written information should be located where they can be seen by a seated person.

If the RIHPHC determines that even the alternative requirements will threaten or destroy the significance of a structure, then alternative methods of access may be used, including guided tours and audio-visual materials and devices. This last exception is intended to be narrow and will apply only to a very small group of historic properties. Owners may initiate the consultation process by contacting RIHPHC.

DESIGN GUIDELINES

Exterior alterations to provide universal access to the site and to the structure will usually be reviewed by the PHDC at a public meeting. (Changes to paved surfaces are subject to staff review; installation of identification and directional signage identifying accessible parking spaces and entryways is exempt from review.) Interior alterations to provide access to the main floor, other floors, toilet facilities, drinking fountains and telephones are not reviewed by the PHDC unless they have exterior expression (such as an elevator tower).

Owners contemplating making alterations to improve the accessibility of their properties should follow a three-step process to identify and implement appropriate access solutions:

1. Identify the architectural materials, features and spaces that convey the historic significance of a property. These may include: construction materials such as brick, stone or wood; elements that clearly reflect the design intent of the architect or builder, such as porticos, bay windows, balconies, stairs, porches, columns, gates, paving and entryways; decorative features exhibiting a high level of craftsmanship, such as moldings, trim, carvings or applied ornament; and associated landscape features, such as driveways, walkways, berms, terraces, steps and green spaces.
2. Evaluate the historic property for compliance with state and federal accessibility requirements (whichever is stricter should apply) before planning changes. An "accessibility audit" should survey architectural barriers for persons with mobility, visual and hearing impairments.
3. Evaluate the accessibility options using the PHDC General Standards (page 6) and the guidelines below.

The ideal accessibility solution for a historic building is one which provides the highest level of access, is readily achievable, and does not threaten or destroy the property's historically significant materials, features and spaces. Each building's access problems must be studied and resolved on a case-by-case basis. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, consider providing access at a well-lit, secure and well-maintained secondary entrance (especially one adjacent to an accessible parking area).

Wheelchair ramps

Consider locations which will have the least visual impact on the historic building and setting. On some buildings, ramps can be integrated into existing stairs or porches with little visual impact.

Materials for ramps and railings should be compatible with the building: wooden ramps are often appropriate for frame buildings and converted residences, while concrete or brick ramps may be best for masonry buildings. Ramp and railing designs should be coordinated with existing elements wherever possible. Wooden ramp surfaces can be painted with a sanded paint for slip-resistance.

State code requires the slope of a wheelchair ramp to be at maximum 1:12, that is, to rise no more than one inch for every 12 inches in length; however, at sites where there is not enough space to accommodate a ramp with a 1:12 slope, ramps with a 1:6 slope are permitted for a run of up to 2 feet, which can overcome one or two steps. In some cases, altering grade levels to accommodate a very shallow ramp slope can alleviate the requirement for railings.

Ramps can be concealed with landscaping.

Wheelchair lifts

Under ADA, wheelchair lifts are less preferable than ramps because they can require assistance to operate and may break down. Nonetheless, lifts may be considered where the site does not provide ample room for a ramp. Both vertical platform lifts (which work like elevators, for a distance of up to 7 feet) and incline lifts (which ride along rails attached to stair railings) require a 25 square foot level platform between the lift and the entryway, and therefore can be extremely intrusive, particularly on a primary entrance. In some cases a telescoping hydraulic lift, which maintains the platform at grade level when not in use, can be a inconspicuous solution.

Entryways and steps

Where an existing door opening is too narrow to accommodate a wheelchair, consider installing offset door hinges to widen the opening. Installing an automatic door opener for a historic double door can create a suitably wide opening without requiring replacement of doors or enlargement of the opening itself. In some cases, replacing double leaf doors with a single leaf off-center door and fixed side panel may be acceptable. Alterations

to door hardware, although exempt from review, should consider reversible solutions such as installing a lever handle over an existing round door knob. Where steps must be replaced to comply with ADAAG, try to maintain as much of the original historic appearance as possible; materials for new steps should replicate the original or be compatible with other materials on the building.

Paving

See "Site Improvements" guidelines, page 31.

DOCUMENTATION REQUIRED

for Barrier-Free Access

The following information must be filed in person by appointment with the PHDC staff at least ***fourteen (14) days before a scheduled meeting*** for review of accessibility improvements. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- Three (3) sets of scaled plan, elevation and section drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new door should be shown in context with the entire elevation. Drawings should be titled, indicating the scale, labeled with the street address and dated.

  Site plan for wheelchair ramps and lifts, alterations to stairways and landings, and major changes in grade. Show the proposed changes in context with the entire building, adjacent buildings and property lines. Indicate north arrow.

  Elevations for wheelchair ramps and lifts, alterations to entryways and stairways, etc. Show front and side views of three-dimensional elements in context with the building elevation.

  Sections for major changes in grade. Show changes in relationship to the building and to other site elements.
- One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- Copy of any required zoning, building or access code variances obtained for the project.
- Manufacturer's specifications or literature for wheelchair lifts, new doors, etc. indicating all dimensions, details and finishes.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

Fire Escapes

State building and fire codes require that in case of emergency, a second means of egress must be provided from all buildings. Accommodation of egress requirements in historic buildings requires careful planning so that public safety may be provided while protecting significant architectural features. Ideally, both means of egress should be located inside the building.

DOCUMENTATION REQUIRED
See page 46

Be cautious about fire escape installation ordered by a non-regulatory entity, such as when a bank requires it as a condition of issuing a mortgage. If a building has less than four residential units, for example, the state fire code does not require that exterior fire escapes be provided for every unit. Always check with the Providence Fire Department at (401) 421-8290 to confirm that fire escapes are required and for other fire safety requirement information.

Many buildings in Providence's historic districts have been converted from an original single-family use to a multi-family use. In such cases, fire escapes will only be considered for buildings with legal densities.

Before submitting an application for a Certificate of Appropriateness, obtain certification from the Fire Department that the proposed fire escape design and location are acceptable.

Fire escapes

Where necessary, fire escapes should be located on secondary elevations, with escape routes oriented toward the rear of the building rather than the front wherever possible. Consider arranging the interior layout of a building so that bedrooms face away from the street, thus precluding the need for a fire escape on a primary elevation. The least intrusive design is preferable; for example, a ladder has less visual impact than a scissor stair.

Brackets and supports for fire escapes should not be attached to decorative elements such as quoins, cornices and window and door surrounds. Consider painting the fire escape to match the background color of the building, to reduce its visual impact.

Fire doors

Conversion of double hung windows to casement windows for egress, and enlargement of window openings to accommodate fire doors, are discouraged, especially on primary elevations. In many historic buildings, upper floor double hung windows are tall enough to permit egress to a fire escape through the raised bottom sash. Avoid installing fire doors in door openings on primary elevations wherever possible.

DOCUMENTATION REQUIRED

for Fire Escapes

The following information must be filed in person by appointment with the PHDC staff at least ***fourteen (14) days before a scheduled meeting*** for review of fire escapes and other alterations for fire egress. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- Three (3) sets of scaled plan and elevation drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new fire escape should be shown in context with the entire elevation. Drawings should be titled, indicating the scale, labeled with the street address and dated. The following drawings may be required:

  Floor plans showing interior room layouts and location of proposed fire doors or fire escapes. Indicate whether an internal second means of egress is possible.

  Elevations showing front and side views of proposed fire escapes (including supports) and new fire doors or replacement egress windows, in context with the entire side of the building.
- One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- Written approval from the Providence Fire Department for the design and location of any proposed fire escape.
- Copy of any required zoning variances (relative to density) required for the project.
- Manufacturer's specifications or literature for proposed fire doors or replacement egress windows, indicating design, dimensions and materials.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

New Construction & Additions

Since its inception in 1960, the PHDC's philosophy regarding new construction has been to promote high quality new design, often contemporary in nature, that fits within the context of the historic districts. (For the purposes of these guidelines, "new construction" refers to new buildings or structures of any kind, including garages, and to substantial additions to existing structures.) Additions may be designed in the spirit of the existing architectural style, or may be clearly differentiated from the historic structure but compatible with it and with the surrounding historic district. It is not necessary to replicate historic architectural styles; designs should be contextual, but should not seek to create a false sense of historical development.

DOCUMENTATION REQUIRED
See page 49

It is strongly recommended that the applicant retain the services of a registered architect, design professional or engineer for the design and construction of any new structure or addition within a historic district.

REVIEW PROCESS

Review of an application for a Certificate of Appropriateness for new construction generally occurs in four phases, including a minimum of two public meetings (conceptual review, final review), unless otherwise waived by the PHDC. Applications for conceptual approval may be filed and reviewed prior to obtaining any necessary zoning variances; however, variances must be granted before the PHDC will proceed with final review. The four phases of design review for new construction projects are:

1. Pre-application consultation and/or review. Consulting with the PHDC staff and arranging a site visit early in the design process (during preliminary design, and before filing an application) is essential. This is the time to identify issues for both the property owner and the PHDC, and to investigate alternative approaches to resolving these issues. Applicants may also request a non-binding pre-application review with the PHDC, to obtain informal feedback on a design concept before filing an application. At a pre-application review the applicant should be prepared to present a written description of the project, 35mm photographs of the site, and schematic site plans and elevations. Pre-application reviews are an agenda item at PHDC regular meetings, and consequently a written request and accompanying documentation must be submitted by the filing deadline for a specific regular meeting.
2. Conceptual review. Once a complete application is filed (see "Documentation Requirements," below), it is scheduled for conceptual review at a public meeting. The applicant's presentation should include identification of the use of the new structure, a statement of design philosophy and a conceptual design showing height, scale, roof form, setback, shape, rhythm, materials and major site elements. If substantial design modifications are suggested, the PHDC may continue conceptual review until a subsequent public hearing, and establish a subcommittee of its members to work with the applicant in the meantime. If the application is approved in concept, it then passes to final review.

3. Final review. After an application is approved in concept and any necessary zoning variances have been obtained, at a subsequent public meeting the applicant presents final drawings (not for construction) that respond to comments made at the conceptual review, and that clarify relationships of various building and site elements to each other, relate interior arrangements to exterior appearance, address issues such as projections and recesses, doors and windows, trim and ornament, landscaping, etc., and include operating systems (mechanical, electrical, plumbing). If the final design is approved, the application then passes to review of construction details.
4. Construction detail review. Construction drawings and other details (such as material or color samples) are reviewed by staff or the subcommittee after a project's final design has been approved by the PHDC. These drawings show how the structure will actually be built, and are used by the contractor to price the job, obtain permits and carry out the work. Construction drawings can be reviewed informally unless there are substantial changes to the approved final design; staff or the subcommittee will determine whether proposed changes warrant a further public hearing. Construction drawings must be approved (stamped) before a Certificate of Appropriateness and a building permit can be issued.

CHANGES TO AN APPROVED PROJECT

It is common for project details to change during the course of construction. However, a Certificate of Appropriateness for any project is tied to a specific design and details as illustrated in stamped construction drawings. ***All changes must be brought to the attention of the PHDC staff before construction proceeds on those changes.*** Staff will determine whether the changes can be reviewed in-house or whether the phdc needs to review them at a public meeting.

Failure to advise the PHDC of changes to an approved project and to obtain approval for those changes will invalidate the certificate of appropriateness and be deemed a violation of the zoning ordinance. It may also result in refusal by the department of inspection and standards to issue a certificate of occupancy, which can jeopardize yearly tax benefit claims and preclude final payments from lending institutions.

DESIGN CRITERIA

Historic districts in Providence contain a wide variety of building types and architectural styles. While some streets demonstrate great similarity of building sizes, shapes, materials and setbacks, others are characterized by great diversity, demonstrating how a neighborhood has grown over time or how different activities were carried out in the same area. This variety makes it impossible to mandate a specific design for new construction. These guidelines therefore deal with general issues of building height, mass, scale, siting, rhythm, materials, etc. They are intended to provide a framework within which design creativity and the needs of the property owner can co-exist with respect for designated historic districts.

New construction should reflect the design trends and concepts of the period in which it is created, while recognizing that a new building or addition must fit into an existing framework of a variety of older buildings. New structures should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

When designing an addition or a new building, consider the following architectural and site features in relationship to the existing structure and/or the surrounding structures:

· Height
· Scale
· Massing, form, proportions
· Topography
· Parking
· Directional expression
· Siting and setbacks
· Landscaping
· Roof shape
· Height of foundation platform
· Views
· Sense of entry, porches, doors, stairs
· Rhythm and size of openings
· Known archeological features
· Color and texture of materials
· Architectural detail
· Development patterns

All new public and commercial buildings must be fully accessible to the disabled under federal and state law. Emergency egress in any new building shall be accommodated inside the building. See also "Site Improvements," "Barrier Free Access," and "Fences and Gates" guidelines.

CONCEPTUAL REVIEW

The following information must be submitted in person by appointment with the PHDC staff ***at least fourteen (14) days in advance of a scheduled public meeting***. Incomplete applications cannot be scheduled for review.

- A completed application form for a Certificate of Appropriateness, signed by the property owner and the applicant, including a description of existing conditions and proposed changes.
- 35mm color or black and white photographs of the site where the proposed new construction will occur, and of all abutting properties (abutters are those properties whose lot lines touch the lot lines of the subject property; streets are considered common property lines). Photos should be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable if the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- One (1) set of scaled architectural drawings of the proposed new construction. Drawings should be titled, indicating the scale, labeled with the property address and dated. The scale should be sufficient to indicate clearly all aspects of the project. Drawings should include:

  Site plan illustrating the location of all new construction in relationship to all other site elements, the property lines and structures on abutting properties. Site plan should be based upon data provided by a registered land surveyor, and shall clearly indicate the location of all design features of the proposed construction, including: building setbacks, paved areas, parking areas, landscape features, fences, walls, mechanical equipment and other planned improvements. Indicate north arrow.

  Conceptual floor plans, roof plan and exterior elevations showing the design concept for all four elevations, all interior floors and the roof. Drawings should illustrate the relationship of the proposed structure to abutting buildings, and shall clearly indicate all design features of the proposed construction, including: building materials and colors of all permanent exterior finish materials; location, configuration and type of doors and windows; overall dimensions; general details of roofing, siding, ornament and trim; location and type of any proposed signs; exterior mechanical equipment; and other building or site features.

  Axonometric or perspective drawings (and/or model), illustrating in three dimensions the proposed construction in context with the surrounding area and abutting buildings.
- One (1) complete set of the above drawings, reduced to 11x17 inches for mailing purposes.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

FINAL REVIEW

The following information must be filed in person by appointment with staff ***at least fourteen (14) days before a scheduled meeting:***

- Written list of all changes made to the project design since conceptual approval. Changes shall also be highlighted on the drawings submitted for final review.
- One (1) full-size set of final design drawings, to scale, depicting the final design of the project. Drawings shall include floor, roof and site plans, all exterior elevations, building sections and exterior details. Drawings should be titled, indicating the scale, labeled with the property address and dated.
- One (1) set of final design drawings, to scale, reduced to 11x17 inches for mailing purposes.
- Any other information requested by the PHDC or the staff at the Conceptual Review hearing or at a subsequent sub-committee meeting.

CONSTRUCTION DETAILS

The applicant shall submit three (3) sets of scaled construction drawings to the PHDC staff. Material and color samples, if requested, should be made available on site.

Moving of Historic Structures

When a historic structure is moved from its original site, it loses its integrity of setting and its sense of time and place, which are important aspects of the historic building and its environment. Their loss is irreplaceable. Ordinarily, a contributing historic structure listed on the National Register of Historic Places (as are many of the buildings in Providence's local historic districts) will lose its National Register status if moved from its original site.

DOCUMENTATION REQUIRED

See page 51

Moving of historic structures into, within or out of historic districts is discouraged except as a last alternative to demolition. In any case, the selection of a new site, appropriate for the building, plays a key role in the success of the relocation project. Consider how the building will relate to the proposed site and to its immediate context in terms of size, massing, scale, setback, texture of materials and parking; and how its architectural style relates to its surroundings and to the district as a whole.

Structures may be moved intact, partially disassembled and completely disassembled. It is important that the structure be moved by a professional building moving firm with experience in moving historic structures. ***Adequate insurance coverage must be provided for all phases of the operation.***

The property owner will need to get various licenses and permits from city agencies such as the public works, traffic engineering, police, fire and building departments; and from utility companies. The owner must provide proof of ability to comply with all local and state safety regulations, and supply the necessary equipment and vehicles. If the owner is using federal assistance to move a structure listed on the National Register, archeological investigations are usually required.

DOCUMENTATION REQUIRED

for Moving of Historic Structures

The following information must be filed in person by appointment with the PHDC staff at least ***at least fourteen (14) days before a scheduled meeting.*** Incomplete applications cannot be scheduled for review.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- 35mm color or black and white photographs completely documenting the entire structure in context of its original site; and photos of the proposed site to which the structure will be relocated, including abutting properties on all sides. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the images reproduce clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- If the structure is to be moved to a site within a local historic district:

  Site plan (3 sets) to scale, showing the proposed location of the structure, indicating its relationship to the new site and the surrounding neighborhood. Drawings should be titled, indicating the scale and north arrow, and noting the street address and date.

  Elevation drawings (3 sets) to scale, showing the building in its proposed new site in the district, showing its relationship to abutting buildings on all sides; and a scaled foundation plan. Drawings should be titled, indicating the scale, and noting the street address and date.
- If the structure is to be moved from a site within a local historic district: scaled plan, elevation and section drawings (3 sets) as necessary to illustrate any proposed new construction or site treatment (see "New Construction" or "Site Improvements" guidelines for complete documentation information.)
- A certified report from an engineer or the moving company describing the method of moving, expected loss of historic fabric, timetable, etc.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

DEMOLITION

Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of Providence. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.

DOCUMENTATION REQUIRED
See page 55

Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of Providence. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.

Demolition proposals are reviewed on a case-by-case basis. The applicant must make a good faith effort to demonstrate that ***all alternatives to demolition have been evaluated*** (including rehabilitation, sale, adaptive reuse and relocation of the structure), and to provide both architectural and financial data to support a conclusion that demolition is the only feasible solution. The documentation requirements for demolition proposals are extensive, but complete information is necessary for the PHDC to make an informed decision.

All demolition proposals should include information about how the site will be treated once the structure is removed. Where demolition of a primary structure is proposed, plans for development of the site with new construction should be included with the application. Replacing a building with a surface parking lot can seriously diminish the architectural integrity of historic districts and is strongly discouraged.

Upon approval of an application for a Certificate of Appropriateness for demolition, the PHDC may require that the exterior and interior of the structure be recorded, at the owner's expense, according to the documentation standards of the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). Such records would be deposited with the PHDC.

APPLICATION PROCEDURES

ALL demolition proposals within a local historic district require an application for a Certificate of Appropriateness. Consultation with the PHDC staff prior to submitting an application is strongly encouraged. The review process consists of at least two monthly public meetings, and is structured to give ample time to the community, the applicant and the PHDC to obtain information and study the proposal thoroughly. Where demolition of a secondary or non-contributing structure is proposed, the PHDC may at its discretion decide to streamline this process.

Review procedures can be summarized as follows:

1. Application is submitted, at least thirty (30) and no more than forty-five (45) days before a scheduled regular meeting. Applications must be documented as outlined below; incomplete applications cannot be reviewed. Check with staff for filing deadlines and hearing dates.
2. Preliminary public meeting is held to determine the architectural and historic significance of the structure and its contribution to the historic district, and to determine whether to accept the application as complete. The applicant and/or property owner shall attend the meeting and present the application to the PHDC. Public comment will be taken.

   The PHDC shall first determine whether the structure proposed for demolition is:
   1) contributing to the significance of the district, and valuable to the City, State or Nation;
   2) contributing to the significance of the district, and valuable for the period of architecture it represents, or to the district; or
   3) non-contributing to the sig-

nificance of the district. The PHDC will use its own judgment in making determinations of architectural and historical significance, and may call upon expert witnesses. Applicants may also present testimony as to the significance of the structure.

Next, the PHDC shall determine whether sufficient information has been submitted with the application to allow thorough review (see "Documentation Requirements," below), and whether all alternatives to demolition have been considered. If the PHDC finds that the documentation is complete and all alternatives to demolition have been considered, it will vote to accept the application and schedule the application for review at the next regular meeting. If the application cannot be accepted because additional information is needed, then the preliminary meeting will be continued until the next regular PHDC meeting or such time as the additional information can be submitted. The application is considered formally accepted as of the date of the vote to accept.

3. Second public meeting is held at the next regular meeting following the vote to accept the application, to review the application in light of the Review Criteria listed below. The criteria vary depending on whether the structure was determined to be a contributing or non-contributing structure in the district. The applicant and/or property owner shall attend, and public comment will be taken.

   If the structure is contributing, the PHDC votes whether the proposal meets the primary review criteria outlined below. If so, then the application will reviewed in light of the secondary review criteria. If the application is consistent with both the primary and the secondary review criteria, then it may be approved, either as submitted or with conditions. If not, the application may be denied.

   If the structure is non-contributing, the PHDC votes whether to approve, approve with conditions, or to deny the application for demolition, using the secondary review criteria outlined below.

   At the second meeting the PHDC will also review any claim of economic hardship (see "Economic Hardship" guidelines, page 56).

4. A written resolution is issued within 15 days of the vote to approve or deny the application, describing the PHDC's decision and the reasons behind it. Any conditions of approval (such as HABS/HAER recording) must be met before a Certificate of Appropriateness is issued and a demolition permit obtained. If an application is denied, a new application for demolition of the structure may not be submitted for a period of one (1) year from the date of the written resolution.

REVIEW CRITERIA

At the second public meeting, the PHDC shall use the following criteria for review, based on whether the structure has previously been determined to be contributing or non-contributing to the significance of the historic district.

Contributing Structures: If a structure is deemed contributing, then the PHDC shall consider whether the application meets the following primary criteria:

1. If the structure is deemed valuable to the City, State or Nation, such that its loss will be a great loss to the City, State or Nation, then in order for the PHDC to approve demolition the structure must constitute a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve the structure.
2. If the structure is deemed valuable for the period of architecture which it represents, or to the district as a whole, then at least one of the following requirements must be met in order for the PHDC to approve demolition:
   a) Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
   b) Preservation of the structure is a deterrent to a major improvement program which will be of substantial benefit to the community.
   c) Preservation of the structure would cause an undue and

unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.

d) Preservation of the structure would not be in the interest of the majority of the community.

If the primary criteria have been met, then the PHDC may consider any or all of the following secondary criteria in deciding whether to approve or deny the application:

1. The merit of the structure to be demolished.
2. The effect of the demolition on the surrounding buildings.
3. The effect of the demolition on the historic district as a whole.
4. The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district.
5. If the lot is to be left open, the impact of open space in that location and on the district as a whole.
6. The effect of the demolition on the local economy.
7. Whether the demolition will foster civic beauty.
8. Whether the demolition will stabilize and improve property values in the district.
9. The effect of the demolition on safeguarding the heritage of the City, State or Nation.
10. The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the City.

Non-Contributing Structures: If a structure is deemed non-contributing, the PHDC may consider any or all of the secondary criteria above in deciding whether to issue a Certificate of Appropriateness for demolition.

EMERGENCY DEMOLITION

In cases of fire, natural disaster or other event which causes the Director of the Department of Inspection and Standards to order demolition immediately due to an imminent public safety hazard, the PHDC may hold a special meeting with 48 hours notice, in accordance with the R.I. Open Meeting Law, to review an application for a Certificate of Appropriateness for demolition. Documentation with the application shall include interior and exterior 35mm color or black and white photographs illustrating the building's condition, and written documentation of the nature of the emergency and of the building's irreparable and dangerous condition. The PHDC, in approving an emergency demolition, may require as a condition of approval that the applicant return within a specified period of time with a proposal for new construction on the site.

DEMOLITION ALTERNATIVES

1. An itemized breakdown of the feasibility of all possible alternatives to demolition, and reasons why such alternatives were rejected, including:
2. Sale of the structure on the present site to a party willing to preserve the structure.
3. Sale of the structure for removal and preservation on a new site. Consider the likelihood of a party willing to buy the structure for removal, and the feasibility of removal in both economic and practical terms.
4. Public or quasi-public agencies having any potential use for the structure, or knowing of potential users or purchasers.
5. The availability of financial programs that could assist in the rehabilitation and preservation of the structure.
6. Alternative uses for the structure that would allow its preservation.

FINANCIAL DATA

1. Form of ownership of the property, including the names and addresses of the owners. If the owner is an organization, governmental entity or corporation, include the name, address and telephone number of a contact person.
2. The fair market value of the property as determined by a qualified professional expert.
3. The amount paid for the property, the date of purchase and the name of the seller, including the relationship between the applicant or owner of record and the party from whom the property was purchased.
4. The price asked for the property and any offers received in the previous three years.
5. If the property is commercial or income-producing: the gross annual income from the property for the past three years, the item-

ized operating and maintenance expenses for the previous three years, the depreciation deduction and annual cash flow before and after debt service for the previous three years.

6. The remaining balance on any mortgage or other financing secured by the property and the annual debt service for the past three years.
7. Three bids for the cost of the proposed demolition compared to the cost of stabilizing or "mothballing" the structure, and compared to the cost of rehabilitating the structure.
8. A list of all economic incentives for preserving the structure available to the applicant through federal, state, city or private programs.
9. If making a claim of economic hardship, such financial information as listed on page 46-48 of these guidelines.

DOCUMENTATION REQUIRED

for Demolition

The following information must be submitted in person by appointment with PHDC staff at least ***thirty (30) days before a scheduled meeting*** for review of demolition. Incomplete applications cannot be scheduled for review.

- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.
- 35mm color or black and white photographs of the structure to be demolished, showing all elevations, closeups of details and relationship to surrounding structures. (If the structure to be demolished is a secondary structure, such as a garage, include photos of the primary building(s) as well.) Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the image reproduces clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- A site plan, to scale, showing the location of the structure proposed to be demolished in relationship to other structures on the property, and to the property lines.
- A written report from an engineer licensed in Rhode Island, and/or from the Building Inspector of the City of Providence, as to the structural soundness of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified.
- A description of the proposed replacement for the structure, including schematic plan and elevation drawings (see "New Construction" guidelines).

Economic Hardship

In some instances, the preservation of a structure and its features may cause an undue and unreasonable economic burden on the property owner. These guidelines will inform applicants as to the circumstances under which an owner may claim economic hardship and seek approval to alter a property in a manner inappropriate to historic preservation.

DOCUMENTATION REQUIRED

See page 57

For the purposes of these guidelines, the term "economic hardship" shall refer to an owner's inability to see a reasonable economic return for an investment which will comply with PHDC Standards and Guidelines to preserve the property. Evidence of economic hardship is generally limited to instances when the cost of preservation exceeds the value of the building, or preservation will deprive the owner of reasonable use of the property. An owner's personal financial status is ***not*** an issue that the PHDC may consider.

The PHDC may allow projects to be completed in phases to accommodate the long-term and short-term availability of funds for preservation. Federal and state tax credits and a variety of low-interest loans are available to owners of historic properties for appropriate rehabilitation work. Although the PHDC itself does not provide financial assistance, the staff can provide information on these programs.

APPLICATION PROCEDURES

1. A claim of economic hardship shall accompany an application for a Certificate of Appropriateness. Claims of economic hardship shall be documented as described below. The PHDC may require that any of the submitted information be verified by a professional evaluation. All documentation becomes part of the public record.
2. Applications which are accompanied by claims of economic hardship shall be submitted at least thirty (30) days before a regularly scheduled meeting of the PHDC. Claims of economic hardship relative to demolition applications shall be reviewed at the second public meeting on the application.
3. The applicant shall be required to testify at the public meeting. Public comment will be taken. The PHDC shall determine whether the application is complete (see Documentation Requirements, below) and, if no further information is needed, shall consider the following factors:
    a) Whether the property does or does not contribute to the significance of the historic district.
    b) The impact of the inappropriate alterations, construction or demolition on the structure as a whole.
    c) The impact of the inappropriate alterations, construction or demolition on the historic district as a whole.
    d) The economic impact on the applicant of complying with the guidelines of the PHDC.
4. After considering all evidence, testimony and criteria, the PHDC will vote on the application. An approval will include acceptance of the claim of economic hardship; approvals may be made of the application as submitted, or modifications may be required as conditions of approval. A denial will include both the application and the claim of economic hardship. Denied claims of economic hardship may not be resubmitted within one (1) year of the date of the written resolution.

DOCUMENTATION REQUIRED

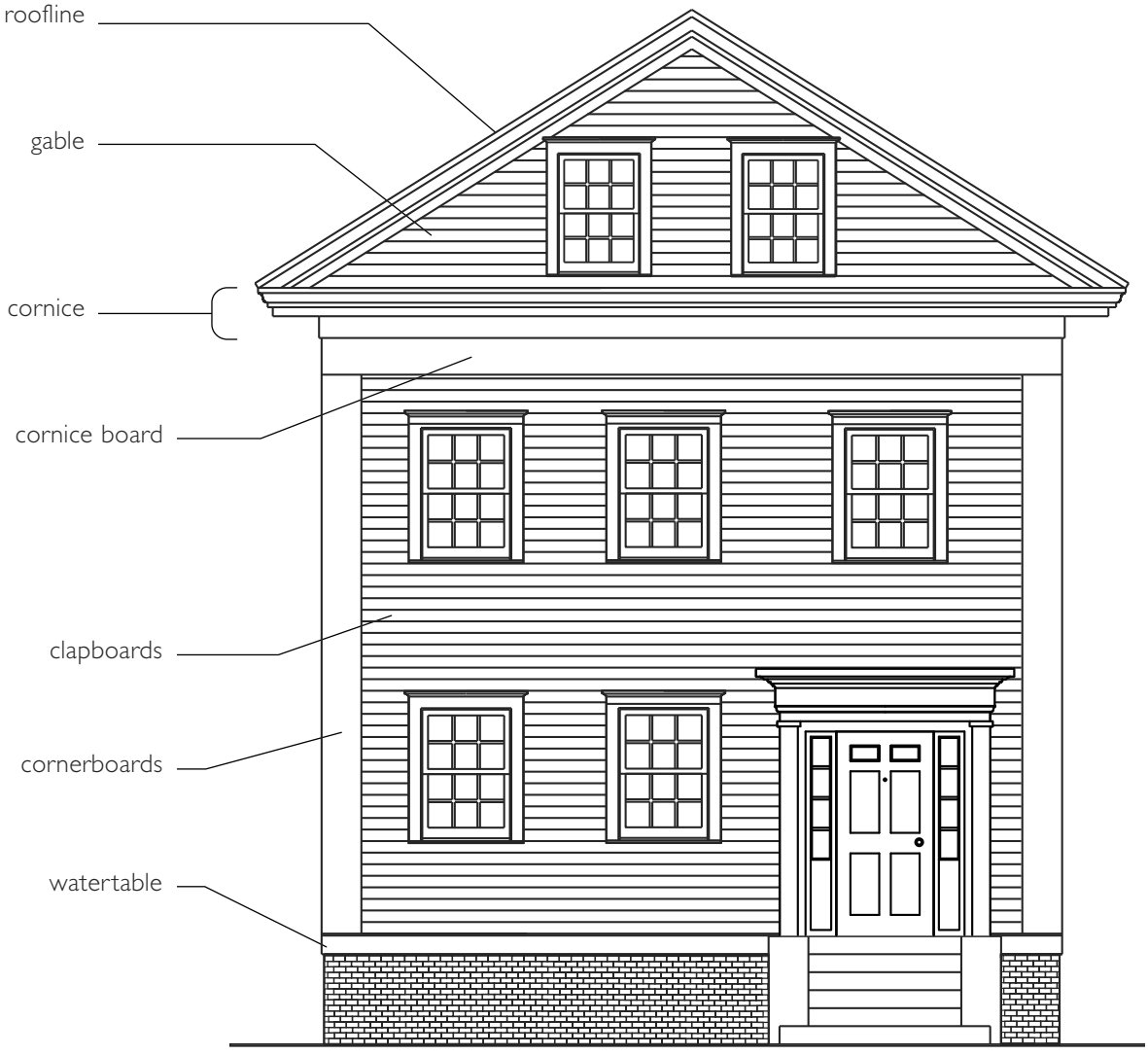
for Economic Hardship

The following information must be submitted in person by appointment with PHDC staff at least ***thirty (30) days before a scheduled meeting***.

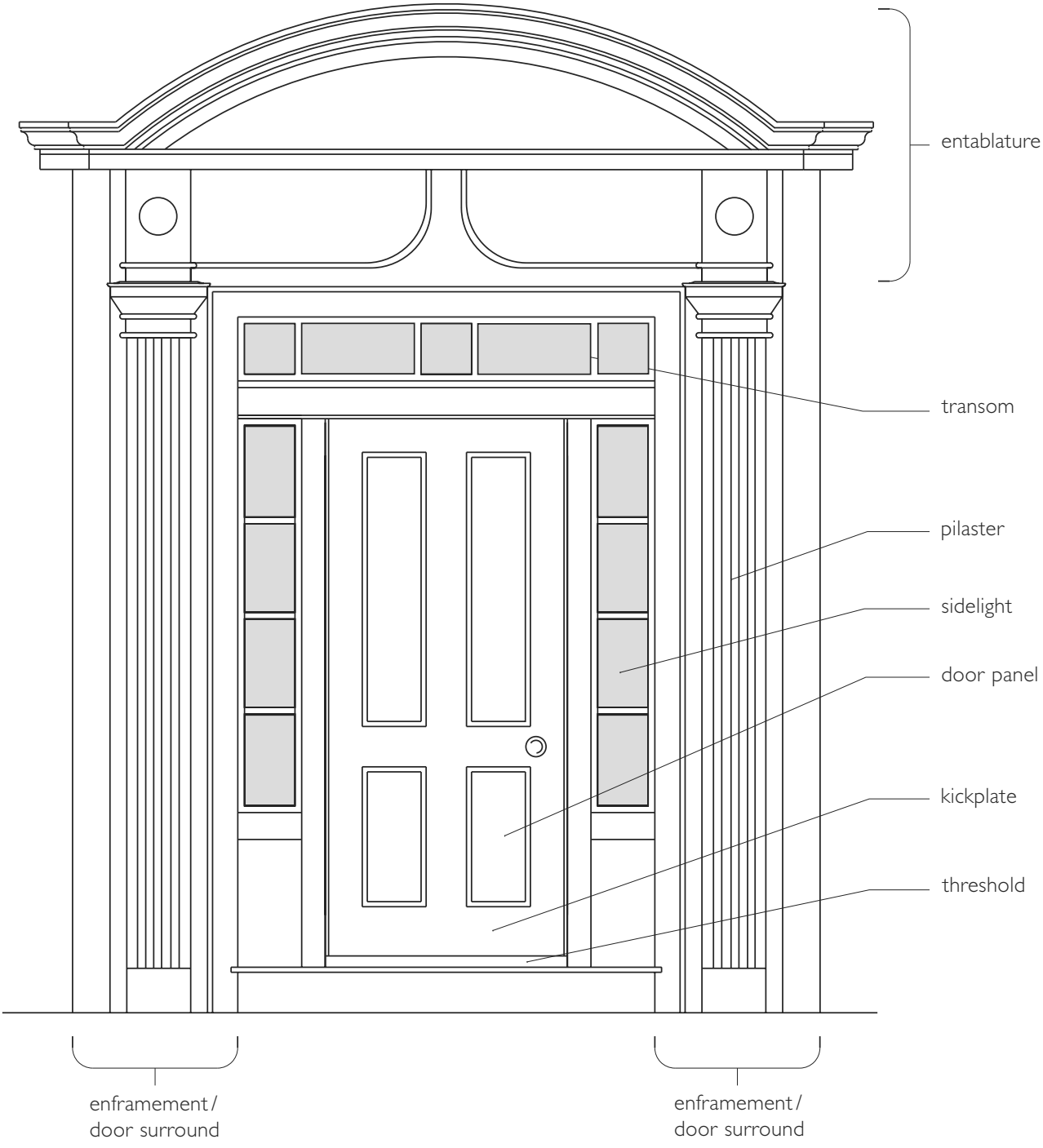
- A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- List of the names and mailing addresses of all abutting property owners, derived from the most recent records of the City Tax Assessor. "Abutters" are defined as those properties whose front, side or rear lot lines touch the lot lines of the subject property, including properties across the street. Abutters of corner lots include the three opposite corner lots, in addition to those sharing side or rear lot lines.
- 35mm color or black and white photographs of the property, showing all elevations, closeups of details and relationship to surrounding structures. Photos are to be at least 4x6 inches and must be labeled with the street address, compass direction and date. High quality digital photographs are acceptable. Color photocopies of slides may be acceptable provided the image reproduces clearly. Photocopied prints and instant (Polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- Plans and drawings (to scale) showing all proposed changes (see Alterations, New Construction or Demolition Guidelines, as relevant, for more specific information).
- Form of ownership of the property, including names and addresses of the owners. If the owner is a corporation, institution, government or other organization, include the name and telephone number of a contact person.
- A comparison of the cost of the proposed work with the cost of complying with PHDC Standards and Guidelines (minimum three estimates each).
- Estimated market value of the property: a) in its current condition; b) after complying with PHDC Standards and Guidelines; c) after the proposed alteration.
- Amount paid for the property, the date of purchase and the party from whom the property was purchased, including any relationship between the parties.
- If the property is commercial or income-producing: a) the annual gross income for the previous three years; b) itemized operating and maintenance expenses; c) depreciation deduction; and d) annual cash flow before and after debt service.
- Remaining balance on any mortgage secured by the property.
- Assessed value and real estate tax of the property, according to the two most recent tax assessments.
- Any real estate listing of the property for sale or rent in the past three years, including offers received.
- The long term and short term availability of funds, including income and financing, available to the owner that would allow compliance with PHDC Standards and Guidelines.
- The feasibility of alternative uses for the property that would allow compliance with PHDC Standards and Guidelines.
- Any other information that the PHDC deems necessary for its determination.

GLOSSARY:
COMMON TERMS: HOUSE



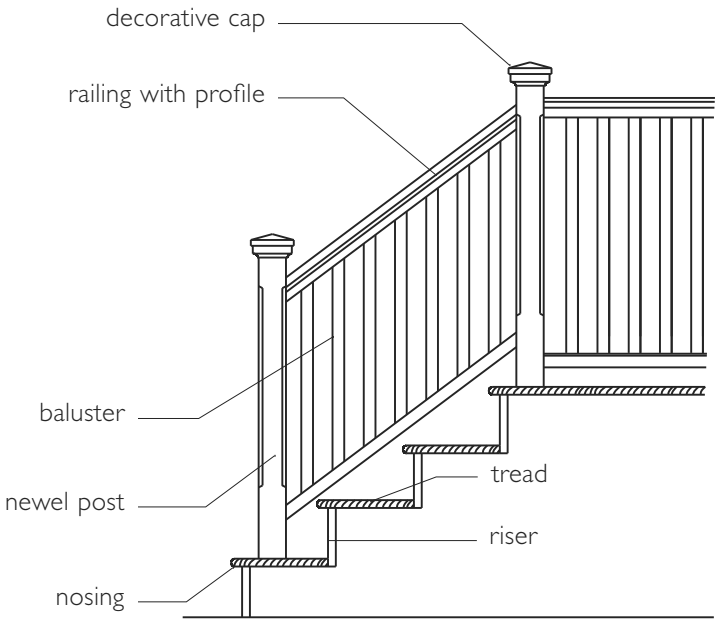

roofline
gable
cornice
cornice board
clapboards
cornerboards
watertable

GLOSSARY:
COMMON TERMS: DOOR



GLOSSARY:
COMMON TERMS: PORCH

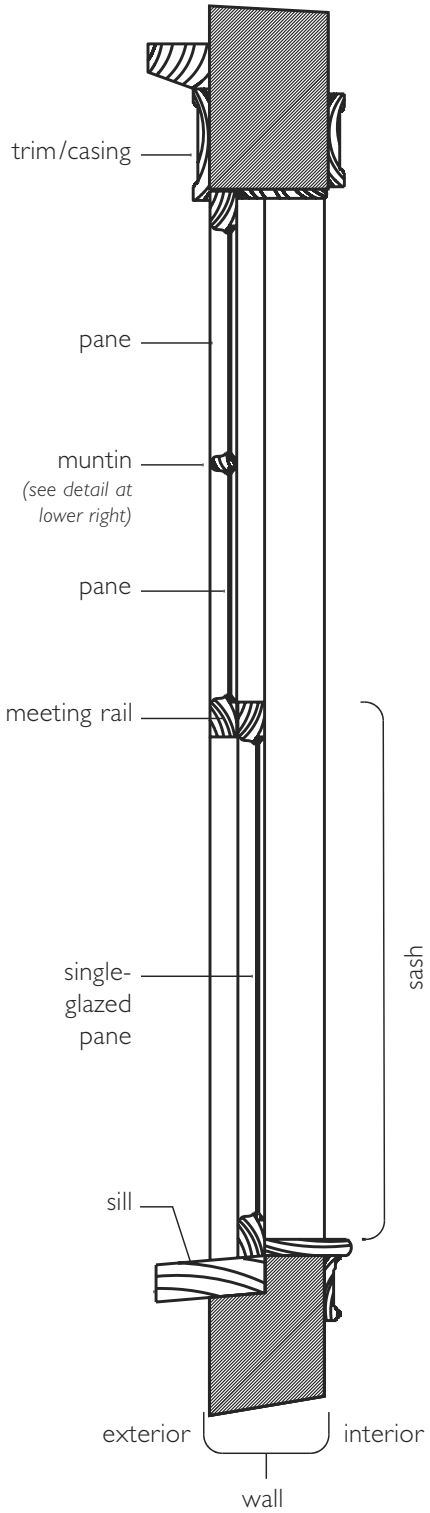


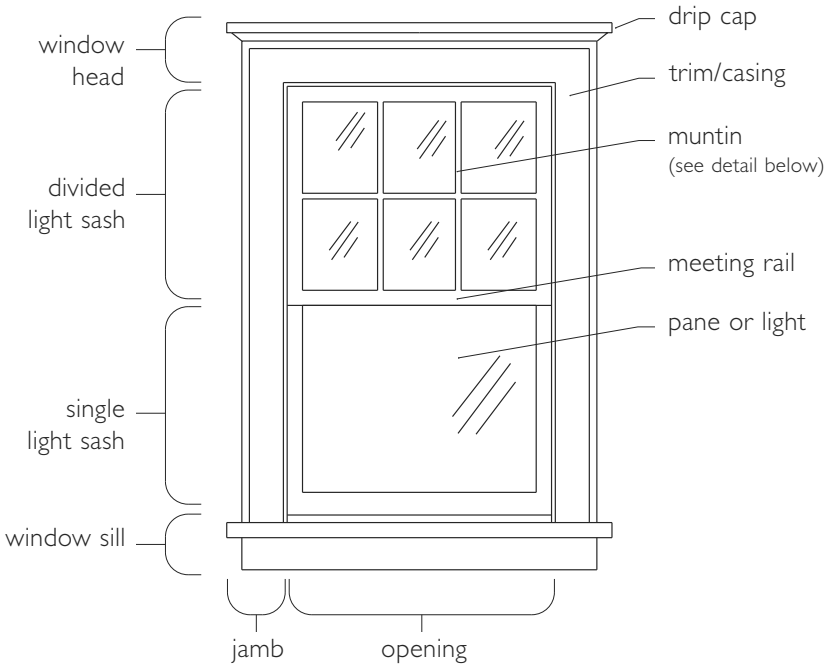


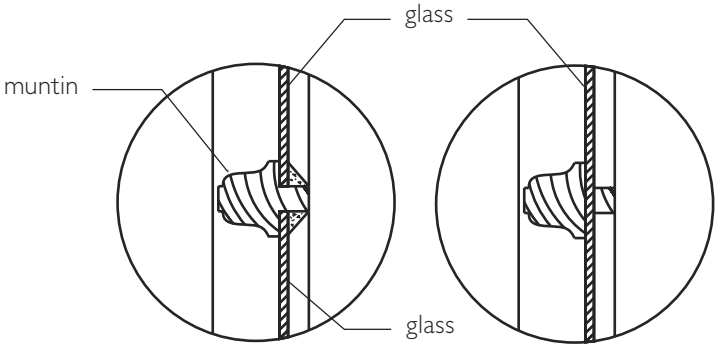
Stair Profile

Tread Horizontal section
Riser Vertical section
Nosing Overhanging portion of tread. The nosing profile should match that of original or typically traditional stairs.

GLOSSARY:
COMMON TERMS: WINDOWS



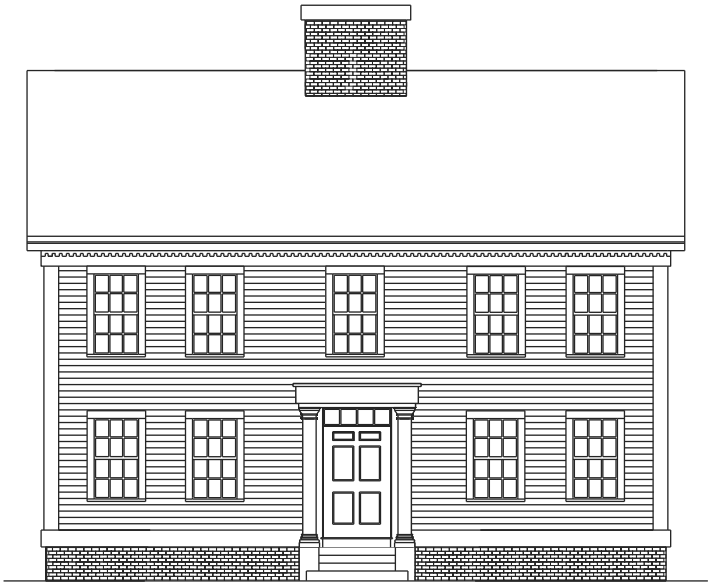




True divided light
Muntin separates two panes of glass.

Simulated divided light False muntin applied to single pane of glass.

GLOSSARY:
HOUSE STYLES



▲ **Federal**



▲ **Greek Revival**

GLOSSARY:
HOUSE STYLES



▲ **Second Empire**



▲ **Queen Anne**



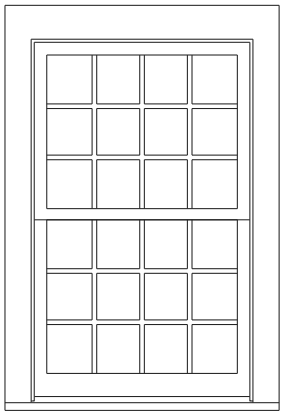
▲ **Colonial**



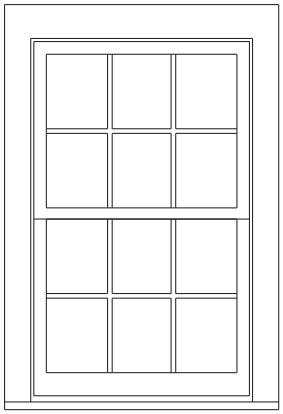
▲ **Triple Decker**

GLOSSARY:
WINDOW TYPES

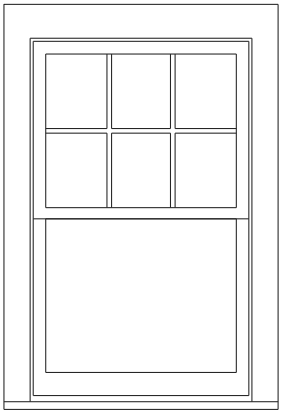
Most historic residential windows are double-hung windows with wooden sashes and true divided lights. Different types of windows are appropriate for different architectural styles and periods. New windows should match originals in materials, design, dimensions, configuration and number of panes.



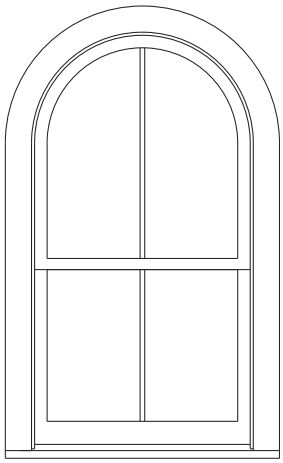
▲ **12/12 Colonial or Federal** (late 18th century)



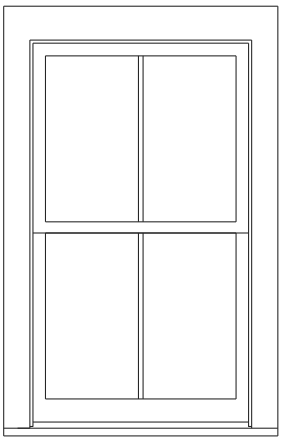
▲ **6/6 Greek Revival** (1830s and 1840s or Federal)



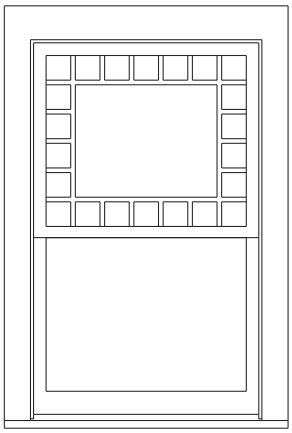
▲ **6/1 Colonial Revival**



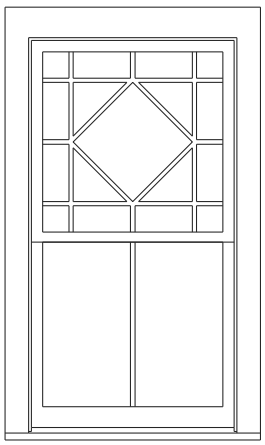
▲ **Arched 2/2 Second Empire** (1860s and 1870s)



▲ **2/2 Second Empire** (1860s and 1870s)



▲ **Multi-light Queen Anne** (late 19th century)

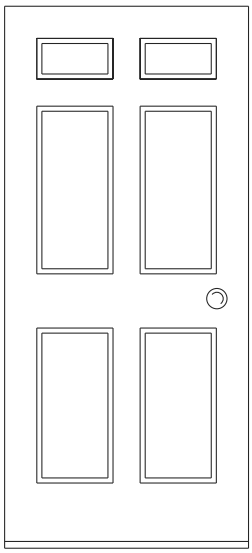


▲ **Multi-light Queen Anne** (late 19th century)

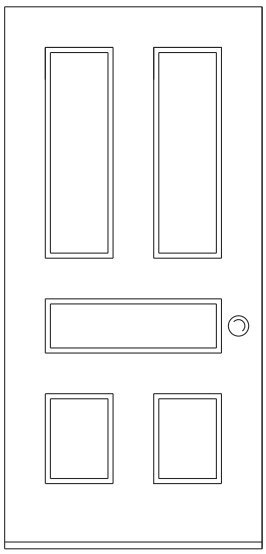
GLOSSARY:
DOOR TYPES

Most historic residential doors are wooden paneled doors. In some cases, doors may contain one or more panes of glass.

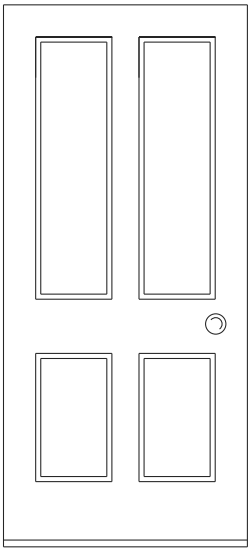
The number and configuration of panels or panes of glass in a replacement should be consistent with the architectural style of the building, and the original dimensions should be maintained.



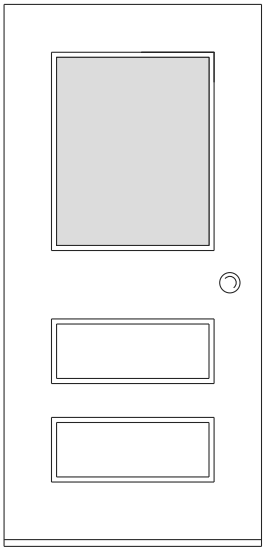
▲ **Six-panel**



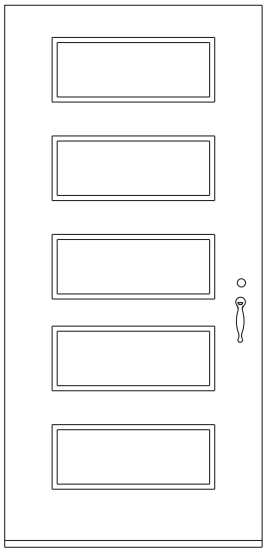
▲ **Five-panel**



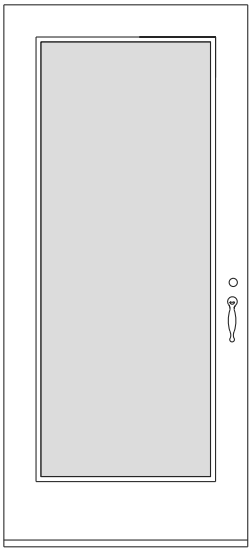
▲ **Four-panel**



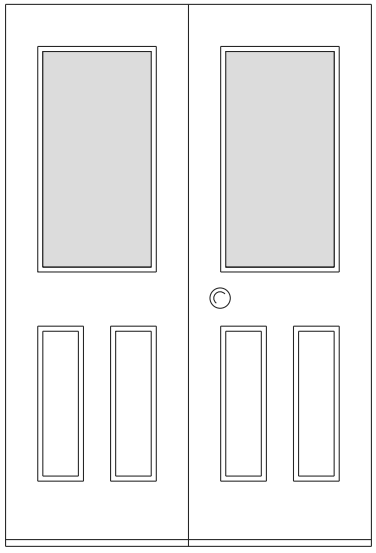
▲ **Three-panel with glass**



▲ **Five-panel**



▲ **Glass**



▲ **Double three-panel with glass**

EXHIBIT 2

2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
2½-stories; end gable; clapboard; set into hill so full basement on street front; entrance on north side; greenhouse room on south side; some paired windows; attached garage.
CONTRIBUTING



Arrow indicates 56 Pratt Street.



Arrow indicates project location, looking north.

Owner: Nathaniel Sliney, 56 Pratt Street, Providence, RI 02906
Architect: David Sisson, David Sisson Architecture PC, 345 Taunton Ave, East Providence, RI 02914

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

- As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a two-unit, three-story with cellar addition to the existing building (aka north parcel).

Issues: The following issues are relevant to this application:

- The applicants previously appeared as a Preliminary Application at the Commission's June 22nd meeting where the previous proposal was discussed. The Commission's general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance;
- The applicant appeared at the July 27th meeting. The applicant had revised the drawings, and the proposal was slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. It is definitively not subservient to the historic resource. The application was denied (Res26-08);
- The new submission is substantially and materially different from the denied application and is considered complete for review; Staff recommends a motion be made from the Commission stating this;
- The work as proposed is in accord with PHDC Standard 8 being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

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

a) 56 Pratt Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
b) The application for Major Alterations is considered complete for review; and,
c) The work as proposed is in accord with PHDC Standard 8 being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

Staff recommends a motion be made stating that: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete. The Commission cites Standard 8 in granting Final Approval for the proposed addition to 56 Pratt Street as it is in accord with PHDC Standard 8, being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, being of a size where its height and width are minimally to not discernible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

ZONING TABLE

MAP = 10
LOT = 163

BASE ZONING DISTRICT: R-2
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO
MINIMUM LOT WIDTH	EXISTING LOT: NONE NEW SUBDIVISIONS 50'		132' EXISTING 57.96' PROPOSED	NO NO
HEIGHT	45' NOT MORE THAN 3 STORY		30'-11" / 3 STORY PROPOSED	NO
MAX BUILDING COVERAGE	45% (2,584 SF)		887 SF EXISTING 42% (2,391 SF) PROPOSED	NO NO
MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)	3918 SF	34.1% (1,961 SF) EXISTING 61.5% (3,761 SF) PROPOSED	NO NO
MIN PERV. SURFACE COVERAGE	1,000 SF		3,781 SF EXISTING 2,351 SF PROPOSED	NO NO
MAX IMPERV. FRONT YARD COVERAGE MAX IMPERV. REAR YARD COVERAGE	33% (NA) 50% (824 SF)		N/A - NO FRONT YARD 14.2% (571 SF) EXISTING 4.7% (77 SF) PROPOSED	NO NO NO
FRONT SETBACK REAR SETBACK	3.8' (AVERAGE WITHIN 100') 30'	 28.5	0 - 0" EXISTING 72.6' EXISTING 28' - 6" PROPOSED	NO NO NO
SIDE SETBACK	6		7' - 2" EXISTING 7' - 2" PROPOSED	NO NO
SIDE SETBACK	6		36' - 5" EXISTING 15' - 8" PROPOSED	NO NO

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	135.75
NE CORNER AT EXISTING GRADE	151.75
SE CORNER AT EXISTING GRADE	151
SW CORNER AT EXISTING GRADE	134.17
AVERAGE	143.17

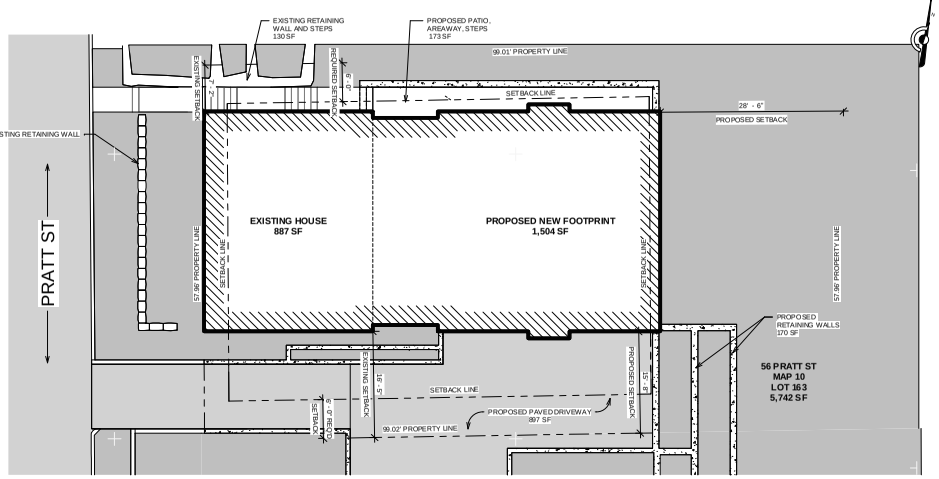
BUILDING COVERAGE CALCULATION:

	SF
EXISTING HOUSE	887
PROPOSED ADDITION	1,504
TOTAL:	2,391 SF

IMPERVIOUS SURFACE COVERAGE CALCULATION:

EXISTING	SF
EXISTING HOUSE	887
EXISTING GARAGE	317
EXISTING STEP AND PAVED AREA	550
EXISTING SUNROOM STEPS	10
EXISTING RETAINING WALL AND STEPS	130
EXISTING RETAINING WALL	21
EXISTING RETAINING WALL	46
TOTAL:	1,961 SF

PROPOSED	SF
EXISTING HOUSE	887
EXISTING RETAINING WALL AND STEPS	130
PROPOSED NEW BUILDING	1,504
PROPOSED PAVED DRIVEWAY	897
PROPOSED RETAINING WALLS	170
PROPOSED PATIO, AREAWAY, STEPS	173
TOTAL:	3,761 SF



SITE - PROPOSED
1/8" = 1'-0"

david sisson architecture pc
345 Taunton Ave
East Providence, RI 02914
www.ds-arch.com info@ds-arch.com 401.595.7070

REV.#	DATE:	ISSUED FOR:
	2025-08-11	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

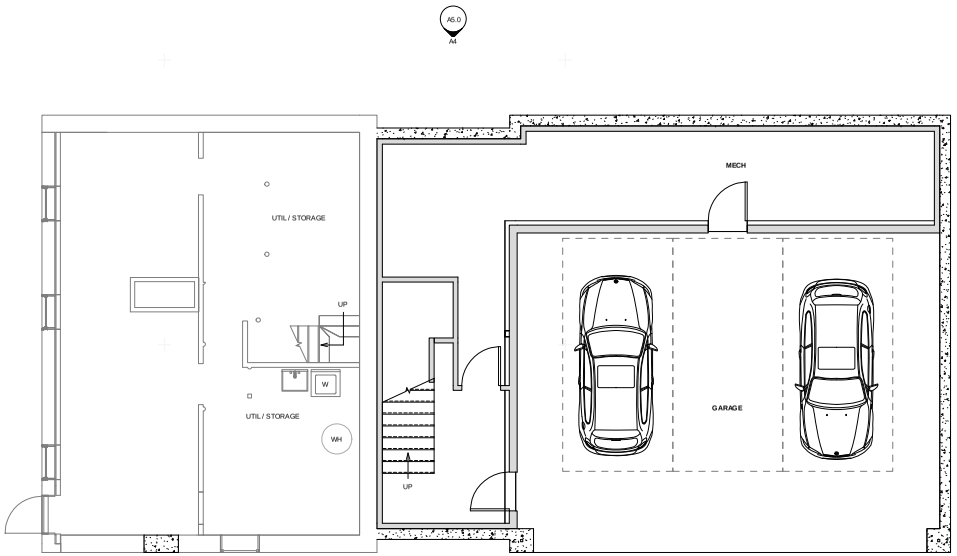
SITE PLAN

HDC REVIEW ONLY

A0.1

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

SPACE	AREA
ADU	551 SF
UNIT 1	313 SF
MECH	650 SF



A3 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CO — CARBON MONOXIDE DIETECTOR - HARDWIRED AND INTERCONNECTED
- SD — SMOKE DIETECTOR - HARDWIRED AND INTERCONNECTED
- HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- 60 — FIRE RATED DOOR 60 MIN W CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN/BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

david sisson architecture pc
345 Taunton Ave
East Providence, RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV.#	DATE:	ISSUED FOR:
	2025-08-11	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

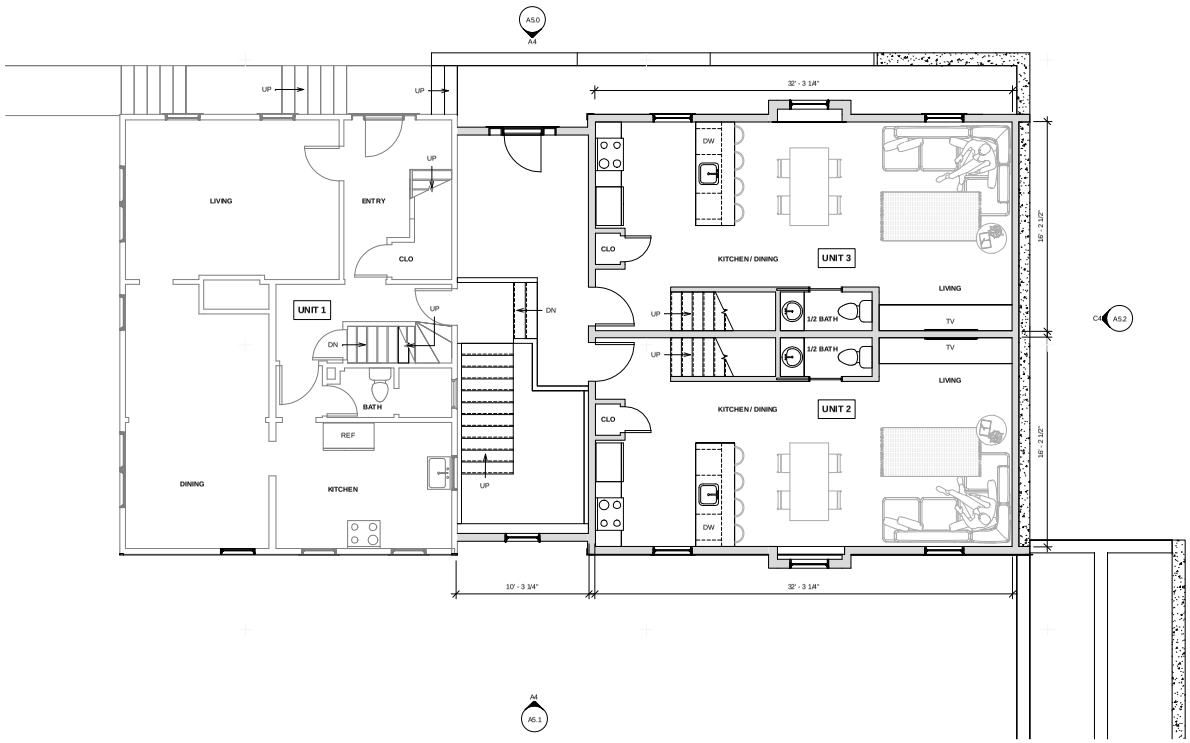
PLAN BASEMENT

HDC REVIEW ONLY

A4.0

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

SPACE	AREA
UNIT 1	887 SF
UNIT 2	589 SF
UNIT 3	589 SF
1ST FL COMMON AREA	324 SF



A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CO — CARBON MONOXIDE DIETECTOR - HARDWIRED AND INTERCONNECTED
- SD — SMOKE DIETECTOR - HARDWIRED AND INTERCONNECTED
- HD — HEAT DIETECTOR - HARDWIRED AND INTERCONNECTED
- 60 — FIRE RATED DOOR 60 MIN W CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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REV.#	DATE:	ISSUED FOR:
	2025-08-11	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 1ST FL

HDC REVIEW ONLY

A4.1

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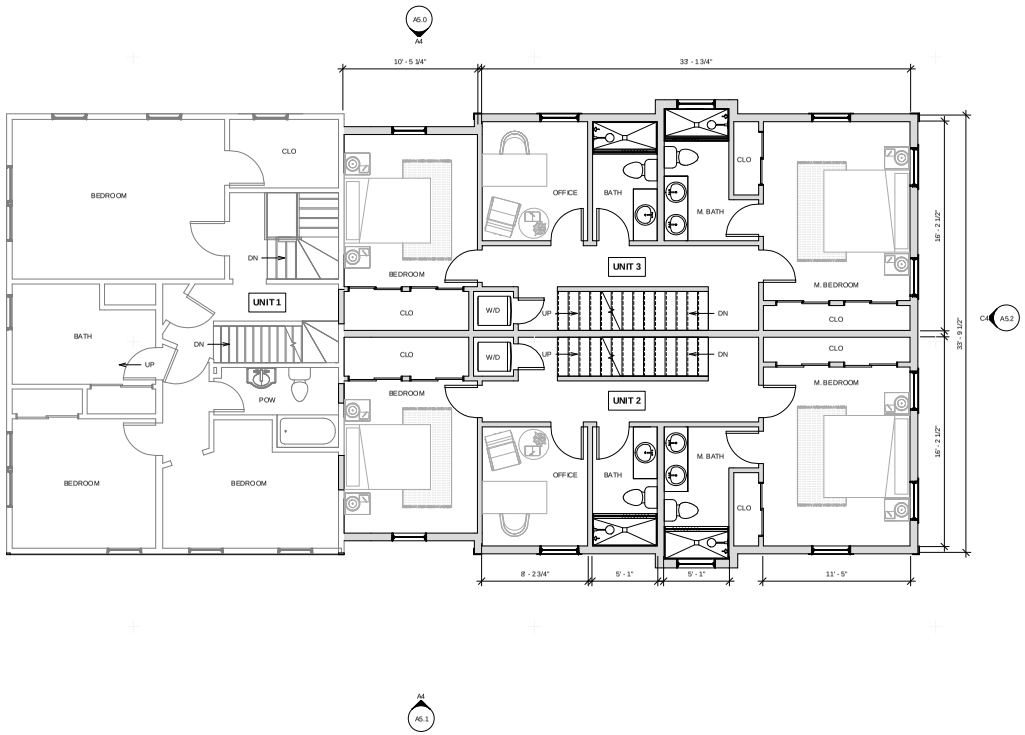
SPACE	AREA
UNIT 1	636 SF
UNIT 2	751 SF
UNIT 3	751 SF



A1 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
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- 60 — FIRE RATED DOOR 60 MIN W CLOSER

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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 2ND FL

HDC REVIEW ONLY

A4.2

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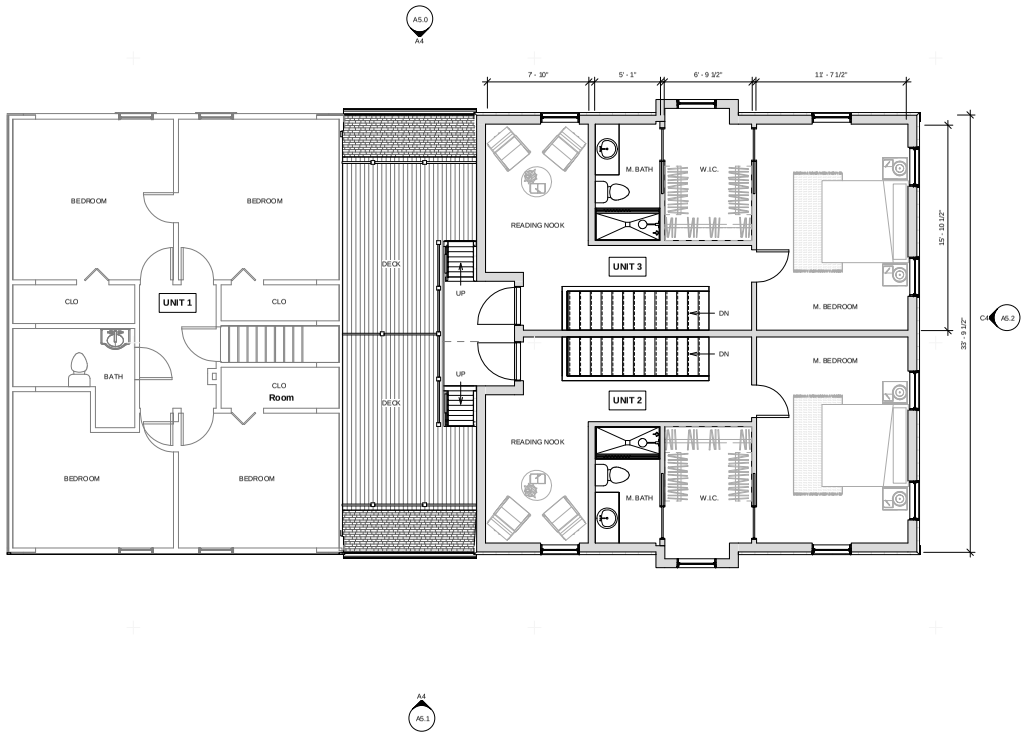
SPACE	AREA
UNIT 2	751 SF
UNIT 3	751 SF



A4 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 3RD FL

HDC REVIEW ONLY

A4.3

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A4 NORTH ELEVATION
1/4" = 1'-0"

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56 Pratt St
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ELEVATIONS

HDC REVIEW ONLY

A5.0



A5 SOUTH ELEVATION
1/4" = 1'-0"

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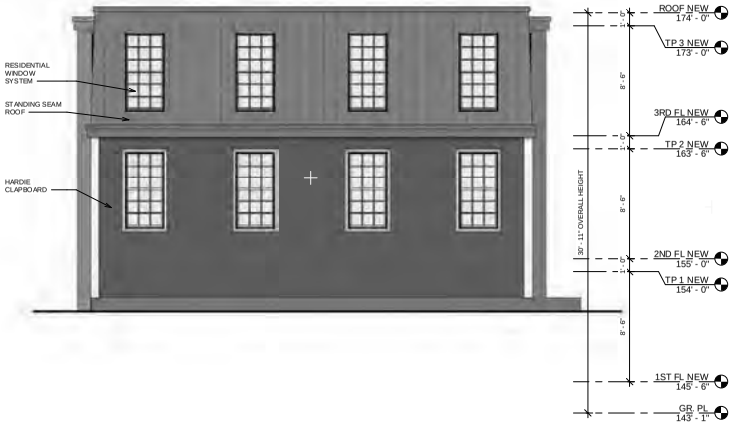
ELEVATIONS

HDC REVIEW ONLY

A5.1



A4 WEST ELEVTION
1/4" = 1'-0"



A4 EAST ELEVATION
1/4" = 1'-0"

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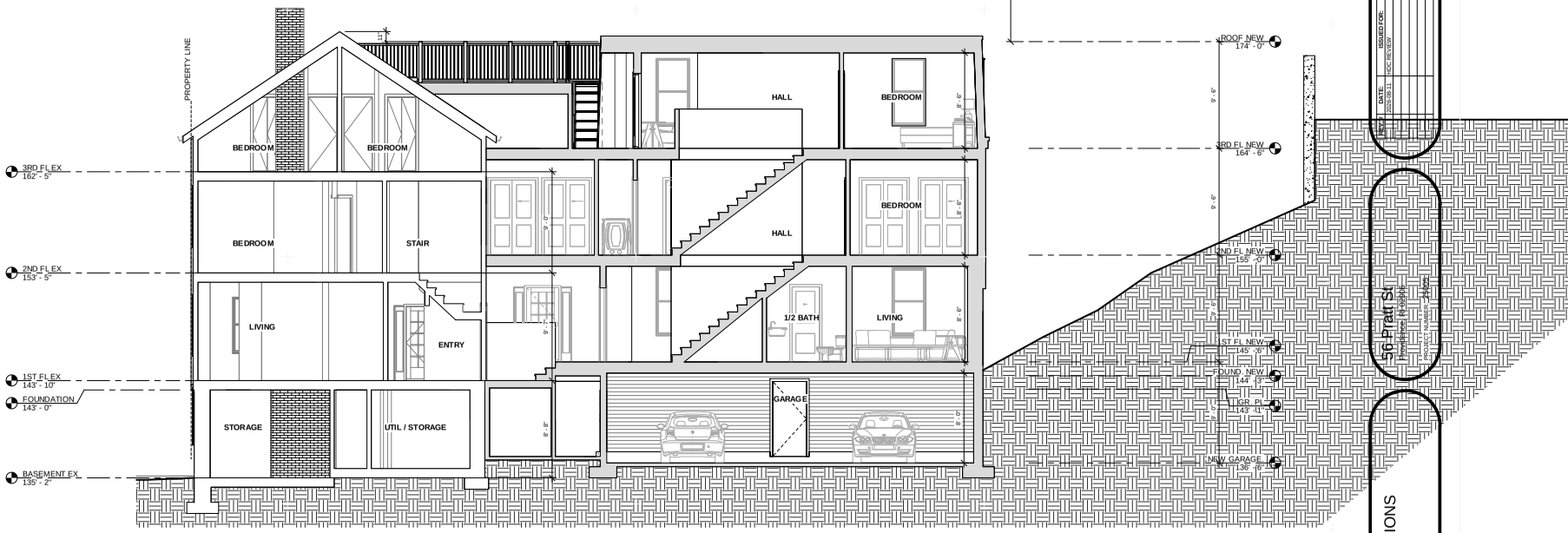
ELEVATIONS

HDC REVIEW ONLY

A5.2


PROPERTY LINE
BEDROOM
BEDROOM
BEDROOM
STAIR
LIVING
ENTRY
STORAGE
UTIL / STORAGE
HALL
BEDROOM
HALL
BEDROOM
1/2 BATH
LIVING
GARAGE
3RD FL EX
162' - 5"
2ND FL EX
153' - 5"
1ST FL EX
143' - 10"
FOUNDATION
143' - 0"
BASEMENT EX
135' - 2"
ROOF NEW
174' - 0"
3RD FL NEW
164' - 6"
2ND FL NEW
155' - 0"
1ST FL NEW
145' - 6"
FOUND NEW
144' - 9"
UNDER PL
143' - 1"
NEW GARAGE
136' - 6"
MAX HEIGHT
188' - 1"
146' - 1"
9' - 9"
9' - 9"
9' - 8"
9' - 8"
9' - 8

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REV. #	DATE:	ISSUED FOR:
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56 Pratt St
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PROJECT NUMBER: 25005

3D

HDC REVIEW ONLY

A10.0

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A10.2

HDC REVIEW ONLY

STREET VIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

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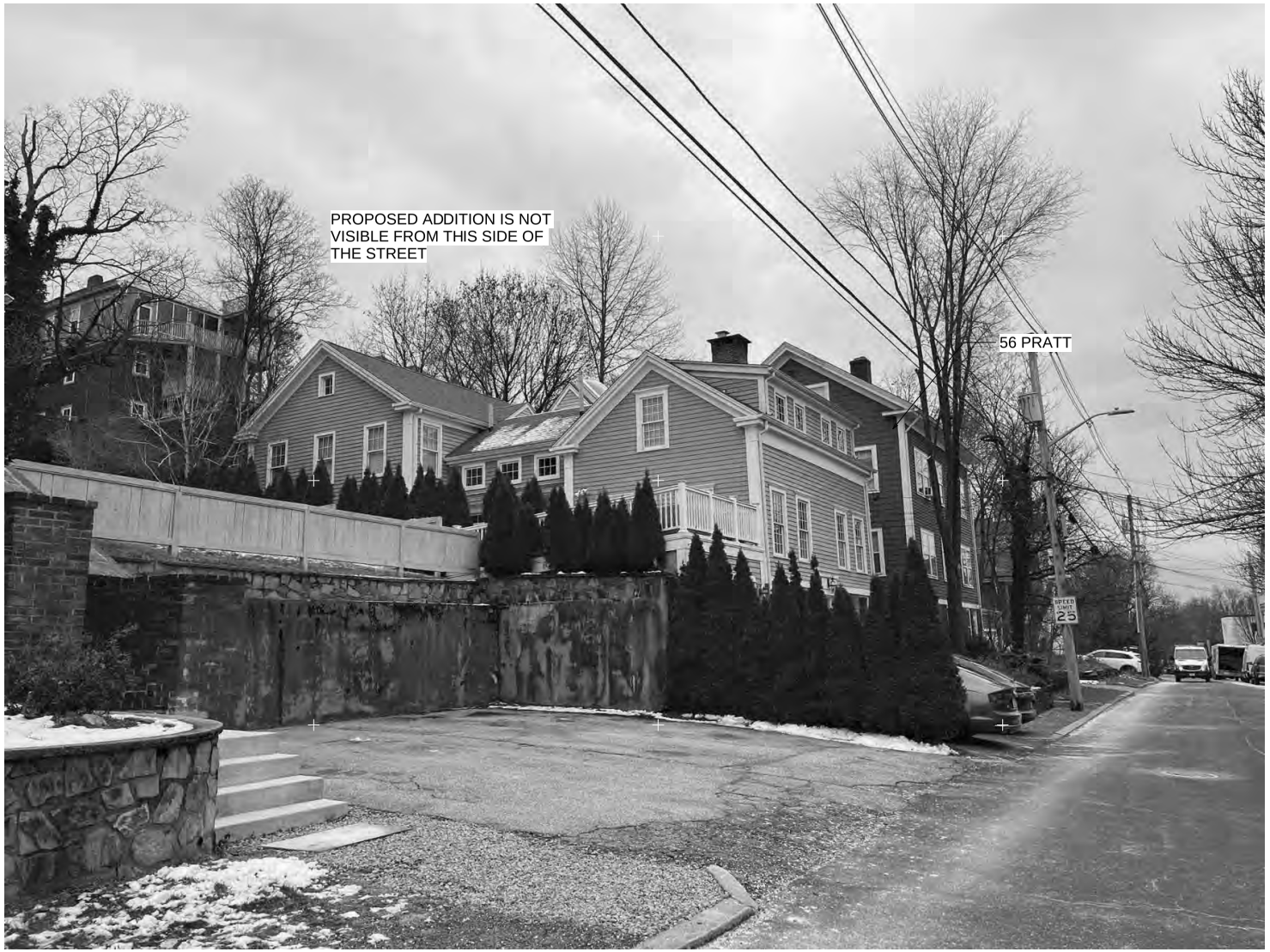

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STREET VIEW

HDC REVIEW ONLY

A10.3

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1 2 3 4



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STREET VIEW

HDC REVIEW ONLY

A10.4

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PROJECT REVIEW

1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

2½-stories; end gable; clapboard; set into hill so full basement on street front; entrance on north side; greenhouse room on south side; some paired windows; attached garage.

CONTRIBUTING



Arrow indicates 56 Pratt Street.



Arrow indicates project location, looking north.

Owner: Nathaniel Sliney, 56 Pratt Street, Providence, RI 02906
Architect: David Sisson, David Sisson Architecture PC, 345 Taunton Ave, East Providence, RI 02914

Proposal: The scope of work proposed consists of New Construction and Major Alterations and includes:

- As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a four-story addition to the existing building (north parcel), and a new three-story multi-family residence (south parcel).

Issues: The following issues are relevant to this application:

- This is a conceptual review.
- Staff recommends bifurcating review into two sections:
  - new construction of a three-story multi-family residence (south); and,
  - major alterations: the construction of a four-story addition to the existing building (north)

New Construction:

Issues: The following issues are relevant to this application:

- The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context; The street hosts two properties designed by Friedrich St. Florian, who rightly referred to the street as a "laboratory" for architectural expression;
- The proposed structure will require some fenestration along the gas modified appears to be zoning compliant; and,
- Plans and photos have been submitted.

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

a) 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
b) The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon;
b) The application for New Construction is considered complete for conceptual review; and,
c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed new construction is conceptually appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the .

Staff recommends a motion be made stating that: The application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon. The Commission grants Conceptual Approval of the new construction, citing Standard 8, having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with the applicant to return for Final Approval once the parcel has been subdivided.

Major Alterations:

Issues: The following issues are relevant to this application:

- The applicant's appeared as a Preliminary Application at the Commission's June 22nd meeting where the proposal was discussed. The Commission's the general consensus was that it was inappropriate as it is too large and needs to be subservient to the

existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance;

- The applicant has revised the drawings, and the proposal is slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. It is definitively not subservient to the historic resource;
- The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories; and,
- It is Staff's recommendation that the application be denied. The applicant must wait one-year to return to the Commission, or the applicant can return to the Commission with a materially different submission that ideally conforms to zoning as if the Commission votes and accepts that submission.

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

a) 56 Pratt Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
b) The application for Major Alterations is considered complete for conceptual review;
c) The application should be bifurcated to remove the separate proposed new construction of a three-story with cellar on the lot (lot to be subdivided), which is being reviewed separately; and,
d) The work as proposed is not in accord with PHDC Standard 8 being architecturally and historically incompatible with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource.

Staff recommends a motion be made stating that: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete for conceptual review. The application has been bifurcated to remove the proposed separate new construction of a three-story with cellar on the lot, which is being reviewed separately. The Commission cites Standard 8 in denying the application for the proposed addition to 56 Pratt Street as it is not in accord with PHDC Standard 8, being architecturally and historically incompatible with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource.

ZONING TABLE

MAP = 10
LOT = 163

BASE ZONING DISTRICT: R-2
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE		132' EXISTING	NO
	NEW SUBDIVISIONS 50'		57.96' PROPOSED	NO
HEIGHT	45' NOT MORE THAN 3 STORY		45' /3 STORY MAX PROPOSED	NO
MAX BUILDING COVERAGE	45% (2,584 SF)		887 SF EXISTING	NO
			44% (2,526 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)		34.1% (1,961 SF) EXISTING	NO
			59% (3,391 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF		3,781 SF EXISTING	NO
			2,351 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (NA)		N/A - NO FRONT YARD	NO
MAX IMPERV. REAR YARD COVERAGE	50% (924 SF)		34.2% (571 SF) EXISTING	NO
			4.7% (77 SF) PROPOSED	NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')		0 - 0" EXISTING	NO
REAR SETBACK	30'	28.5	72.6' EXISTING	NO
			28' - 6" PROPOSED	NO
SIDE SETBACK	6	5.7'	7' - 2" EXISTING	NO
			6' - 0" PROPOSED	NO
SIDE SETBACK	6	5.7'	36' - 5" EXISTING	NO
			6' - 2" PROPOSED	NO

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	135.75
NE CORNER AT EXISTING GRADE	151.75
SE CORNER AT EXISTING GRADE	151
SW CORNER AT EXISTING GRADE	134.17
AVERAGE	143.17

BUILDING COVERAGE CALCULATION:

	SF
EXISTING HOUSE	887
PROPOSED ADDITION	1,639

TOTAL: 2,526 SF

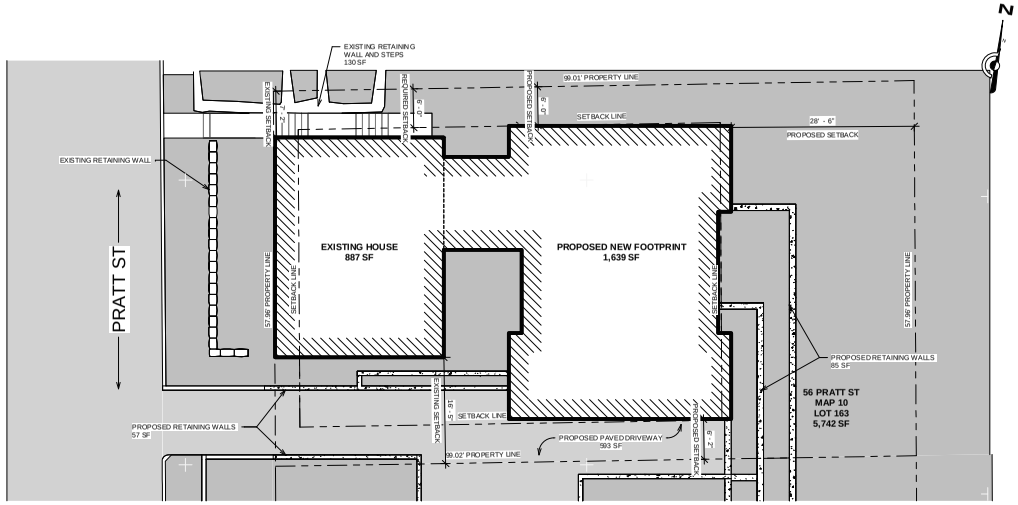
IMPERVIOUS SURFACE COVERAGE CALCULATION:

EXISTING	SF
EXISTING HOUSE	887
EXISTING GARAGE	317
EXISTING STEP AND PAVED AREA	550
EXISTING SUNROOM STEPS	10
EXISTING RETAINING WALL AND STEPS	130
EXISTING RETAINING WALL	21
EXISTING RETAINING WALL	46

TOTAL: 1,961 SF

PROPOSED	SF
EXISTING HOUSE	887
EXISTING RETAINING WALL AND STEPS	130
PROPOSED NEW BUILDING	1,639
PROPOSED PAVED DRIVEWAY	593
PROPOSED RETAINING WALLS	85
PROPOSED RETAINING WALLS	57

TOTAL: 3,391 SF



SITE - PROPOSED
1/8" = 1'-0"

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

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REV.#	DATE:	ISSUED FOR:
	2025.07.27	HDC REVIEW

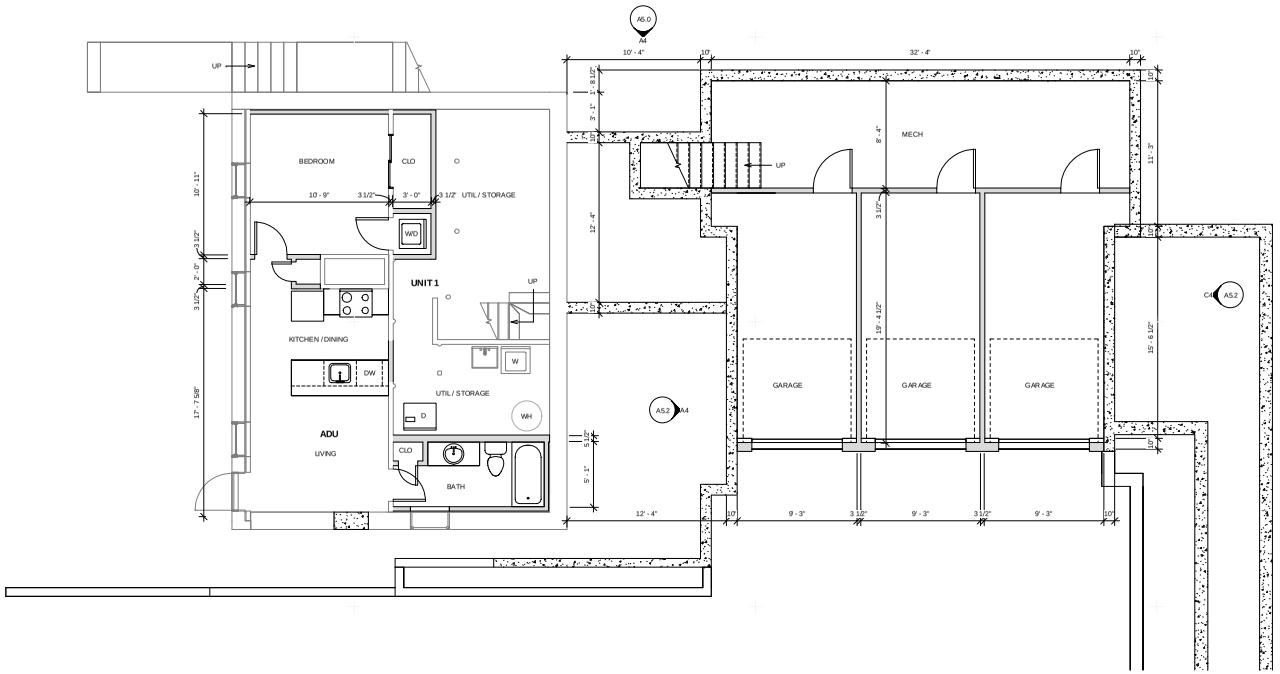
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

SITE PLAN

HDC REVIEW ONLY

A0.1

SPACE	AREA
ADU	551 SF
UNIT 1	313 SF
GARAGES / MECH	936 SF



A2 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- CO — CARBON MONOXIDE DIETECTOR - HARDWIRED AND INTERCONNECTED
- SD — SMOKE DIETECTOR - HARDWIRED AND INTERCONNECTED
- HD — HEAT DIETECTOR - HARDWIRED AND INTERCONNECTED
- 60 — FIRE RATED DOOR 60 MIN W CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
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14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
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16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
21. PROVIDE DIMMERS AS DIRECTED BY OWNER
22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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PLAN BASEMENT

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A4.0

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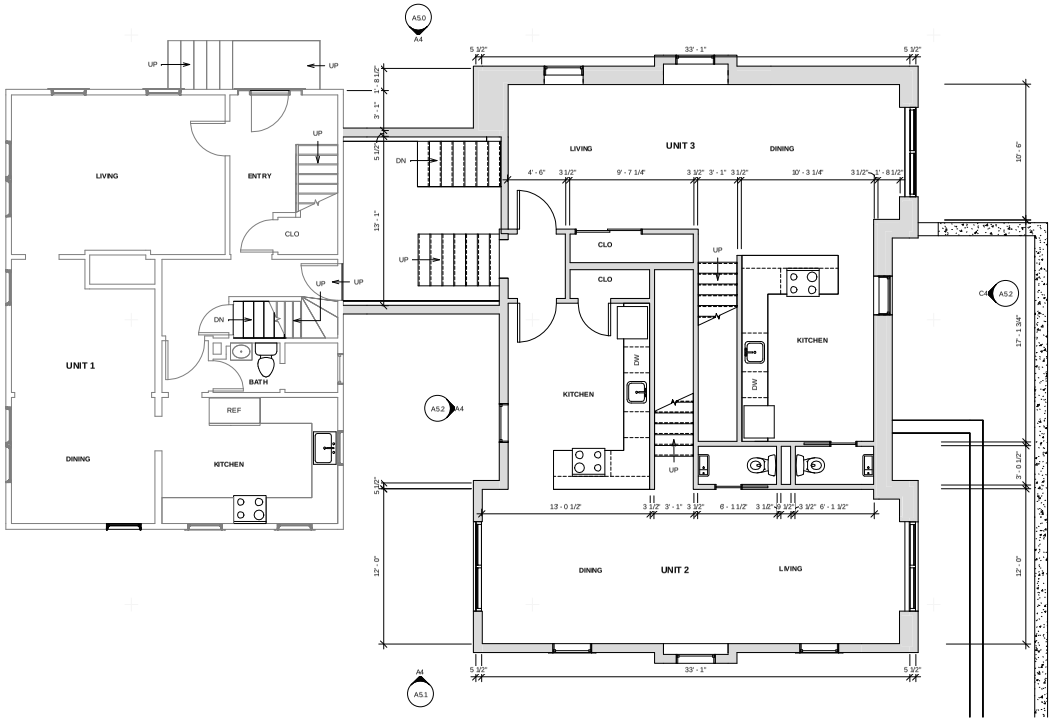
SPACE	AREA
UNIT 1	887 SF
UNIT 2	714 SF
UNIT 3	714 SF
1ST FL COMMON AREA	198 SF



A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
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- 60 — FIRE RATED DOOR 60 MIN W CLOSER

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56 Pratt St
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PLAN 1ST FL

HDC REVIEW ONLY

A4.1

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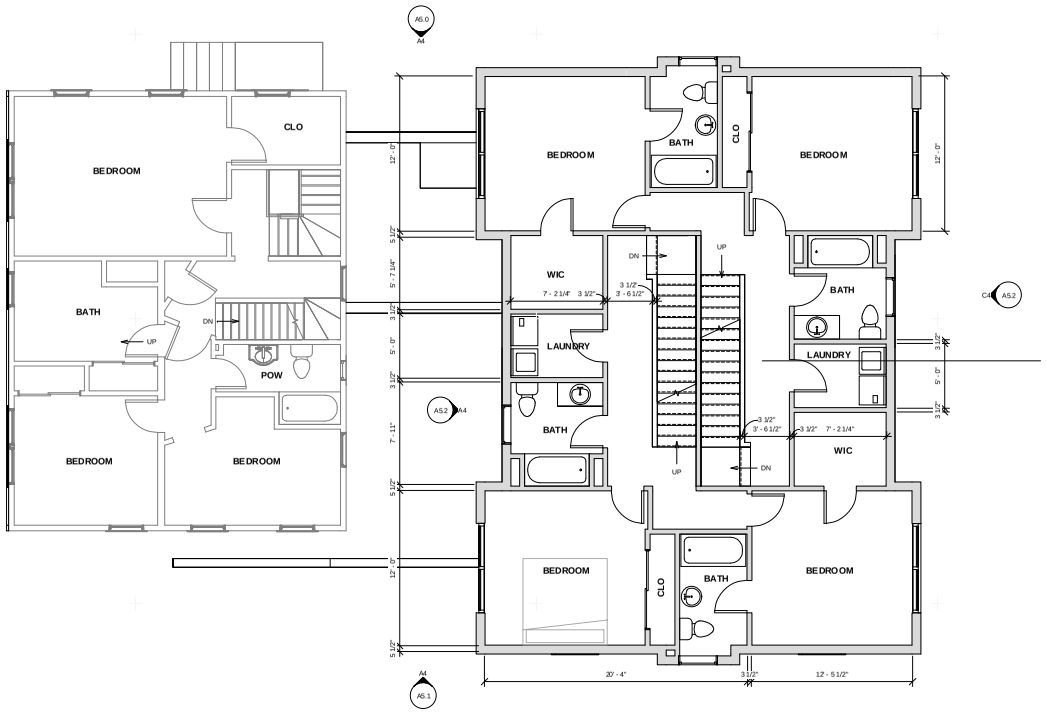
SPACE	AREA
UNIT 1	636 SF
UNIT 2	741 SF
UNIT 3	741 SF



A4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
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- 60 — FIRE RATED DOOR 60 MIN W/ CLOSER

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PLAN 2ND FL

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A4.2

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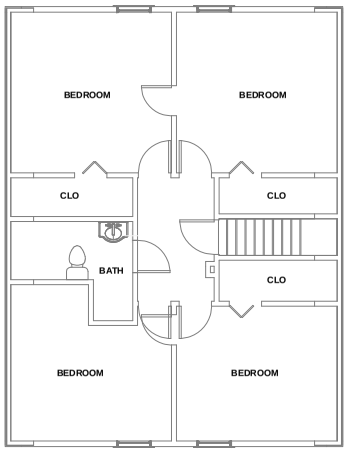
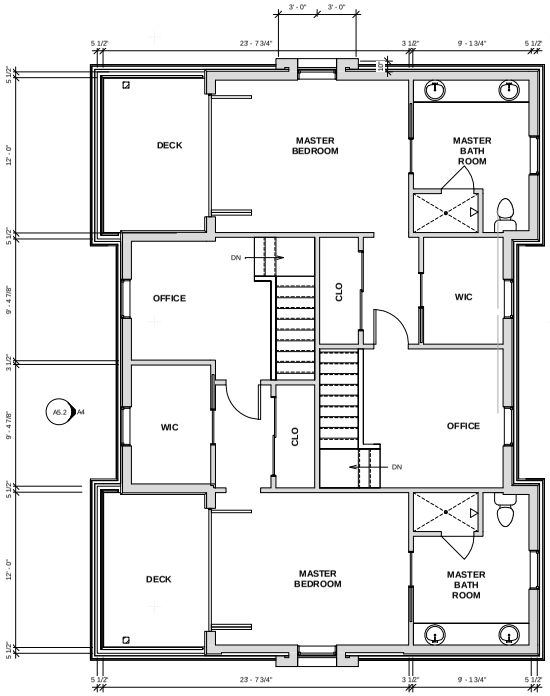
SPACE	AREA
UNIT 2	741 SF
UNIT 3	741 SF





A4 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

PLAN LEGEND

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- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
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PLAN 3RD FL

HDC REVIEW ONLY

A4.3

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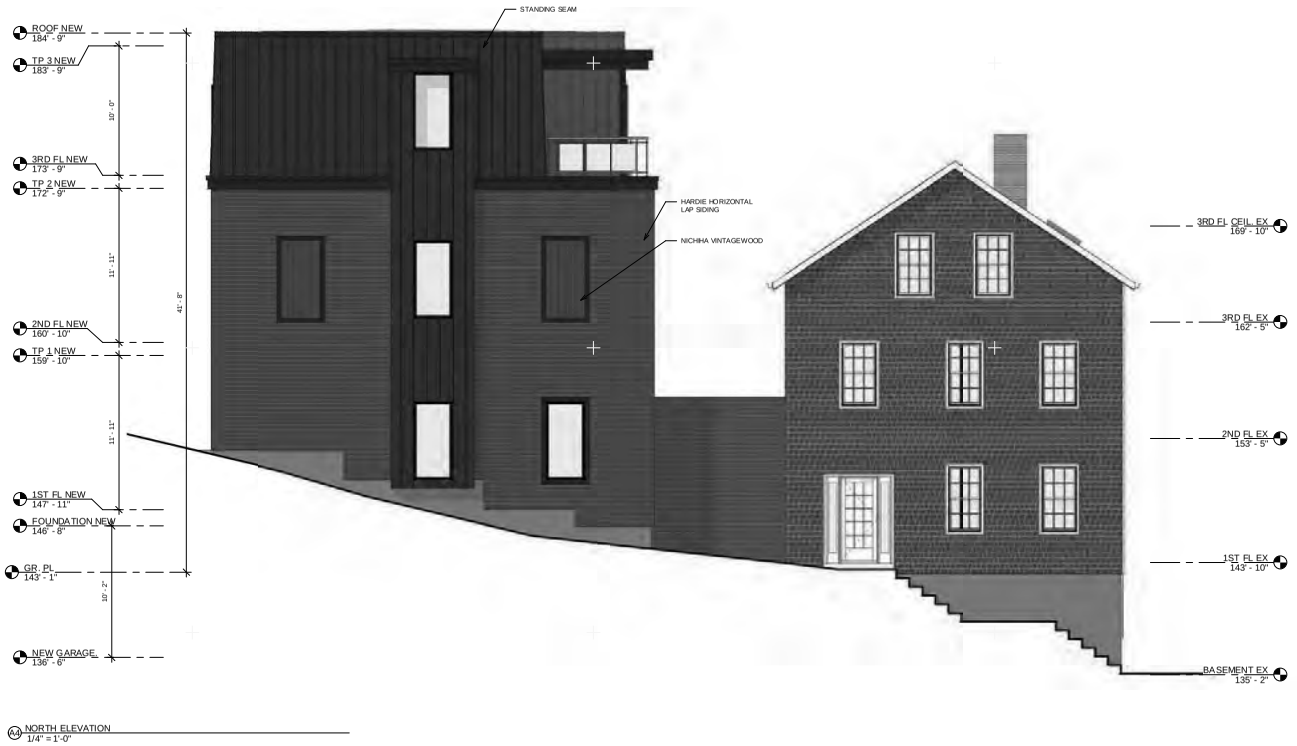

AA NORTH ELEVATION
1/4" = 1'-0"

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ELEVATIONS

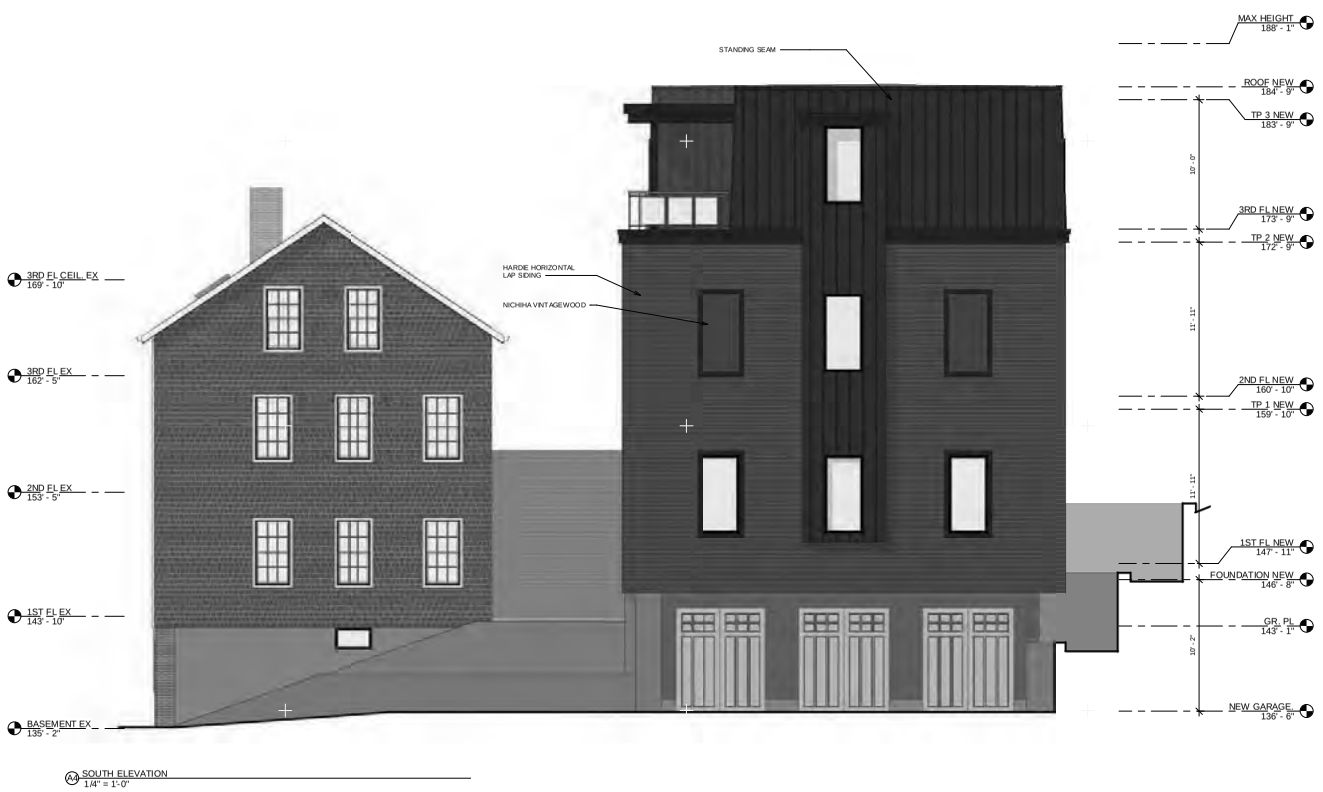
HDC REVIEW ONLY

A5.0

A B C D

1 2 3 4

KEYED NOTES



A4 SOUTH ELEVATION
1/4" = 1'-0"

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ELEVATIONS

HDC REVIEW ONLY

A5.1



A4 WEST ELEVATION
1/4" = 1'-0"



C4 EAST ELEVATION
1/4" = 1'-0"

KEYED NOTES

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ELEVATIONS

HDC REVIEW ONLY

A5.2

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DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

1 2 3 4

A B C D

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3D

HDC REVIEW ONLY

A10.0

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STREET VIEW

HDC REVIEW ONLY

A10.2

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STREET VIEW

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A10.3

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STREET VIEW

HDC REVIEW ONLY

A10.4

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

ZONING TABLE

MAP = 10
LOT = TBD

BASE ZONING DISTRICT: R-3
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF	5,149 SF	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'	130' EXISTING	NO
HEIGHT	45' NOT MORE THAN 3 STORY	43 ' -7 " / 3 STORY	NO
MAX BUILDING COVERAGE	45% (2,317 SF) (2,433 W/5% VAR)	46.4% (2,347 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,347 SF)	63% (3,081 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF	2,366 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (22.8 SF)	18% (4.2 SF) PROPOSED	NO
MAX IMPERV. REAR YARD COVERAGE	50% (157.2 SF)	0% (0 SF) PROPOSED	NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')	0' - 5" PROPOSED	NO
REAR SETBACK	30'	30 ' - 1" PROPOSED	NO
SIDE SETBACK	6	6' - 0" PROPOSED	NO
SIDE SETBACK	6	6' - 6" PROPOSED	NO
ENCROACHMENT FOR STAIR	4' MAX FROM PROPERTY LINE	4' - 1" PROPOSED	NO

IMPERVIOUS SURFACE COVERAGE CALCULATION:

PROPOSED	SF
EXISTING RETAINING WALL	95
PROPOSED NEW BUILDING	2,347
PROPOSED PAVED DRIVEWAY	271
PROPOSED RETAINING WALL	73
PROPOSED STEPS AND LANDING	302

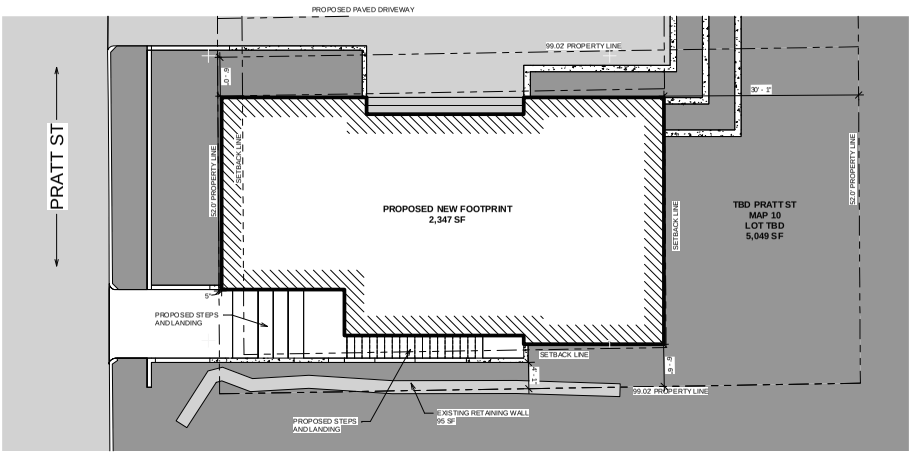
TOTAL: 3077 SF

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	136'
NE CORNER AT EXISTING GRADE	151'
SE CORNER AT EXISTING GRADE	151.25
SW CORNER AT PROPOSED PAVEMENT	133.75
AVERAGE	143

FRONT YARD CALCULATION	SF
FRONT YARD	22.8 SF
33% ALLOWED	7.5 SF
IMPERVIOUS	4.2 SF (18%)

REAR YARD CALCULATION	SF
REAR YARD	157.2 SF
50% ALLOWED	786 SF
IMPERVIOUS	0 SF (0%)



SITE - PROPOSED
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N

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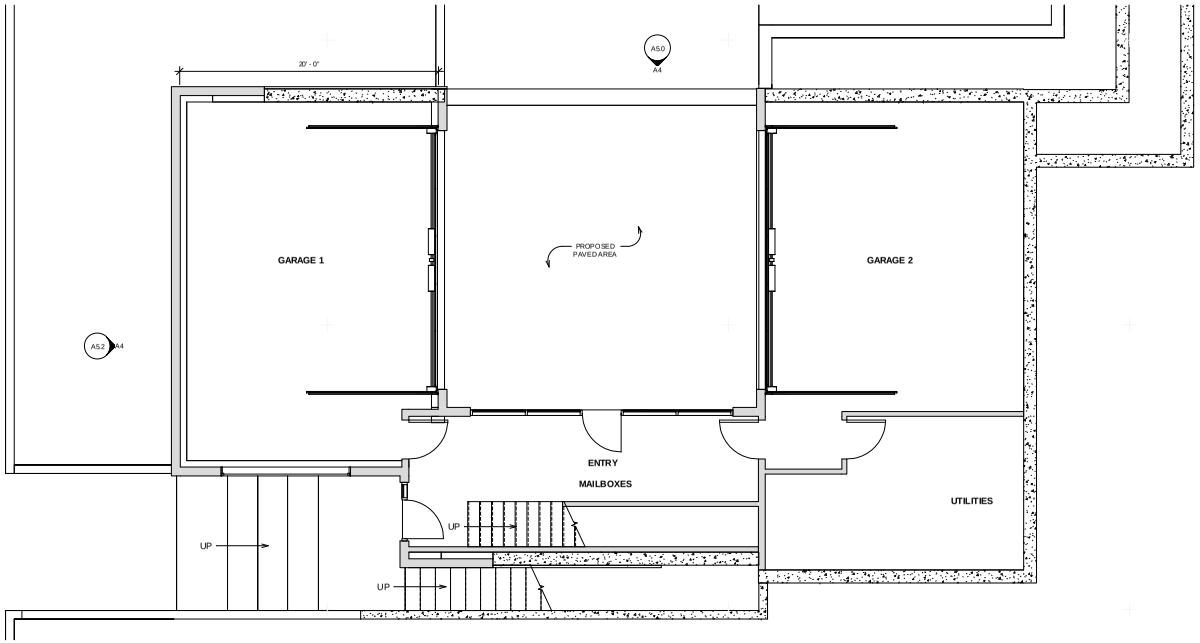
SITE PLAN

HDC REVIEW ONLY

A0.1

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

SPACE	AREA
GARAGE 1	590 SF
GARAGE 2	509 SF
ENTRY	214 SF
UTILITIES	252 SF



A2 FLOOR PLAN - CELLAR
1/4" = 1'-0"

PLAN LEGEND

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- SD — SMOKE DIETECTOR - HARDWIRED AND INTERCONNECTED
- HD — HEAT DIETECTOR - HARDWIRED AND INTERCONNECTED
- 60 — FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
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14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
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22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

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REV.#	DATE:	ISSUED FOR:
	2025.07.27	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

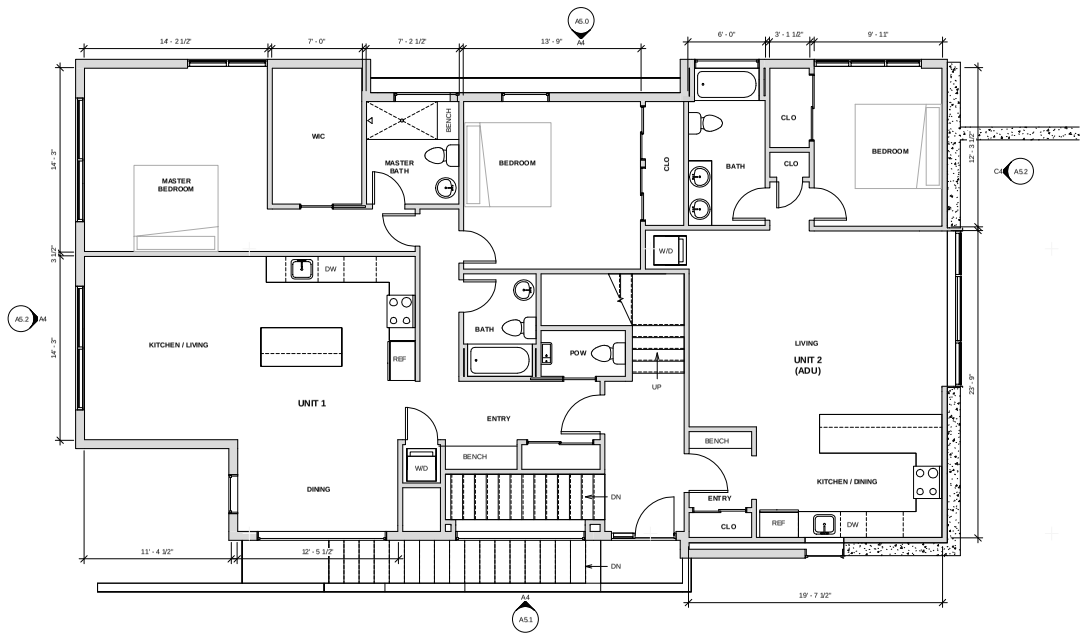
PLANS CELLAR

HDC REVIEW ONLY

A4.0

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

SPACE	AREA
UNIT 1	1385 SF
UNIT 2	803 SF
1ST FL COMMON AREA	214 SF



A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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REV.#	DATE:	ISSUED FOR:
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

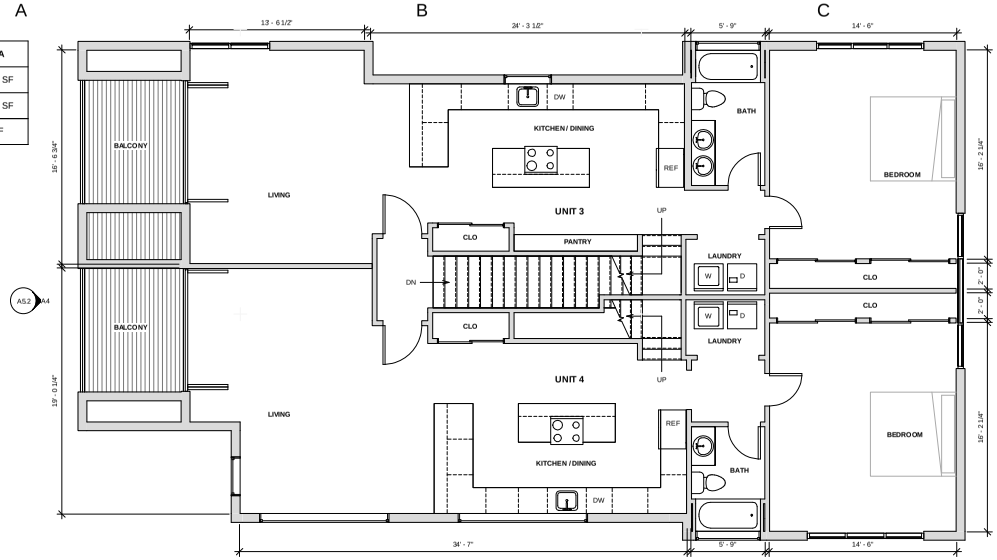
PLANS 1ST FL

HDC REVIEW ONLY

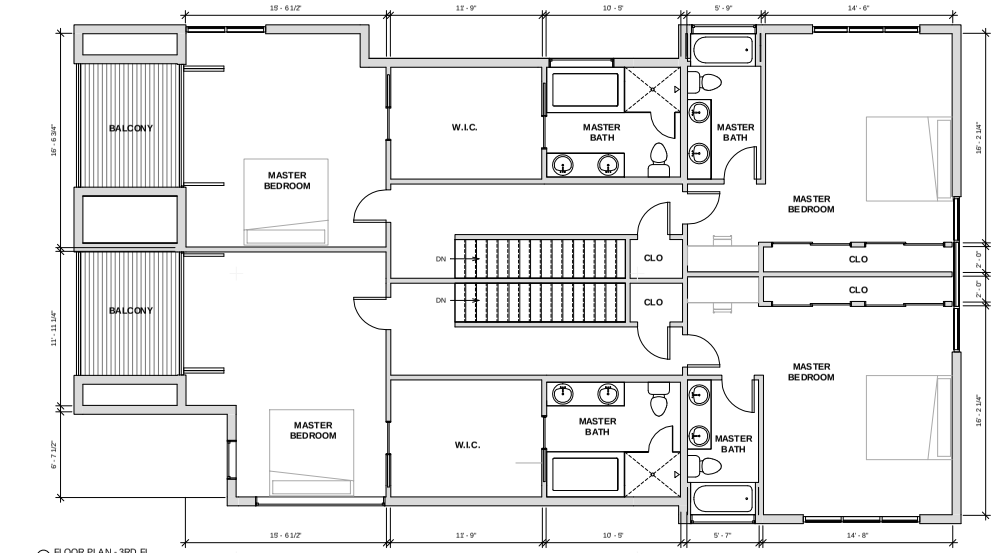
A4.1

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

SPACE	AREA
UNIT 3	2115 SF
UNIT 4	2176 SF
2ND FL COMMON AREA	86 SF



A2.1 FLOOR PLAN - 2ND FL
1/4" = 1'-0"



A2.2 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

D

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
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REV.#	DATE:	ISSUED FOR:
	2025.07.27	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLANS 2ND FL & 3RD FL

HDC REVIEW ONLY

A4.2

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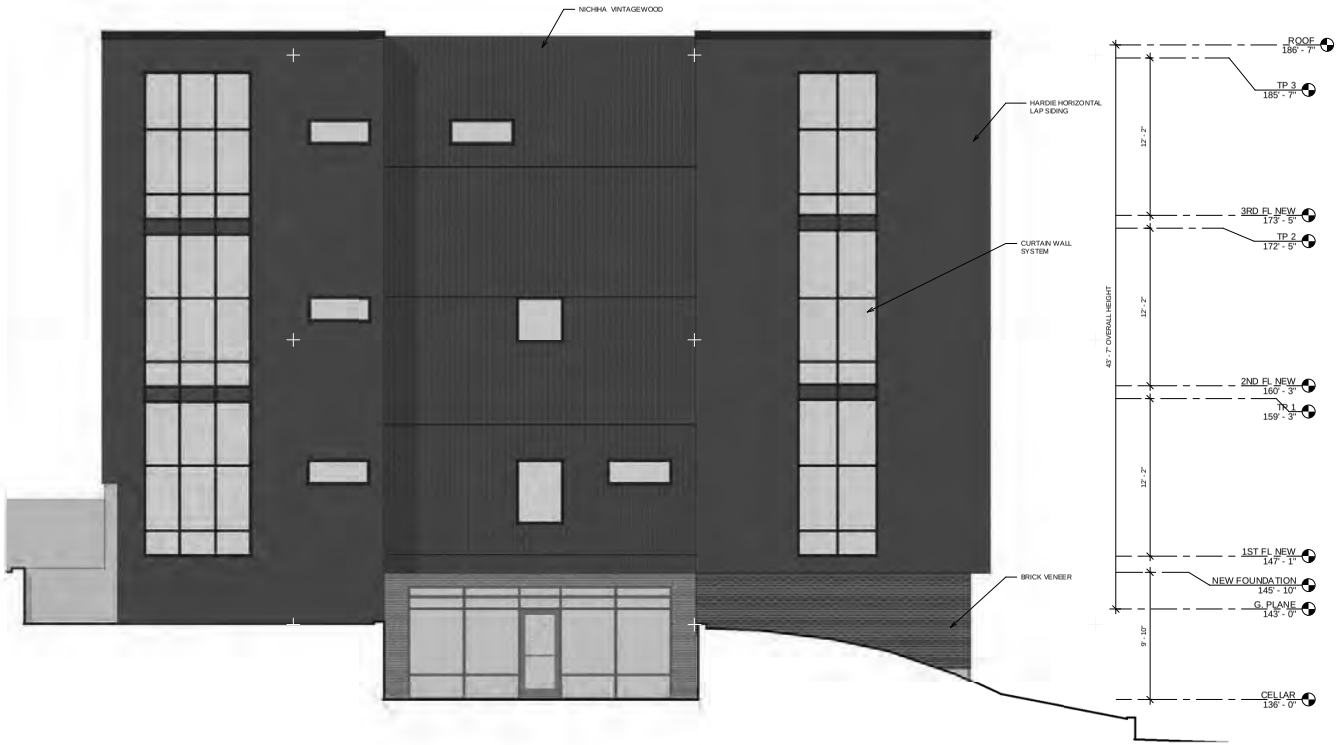
A B C D

1 2 3 4

KEYED NOTES



A4 NORTH ELEVATION
1/4" = 1'-0"

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REV.#	DATE:	ISSUED FOR:
	2025.07.21	HDC REVIEW

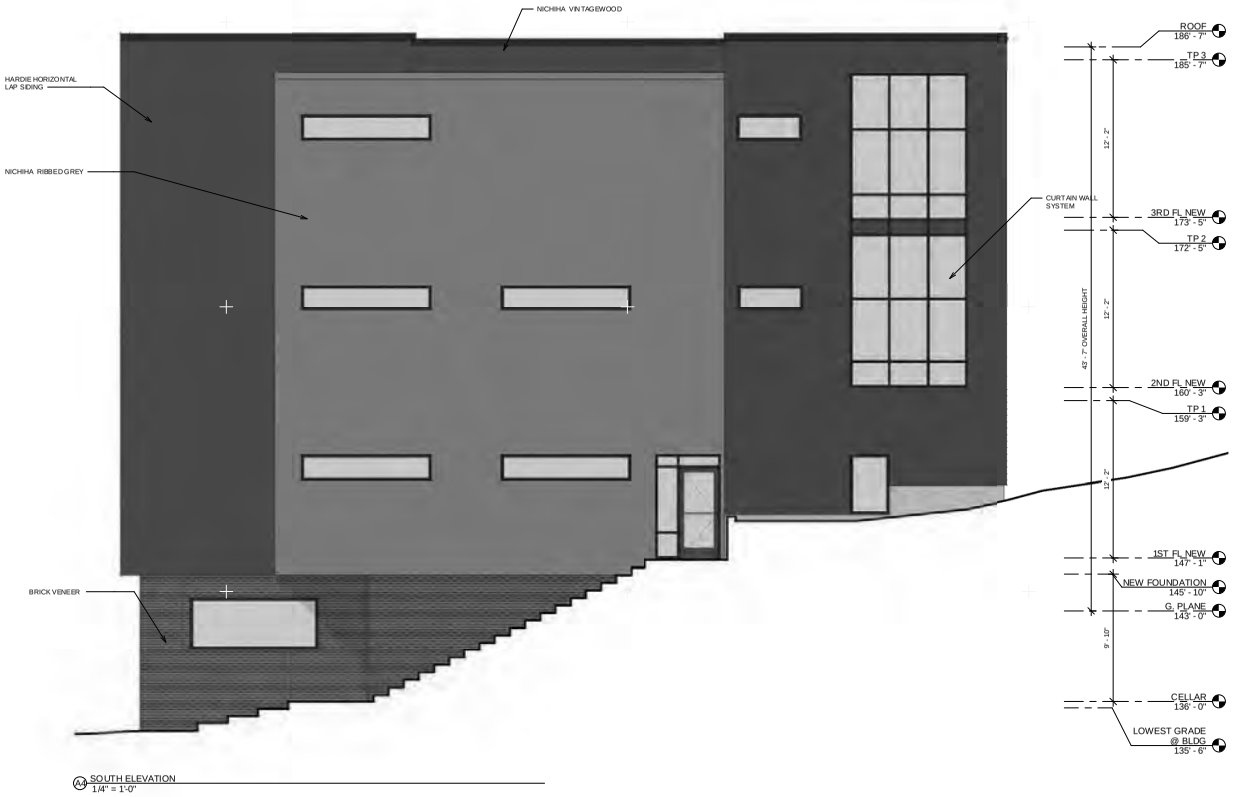
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

ELEVATIONS

HDC REVIEW ONLY

A5.0

KEYED NOTES



A4 SOUTH ELEVATION
1/4" = 1'-0"

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REV.#	DATE:	ISSUED FOR:
	2025.07.27	HDC REVIEW

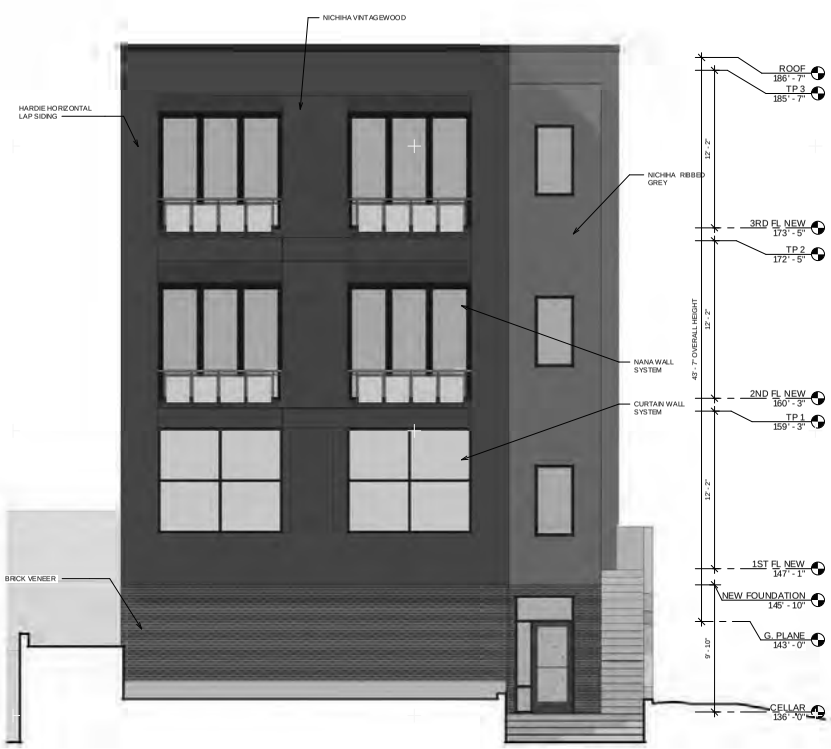
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

ELEVATIONS

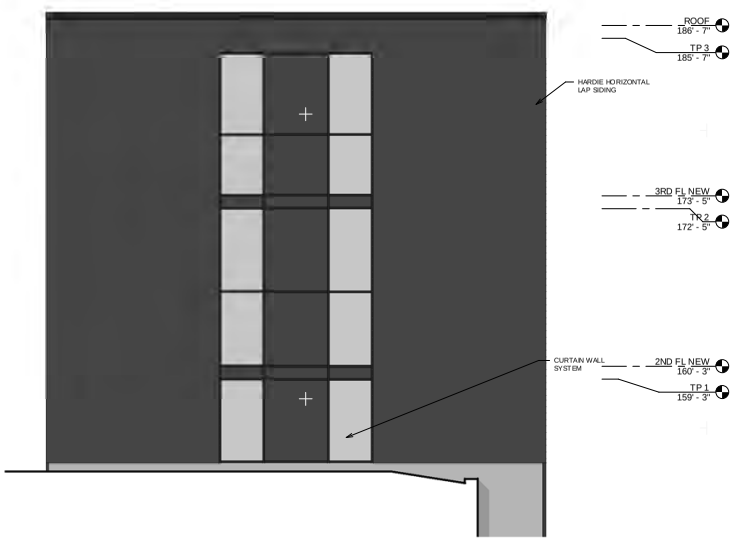
HDC REVIEW ONLY

A5.1

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED



A4 WEST ELEVATION
1/4" = 1'-0"



E4 EAST ELEVATION
1/4" = 1'-0"

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REV.#	DATE:	ISSUED FOR:
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

ELEVATIONS

HDC REVIEW ONLY

A5.2

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A B C D

1

2

3

4



A5.3 PRATT STREET ELEVATION
1 1/2" = 1'-0"

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REV.#	DATE:	ISSUED FOR:
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

ELEVATION -STREET VIEW

HDC REVIEW ONLY

A5.3

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REV. #	DATE	ISSUED FOR:
	2026-02-27	HDC REVIEW

56 Platt St
Providence, RI 02906
PROJECT NUMBER: 25005

3D

HDC REVIEW ONLY

A10.0

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

1 2 3 4

A B C D

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REV. #	DATE	ISSUED FOR:
	2026-02-27	HDC REVIEW

56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

3D

HDC REVIEW ONLY

A10.1

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

PROJECT REVIEW

1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

2½-stories; end gable; clapboard; set into hill so full basement on street front; entrance on north side; greenhouse room on south side; some paired windows; attached garage.

CONTRIBUTING



Arrow indicates 56 Pratt Street.



Arrow indicates project location, looking north.

Owner: Nathaniel Sliney, 56 Pratt Street, Providence, RI 02906
Architect: David Sisson, David Sisson Architecture PC, 345 Taunton Ave, East Providence, RI 02914

Proposal: The scope of work proposed consists of New Construction and Major Alterations and includes:

- As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a new three-story with cellar, four-family residence (aka south parcel).

Issues: The following issues are relevant to this application:

- At the July 27th meeting the application was granted conceptual approval. The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context; The street hosts two properties designed by Friedrich St. Florian, who rightly referred to the street as a "laboratory" for architectural expression;
- At the August 24th meeting in agreement with the applicant the matter was continued. The applicants also agreed to attend a design charette hosted by the Providence Preservation Society (PPS) to discuss proposed design changes that had been articulated by an expert witness, Clarke Schoettle, and comments from the Commission;
- On Tuesday, September 29th, staff attended the charette at PPS. This meeting was attended by Councilwoman Jill Davidson, the applicant's architect, David Sisson, Clark Schoettle, Glen Fontecchio, Joel Vanderweele, Marisa Brown and Elisabeth Seidel. It was a productive session and the items discussed for this project related to the following: Reduce height, Design changes at front and roofline to soften façade at front and reduce bulk, Deemphasize verticality, Reduce actual and apparent height, Window changes, Color changes, Landscape change; and,
- Revised plans, photos and renderings have been submitted. The proposed new construction has been changed substantially stylistically in an attempt to minimize the verticality while maintaining volume. The overall height has been reduced by 4'. The building is still tall, but below the buildable envelope allowed by zoning and smaller than what the Commission granted conceptual approval for. The changes to the front, having open porches that more emulate a more traditional double- or triple decker design is helpful; fenestration changes are help reduce the verticality and improve the composition.

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

a) 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
b) The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon;
b) The application for New Construction is considered complete for review; and,
c) The work as proposed is in accord with PHDC Standard 8 as follows: having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the 20th and 21st Centuries, most reviewed and approved by the Commission, and this proposal is congruous with the street's development.

Staff recommends a motion be made stating that: The application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon. The Commission grants Final Approval of the proposal, citing Standard 8, having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary

and modern architecture as the majority of properties on the street were constructed in the 20th and 21st Centuries, most reviewed and approved by the Commission, and this proposal is congruous with the street's development, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

DAVID SISSON

ARCHITECTURE

56 PRATT STREET - SOUTH

56 PRATT STREET PROVIDENCE ,RI 02906

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East Providence RI 02914
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56 Pratt St

HDC REVIEW ONLY

COVER SHEET

Project number 29005

Date 2026-1C-02

A0.0

Scale







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56 Pratt St

HDC REVIEW ONLY

LOCATION

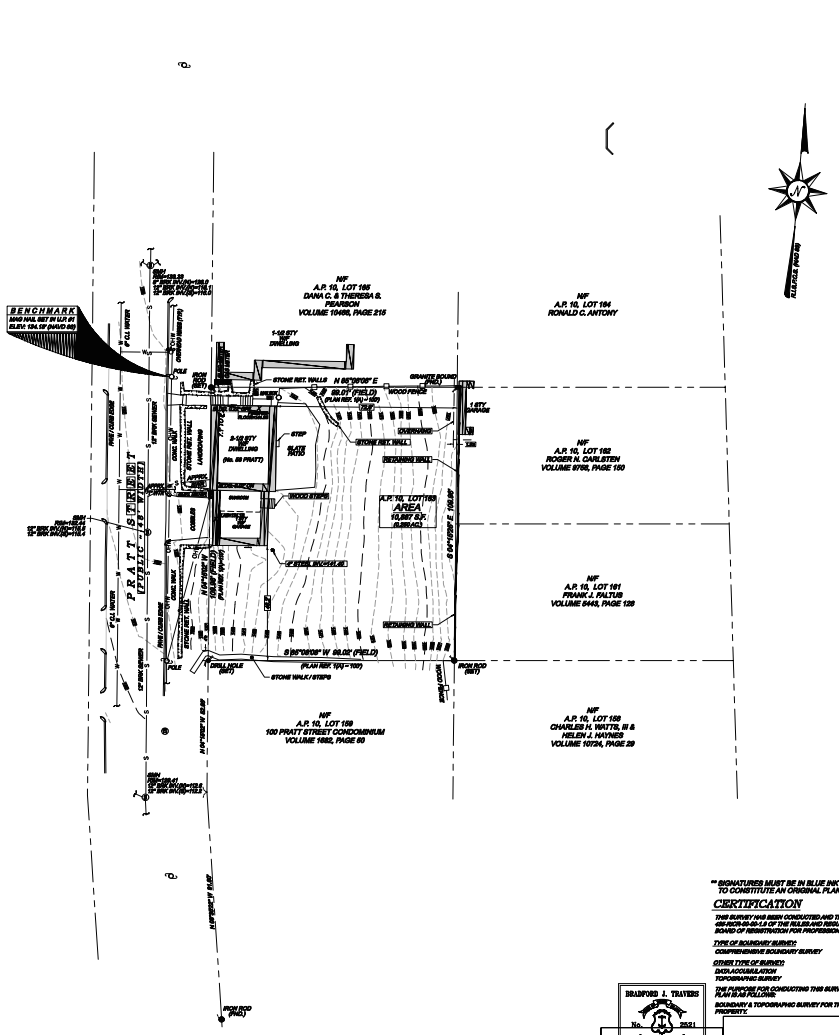
Project number 25005
Date 2026-1C-02

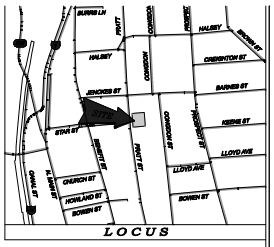
A0.1

Scale

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- ZONING SETBACK LINE
S.F.	- SQUARE FEET	15'	- EXISTING CONTOUR
AC.	- ACRES	15'	- NEW CONTOUR
±	- PLUS OR MINUS		- STONE WALL
BTY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FND.)	- FOUND	E	- ELECTRIC LINE
RHS	- RI HIGHWAY BOUND		- SANITARY SEWER MANHOLE
PR WAL	- MASONRY WAL		- CATCH BASIN
FE.	- FLARED END		- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE		- WATER GATE
CLF	- CHAIN LINK FENCE		- GAS VALVE
INV.	- INVERT		- ELECTRIC MANHOLE
± 10.50	- EXISTING SPOT GRADE		- GRANITE BOUND
±10.50	- NEW SPOT GRADE		- DRILL HOLE
			- IRON PIPE





NOTES / REFERENCES

1. REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
   A.) PLAN ENTITLED "PLAT NO. 3 OF THE HALSEY SERVICE IN THE CITY OF PROVIDENCE, BY CURRENT & PERKINS, RECORDED JUNE 15, 1905," AND PLAN IN RECORDED IN THE THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 5 AT PAGE 55 (PLAT CARD 55).
   B.) PLAN ENTITLED "PLAT OF LAND BELONGING TO THE CITY SAVINGS BANK, BY FRANK E. WATERMAN, MAY, 1904, SCALE: 40 FT. PER INCH."
   C.) PLAN ENTITLED "PERIMETER SURVEY PLAN, A.P.R 10, LOTS 188 & 189, 100-111 PRATT STREET CONDOMINIUM BY BOYER ASSOCIATES, JULY 26, 2002."
2. REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
   A.) A.P. 10, LOT 193 – ANTHONY ANDRADE – VOLUME 10181, PAGE 289
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
   A.) NONE FOUND RECORDED.
4. THESE PREMISES ARE SITUATED IN AN "R-2" ZONE (R-2 RESIDENTIAL DISTRICT).

DIMENSIONAL REQUIREMENTS	"R-2" – EXIST. SINGLE FAMILY / 1939
MIN. LOT AREA	= NONE / 5,000 S.F.
MIN. WIDTH	= NONE / 50 FT.
MIN. SIS FRONT YARD	= AVERAGE FRONT SETBACK OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT.
MIN. SIS REAR YARD	= 20% OF LOT DEPTH OR 20', WHICHEVER IS LESS
MIN. SIS SIDE YARD	= 4 FT. (FOR LOTS 40' OR LESS); 6 FT. (FOR LOTS MORE THAN 40')
MAX. STRUCTURE HEIGHT	= 40 FT. (NOT TO EXCEED 3 STORIES)
MAX. BUILDING LOT COVERAGE	= 40 %
MAX. FRONT YARD SURFACE COVERAGE	= 20 %
MAX. REAR YARD SURFACE COVERAGE	= 50 %
TOTAL MAX. SURFACE COVERAGE	= 60 %

   NOTE – ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCE GRANTED.
   THE SUBJECT PROPERTY FALLS WITHIN A HISTORIC OVERLAY DISTRICT AS DEPICTED ON THE CITY OF PROVIDENCE ONLINE GIS DATABASE.
5. THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND AND, INCORPORATED AREA, 500 OF 657 CITY OF PROVIDENCE, MAP NUMBER 44007C0500J, MAP REVISED: OCTOBER 2, 2014. FEDERAL EMERGENCY MANAGEMENT AGENCY."
6. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIG SAFE TO INSURE PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-344-7233 (SAFE) AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS N.A.D.83, 2011 AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88. THE PROJECT CONTROL WAS ESTABLISHED FROM REFERENCE MARKS AND BENCHMARKS OBTAINED BY A STATIC SURVEY USING THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX6 GNSS ANTENNAS / RECEIVERS.

RIGL 34-13-1
ABUTTING STREET INDEX
1. PRATT STREET

GRAPHIC SCALE
20 0 10 20 40 60
(in feet)
1 INCH = 20 FEET

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** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION

THIS SURVEY WAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 450-RICR-00-00-1.5 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 25, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT / ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY:	
DATA ACCUMULATION	III
TOPOGRAPHIC SURVEY	$T-1$

TITLE EVIDENCE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.

BRADFORD J. TRAVERS
No. 2521
PROFESSIONAL LAND SURVEYOR

BRADFORD J. TRAVERS, R.L.S. — DATE
WATERMAN ENGINEERING COMPANY (COA No. 12.0004498) — REG. NO.

NO.	DATE	REVISION	CHECKED BY
1	02/05/21	UPDATED OWNER	BJT

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
ASSESSORS PLAT 10, LOT 193
#56 PRATT STREET
PROVIDENCE, RHODE ISLAND

PROJECT NO. 21-014
SCALE 1" = 20'
DATE 09/09/2021
DRAWN BY BSW / MS
CHECKED BY BJT
FILENAME 21014_ALTA.dwg
SHEET 1 of 1
DRAWING SU1

ANTHONY ANDRADE
56 PRATT STREET
PROVIDENCE, RHODE ISLAND 02905

Waterman ENGINEERING COMPANY
Engineers & Surveyors - Est. 1984
45 Dutton Avenue
East Providence, RI
Phone: (401) - 438 - 3770
Fax: (401) - 438 - 3771
www.watermanengineering.com

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

56 Pratt St

HDC REVIEW ONLY

EXISTING COND. SURVEY
Project number 25005
Date 2026-1C-02

A0.2
Scale 3/64" = 1'-0"

ZONING TABLE

MAP = 10
LOT = TBD

BASE ZONING DISTRICT: R-3
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE: THREE FAMILY AND ADU

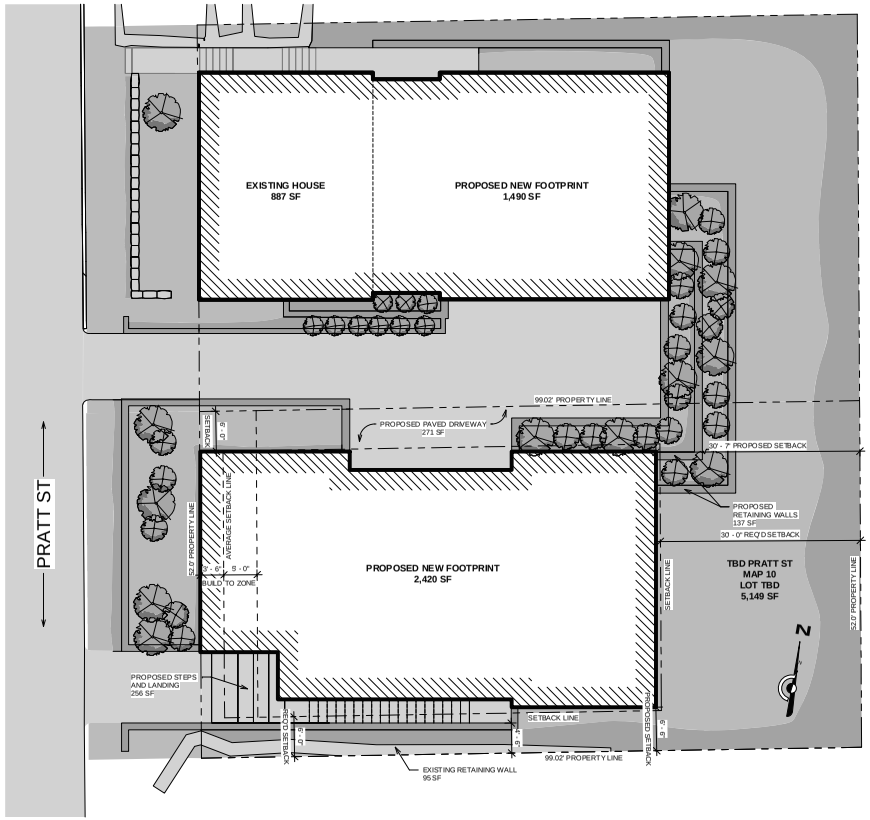
ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,149 SF	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'		130' EXISTING 52' - 0" PROPOSED	NO
HEIGHT	45' NOT MORE THAN 3 STORY		39' - 7" / 3 STORY	NO
MAX BUILDING COVERAGE	45% (2,317 SF)	2,433	47% (2,420 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,347 SF)		62% (3,179 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF		1,970 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (N/A)		N/A - NO FRONT YARD	NO
MAX IMPERV. REAR YARD COVERAGE	50% (1,597*0.5 = 798 SF)		3% (50 SF) PROPOSED	NO
FRONT SETBACK	3.5' (AVERAGE WITHIN 100')		0' - 0" PROPOSED	NO
REAR SETBACK	30'		30' - 7" PROPOSED	NO
SIDE SETBACK	6'		6' - 0" PROPOSED	NO
SIDE SETBACK	6'		6' - 6" PROPOSED	NO
ENCROACHMENT FOR STAIR	4' MAX FROM PROPERTY LINE		4' - 6" PROPOSED	NO

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	136'
NE CORNER AT EXISTING GRADE	151'
SE CORNER AT EXISTING GRADE	151.25
SW CORNER AT PROPOSED PAVEMENT	133.75
AVERAGE	143

IMPERVIOUS SURFACE COVERAGE CALCULATION:

PROPOSED	SF
EXISTING RETAINING WALL	95
PROPOSED NEW BUILDING	2,420
PROPOSED PAVED DRIVEWAY	271
PROPOSED RETAINING WALL	137
PROPOSED STEPS AND LANDING	256
TOTAL:	3,179 SF



SITE - PROPOSED
1/8" = 1'-0"

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56 Pratt St

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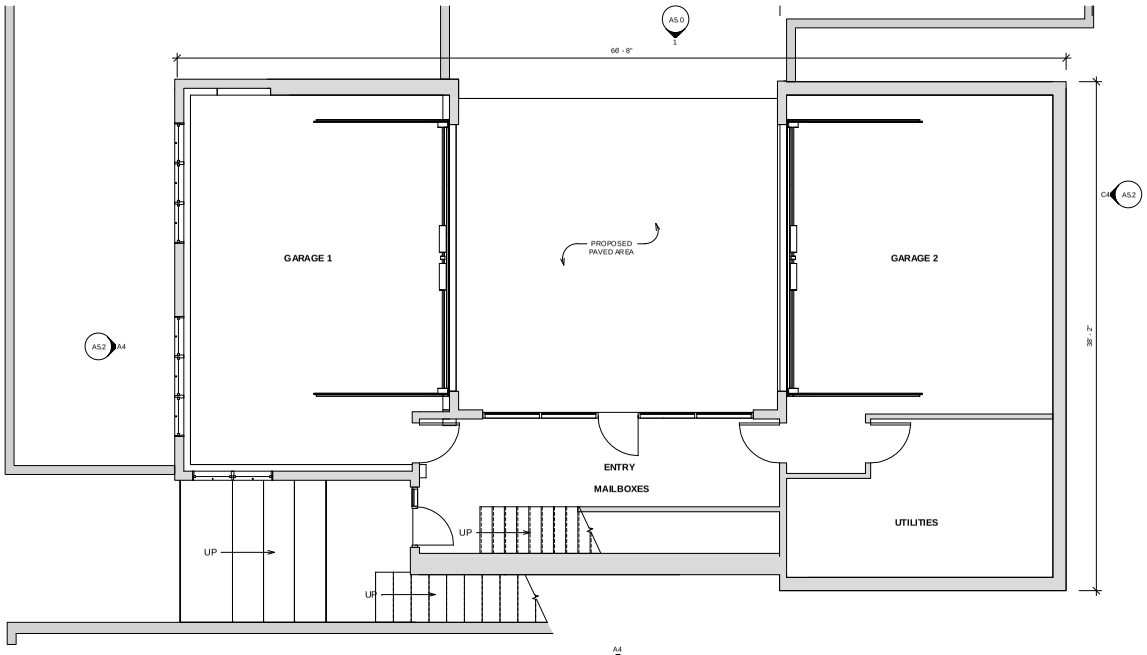
SITE PLAN
Project number 29005
Date 2026-1C-02

A0.3
Scale 1/8" = 1'-0"

SPACE	AREA
GARAGE 1	590 SF
GARAGE 2	509 SF
ENTRY	214 SF
UTILITIES	252 SF



1 FLOOR PLAN - CELLAR
1/4" = 1'-0"

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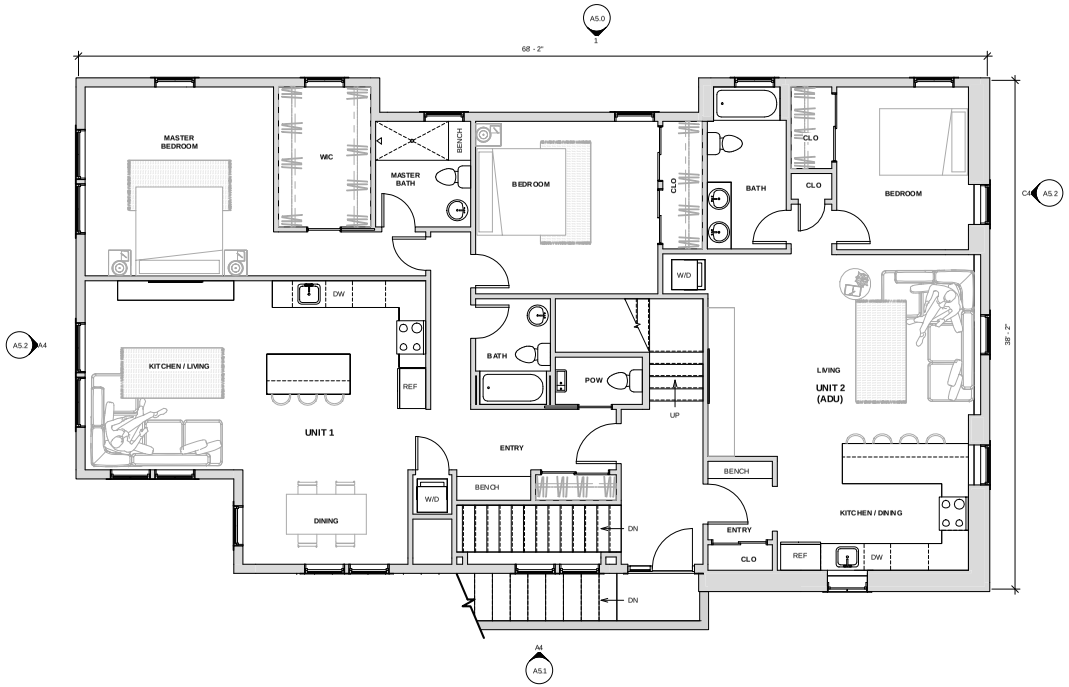
PLANS CELLAR

Project number 25005
Date 2026-1C-02

A4.0

Scale 1/4" = 1'-0"

SPACE	AREA
UNIT 1	1385 SF
UNIT 2	803 SF
1ST FL COMMON AREA	214 SF



2 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

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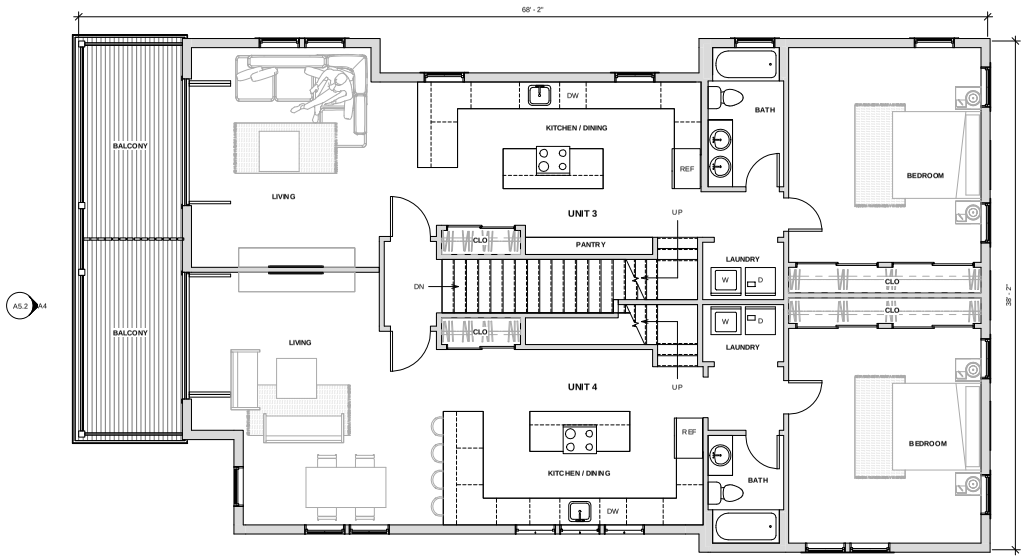
PLANS 1ST FL
Project number 23005
Date 2026-1C-02

A4.1
Scale 1/4" = 1'-0"

SPACE	AREA
UNIT 3	1027 SF
UNIT 4	1078 SF
2ND FL COMMON AREA	86 SF



3 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

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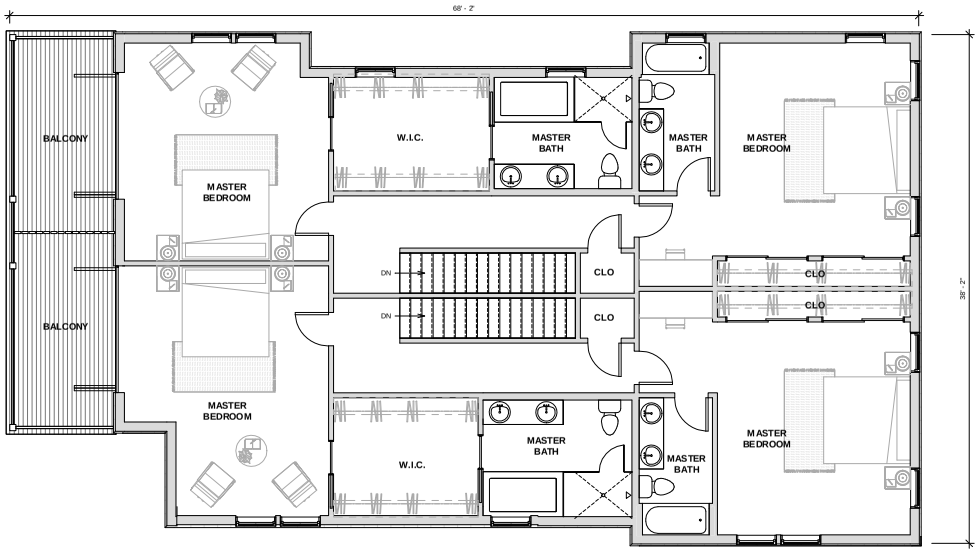
PLANS 2ND FL
Project number 29005
Date 2026-1C-02

A4.2
Scale 1/4" = 1'-0"

SPACE	AREA
UNIT 3	1072 SF
UNIT 4	1078 SF



4 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

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HDC REVIEW ONLY

PLANS 3RD FL
Project number 29005
Date 2026-1C-02

A4.3
Scale 1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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56 Pratt St

HDC REVIEW ONLY

ELEVATIONS

Project number 2005
Date 2026-1C-02

A5.0

Scale 1/4" = 1'-0"



A4 SOUTH ELEVATION
1/4" = 1'-0"

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ELEVATIONS

Project number 2005
Date 2026-1C-02

A5.1

Scale 1/4" = 1'-0"



A4 WEST ELEVATION
1/4" = 1'-0"



C4 EAST ELEVATION
1/4" = 1'-0"

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ELEVATIONS

Project number 2005
Date 2026-1C-02

A5.2

Scale 1/4" = 1'-0"



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3D

Project number 2005
Date 2026-1C-02

A10.0

Scale



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3D STREET VIEW

Project number 25005
Date 2026-1C-02

A10.3

Scale

2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
2½-stories; end gable; clapboard; set into hill so full basement on street front; entrance on north side; greenhouse room on south side; some paired windows; attached garage.
CONTRIBUTING



Arrow indicates 56 Pratt Street.



Arrow indicates project location, looking north.

Owner: Nathaniel Sliney, 56 Pratt Street, Providence, RI 02906
Architect: David Sisson, David Sisson Architecture PC, 345 Taunton Ave, East Providence, RI 02914

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

- As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a two-unit, three-story with cellar addition to the existing building (aka north parcel).

Issues: The following issues are relevant to this application:

- The applicants previously appeared as a Preliminary Application at the Commission's June 22nd meeting where the previous proposal was discussed. The Commission's the general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance;
- The applicant appeared at the July 27th meeting. The applicant had revised the drawings, and the proposal was slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. It is definitively not subservient to the historic resource. The application was denied;
- At the August 24th meeting a new application that was deemed materially and substantially different was reviewed by the Commission. The Commission granted conceptual approval at the bequest of the applicant. The applicants also agreed to attend a design charette hosted by the Providence Preservation Society (PPS) to discuss proposed design changes that had been articulated by an expert witness, Clarke Schoettle, and comments from the Commission;
- On Tuesday, September 29th, staff attended the charette at PPS. This meeting was attended by Councilwoman Jill Davidson, the applicant's architect, David Sisson, Clark Schoettle, Glen Fontecchio, Joel Vanderweele, Marisa Brown and Elisabeth Seidel. It was a productive session and the items discussed for this project related to the following: Aligning floors, Window changes, Canopy add at front door, Front door change, Unique siding at 'transition' portion of addition, Color changes; and,
- Revised plans, photos and renderings have been submitted. The revised design reflects most of the comments discussed at the charette. The design is now more cohesive. The addition's floors have been lowered and match existing; the fenestration and materials, along with color choices have enhanced the design.
-

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

a) 56 Pratt Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
b) The application for Major Alterations is considered complete; and,
c) The work as proposed is in accord with PHDC Standard 8 being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

Staff recommends a motion be made stating that: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete for conceptual review. The Commission cites Standard 8 in granting final approval for the proposed addition to 56 Pratt Street as it is in accord with PHDC Standard 8, being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, being of a size where its height and width are minimally to not discernible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

DAVID SISSON
ARCHITECTURE

56 PRATT STREET - NORTH

56 PRATT STREET PROVIDENCE ,RI 02906

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56 Pratt St

HDC REVIEW ONLY

COVER SHEET
Project number 2905
Date 2026-1C-02

A0.0
Scale







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56 Pratt St

HDC REVIEW ONLY

LOCATION

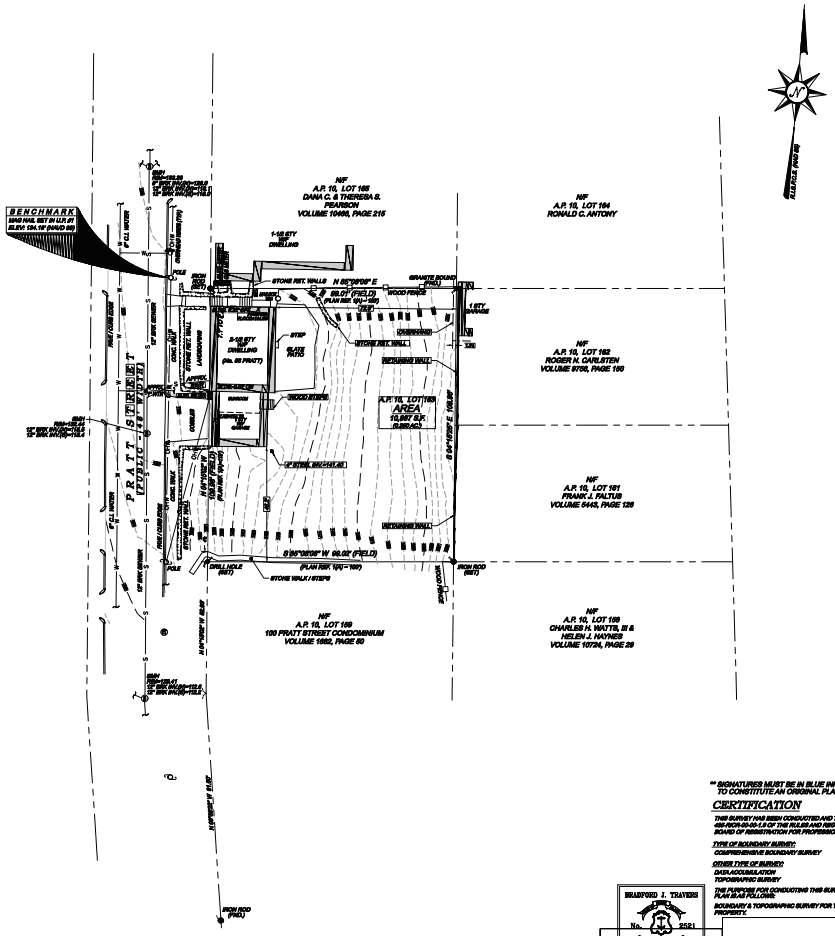
Project number 25005
Date 2026-1C-02

A0.1

Scale

LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY		- PROPERTY LINE
A.P.	- ASSESSORS PLAT		- ZONING SETBACK LINE
S.F.	- SQUARE FEET	16	- EXISTING CONTOUR
AC.	- ACRES	16	- NEW CONTOUR
±	- PLUS OR MINUS		- STONE WALL
STY	- STORY	X	- FENCE
WF	- WOOD FRAMED	S	- SEWER LINE
SHP	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PED.	- PEDESTRIAN	G	- GAS LINE
(FOU.)	- FOUND	E	- ELECTRIC LINE
RMB	- RI HIGHWAY BOUND		- SANITARY SEWER MANHOLE
PK NAIL	- MAGNET NAIL		- CATCH BASIN
FE.	- FLARED END		- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE		- WATER GATE
CLF	- CHAIN LINK FENCE		- GAS VALVE
INV.	- INVERT		- ELECTRIC MANHOLE
± 10.00	- EXISTING SPOT GRADE		- GRANITE BOUND
x 10.00	- NEW SPOT GRADE		- DRILL HOLE
			- IRON PIPE


BENCHMARK
NAIL FND, SET IN U.P. PT
ELEV. 134.19' (NAD 29)
NF
A.P. 10, LOT 165
DANA C. & THERESA S.
PEARSON
VOLUME 10405, PAGE 215
NF
A.P. 10, LOT 164
RONALD C. ANTONY
NF
A.P. 10, LOT 162
ROGER N. CARLSTEN
VOLUME 9705, PAGE 160
NF
A.P. 10, LOT 161
FRANK J. PALTUS
VOLUME 6445, PAGE 126
NF
A.P. 10, LOT 160
CHARLES H. WATTS, III &
HELEN J. HAGYARD
VOLUME 10724, PAGE 29
NF
A.P. 10, LOT 159
100 PRATT STREET CONDOMINIUM
VOLUME 1662, PAGE 60
PRATT STREET
(PUBLIC - 66' WIDE)
A.P. 10, LOT 158
AREA
10,887 S.F.
0.250 AC±
1-1/2 STY DWELLING
3-1/2 STY DWELLING (No. 56 PRATT)
STONE RET. WALLS
WOOD FENCE
GRANITE BOUND (FND.)
STONE WALL
WOOD STEPS
CONCRETE WALL
STEP
PATIO
GAZEBO
SHED
CONC. WALK
STONE WALK / STEPS
DRILL HOLE (SET)
IRON ROD (SET)
IRON ROD (FND.)
N 85°00'00" E 99.00' (PLAN REF. 1(A) – 1(B))
S 85°00'00" W 99.00' (PLAN REF. 1(A) – 1(B))
N 5°00'00" E 100.00' (FIELD)
S 5°00'00" W 100.00' (FIELD)
1-CT. GAS LINE
1-CT. ELECTRIC LINE
1-CT. OVERHEAD
STONE RET. WALL
RETAINING WALL
CONCRETE WALL
2" STEEL BRACKET (A)
N/F PRATT ST.
S/F PRATT ST.
N/F PRATT ST.
S/F PRATT ST.
N/F PRATT ST.
S/F PRATT ST.

ZONING TABLE

MAP = 10
LOT = 163

BASE ZONING DISTRICT: R-3
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE: THREE FAMILY

ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE		110' EXISTING	NO
	NEW SUBDIVISIONS 50'		57.96' PROPOSED	NO
HEIGHT	45' NOT MORE THAN 3 STORY		31' - 11" / 3 STORY PROPOSED	NO
MAX BUILDING COVERAGE	45% (2,584 SF)		887 SF EXISTING	NO
			41% (2,378 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)		36% (2,101 SF) EXISTING	NO
			65% (3,716 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF		3,641 SF EXISTING	NO
			2,026 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (NA)		N/A - NO FRONT YARD	NO
MAX IMPERV. REAR YARD COVERAGE	50% (824 SF)		5% (82 SF) PROPOSED	NO
FRONT SETBACK	1.94' (AVERAGE WITHIN 100')		0' - 0" EXISTING	NO
REAR SETBACK	30'	28.5'	72.6' EXISTING	NO
			28' - 6" PROPOSED	NO
SIDE SETBACK	6'		7' - 2" EXISTING	NO
			7' - 2" PROPOSED	NO
SIDE SETBACK	6'		16' - 5" EXISTING	NO
			15' - 8" PROPOSED	NO

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	135.75
NE CORNER AT EXISTING GRADE	151.75
SE CORNER AT EXISTING GRADE	151
SW CORNER AT EXISTING GRADE	134.17
AVERAGE	143.17

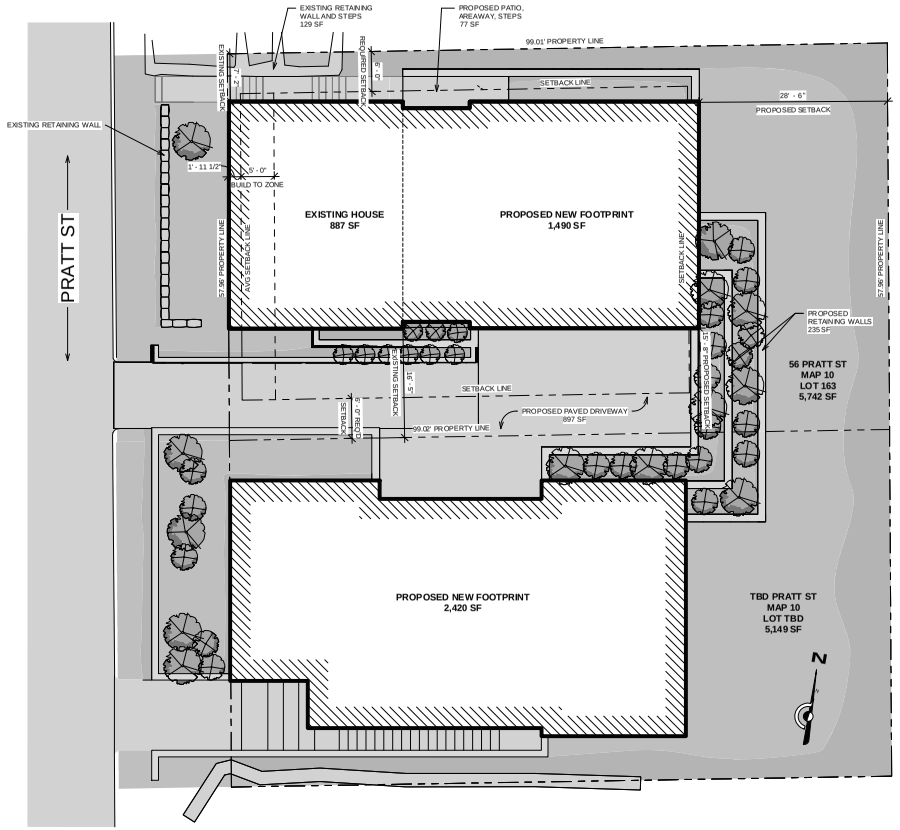
BUILDING COVERAGE CALCULATION: SF

EXISTING HOUSE	887
PROPOSED ADDITION	1,491
TOTAL:	2,378 SF

IMPERVIOUS SURFACE COVERAGE CALCULATION:

EXISTING	SF
EXISTING HOUSE	887
EXISTING GARAGE	490
EXISTING STEP AND PAVED AREA	563
EXISTING SUNROOM STEPS	10
EXISTING RETAINING WALL AND STEPS	129
EXISTING RETAINING WALL	22
TOTAL:	2,101 SF

PROPOSED	SF
EXISTING HOUSE	887
EXISTING RETAINING WALL AND STEPS	129
PROPOSED NEW BUILDING	1,491
PROPOSED PAVED DRIVEWAY	897
PROPOSED RETAINING WALLS	235
PROPOSED PATIO, AREAWAY, STEPS	77
TOTAL:	3,716 SF



1 SITE - PROPOSED
1/8" = 1'-0"

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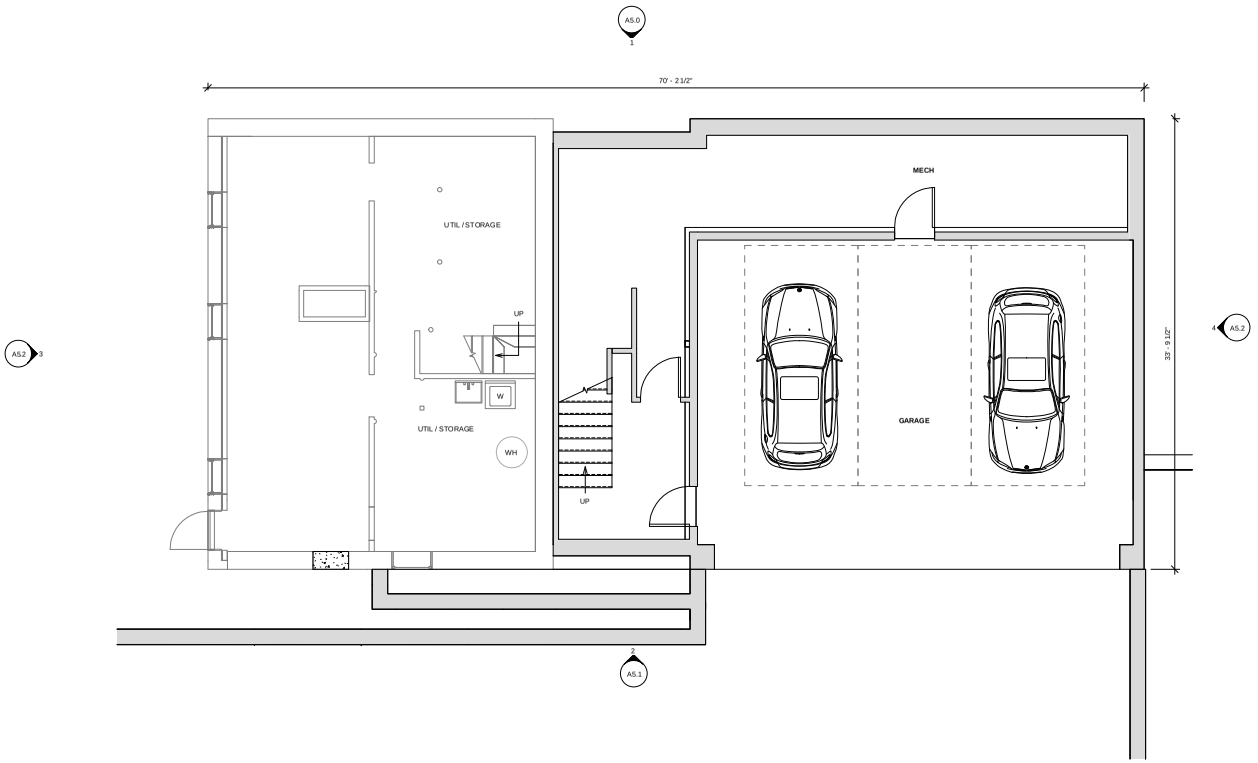
SITE PLAN
Project number 29005
Date 2026-1C-02

A0.3
Scale 1/8" = 1'-0"



A2 FLOOR PLAN - CELLAR
1/4" = 1'-0"

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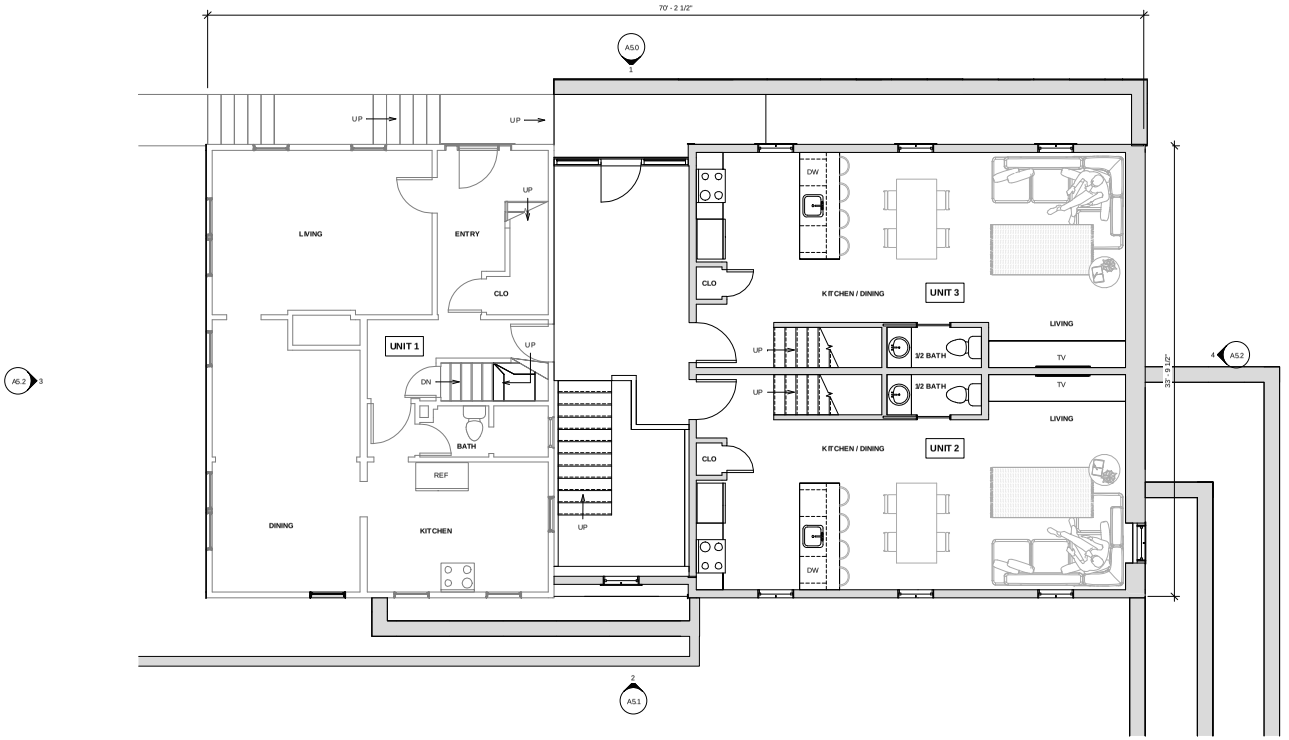
HDC REVIEW ONLY

PLAN CELLAR
Project number 29005
Date 2026-1C-02

A4.0
Scale 1/4" = 1'-0"



FLOOR PLAN - 1ST FL
1/4" = 1'-0"

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56 Pratt St

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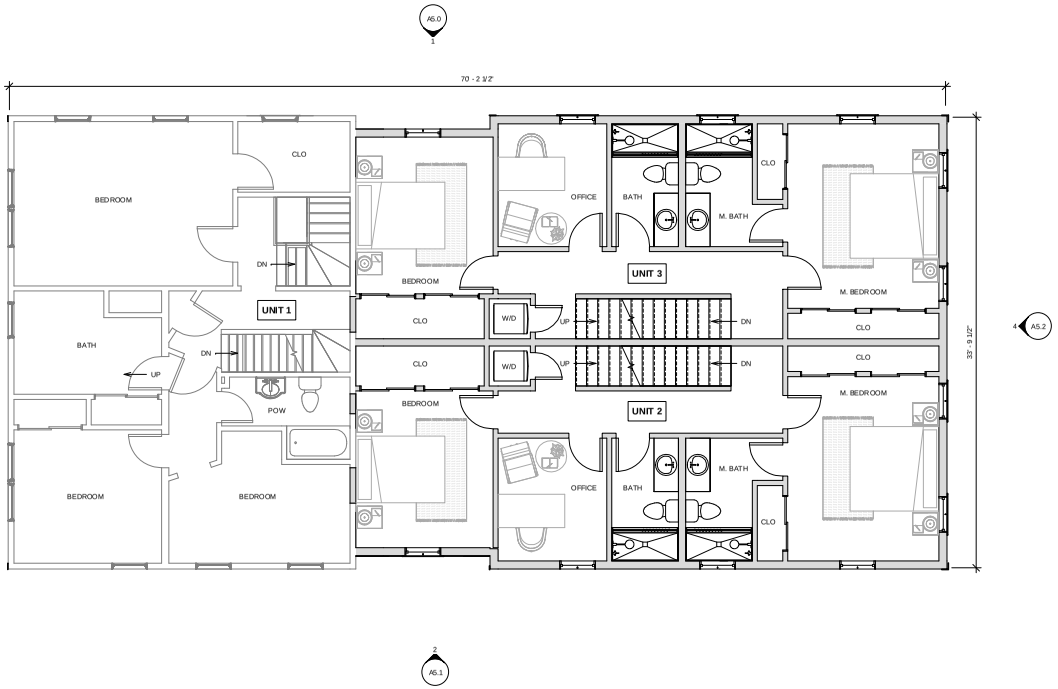
PLAN 1ST FL
Project number 29005
Date 2026-1C-02

A4.1
Scale 1/4" = 1'-0"



A3 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

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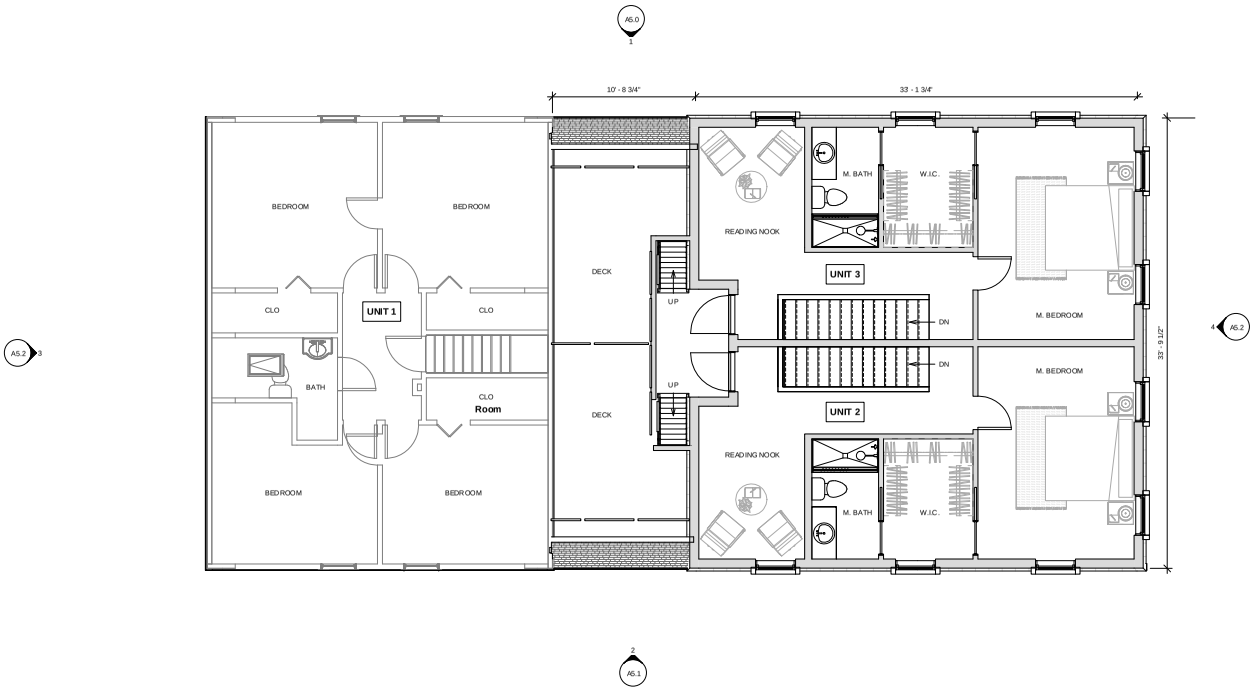
PLAN 2ND FL
Project number 29005
Date 2026-1C-02

A4.2
Scale 1/4" = 1'-0"



A4.3 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

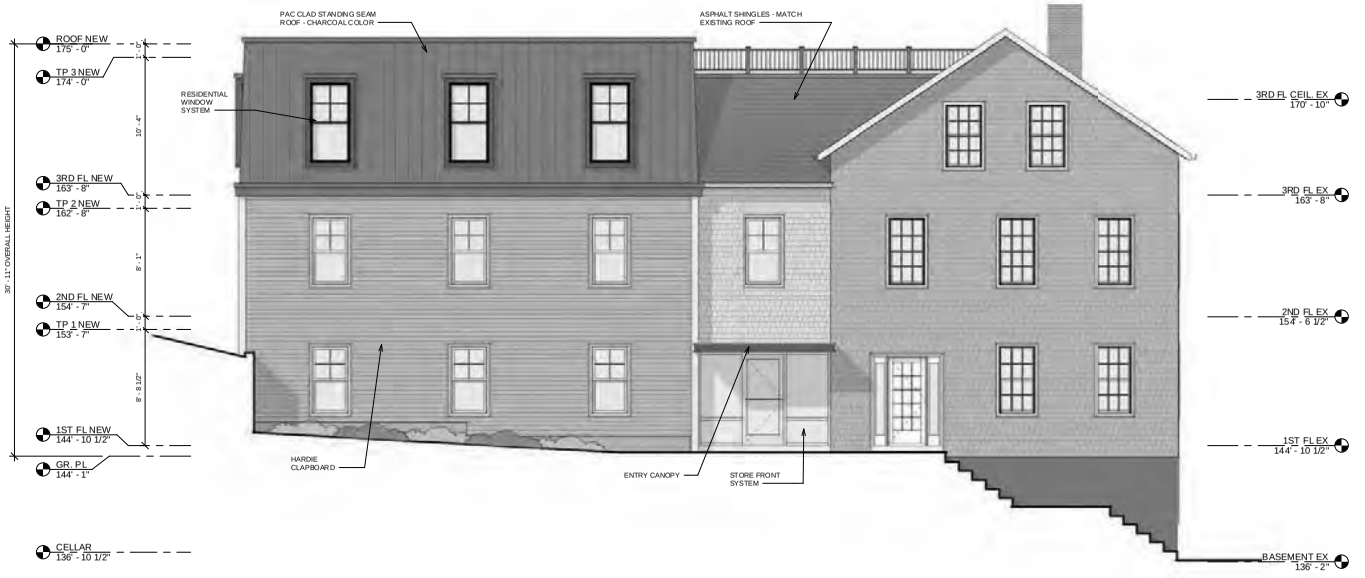
david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

56 Pratt St

HDC REVIEW ONLY

PLAN 3RD FL
Project number 29005
Date 2026-1C-02

A4.3
Scale 1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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56 Pratt St

HDC REVIEW ONLY

ELEVATIONS
Project number 25005
Date 2026-1C-02

A5.0
Scale 1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

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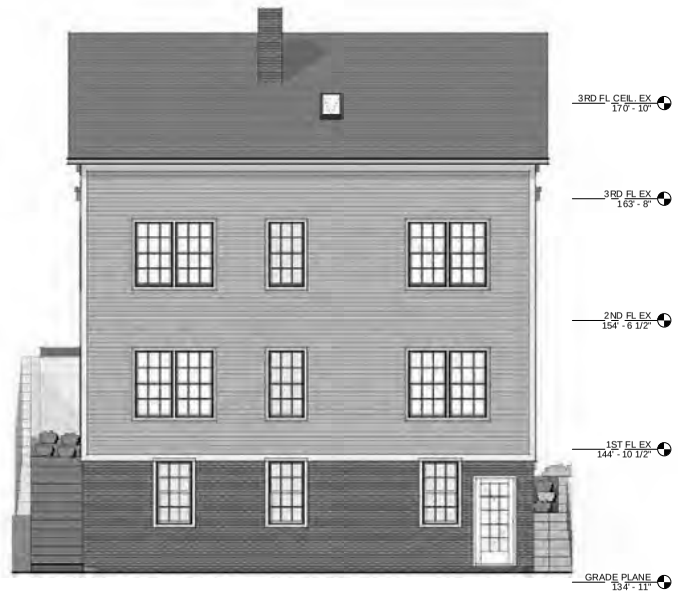
56 Pratt St

HDC REVIEW ONLY

ELEVATIONS
Project number 2005
Date 2026-1C-02

A5.1
Scale 1/4" = 1'-0"



3 WEST ELEVTION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

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56 Pratt St

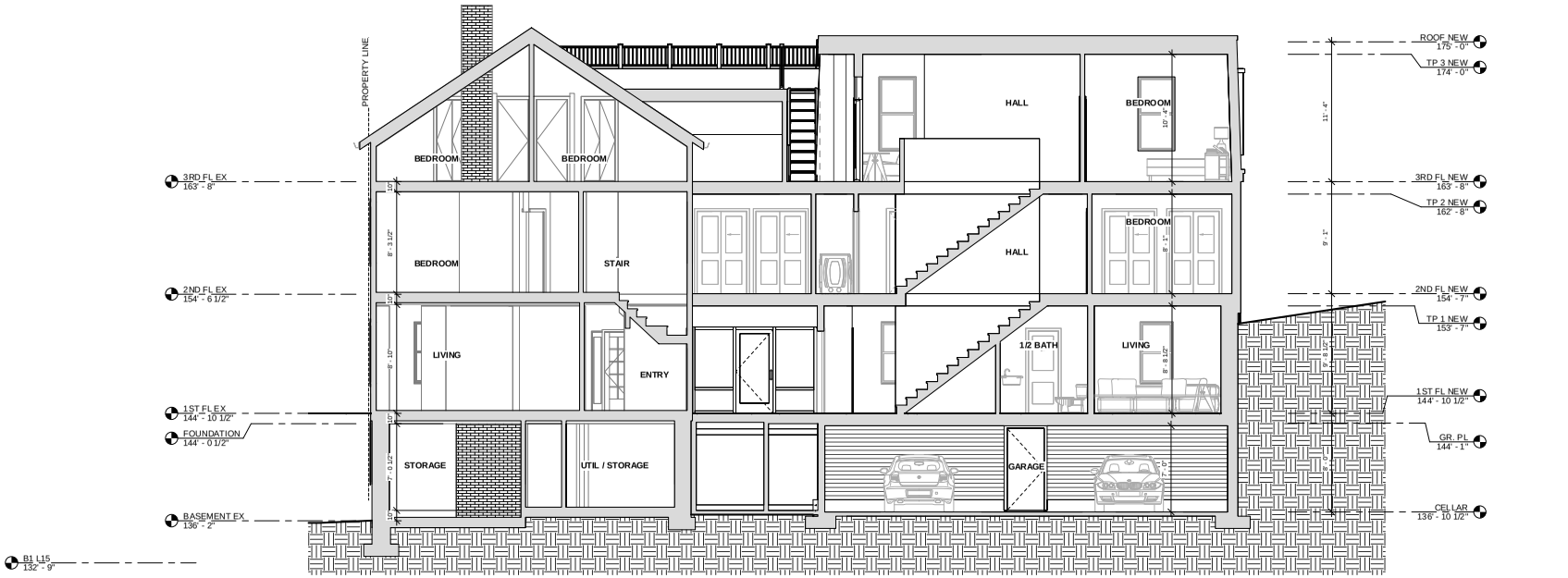
HDC REVIEW ONLY

ELEVATIONS

Project number 25005
Date 2026-1C-02

A5.2

Scale 1/4" = 1'-0"



A4 SECTION
1/4" = 1'-0"

david sisson architecture pc
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www.ds-arch.com info@ds-arch.com 401-595-7070

56 Pratt St

HDC REVIEW ONLY

SECTIONS
Project number 29005
Date 2026-1C-02

A6.0
Scale 1/4" = 1'-0"



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56 Pratt St

HDC REVIEW ONLY

3D

Project number 25005
Date 2026-1C-02

A10.0

Scale



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56 Pratt St

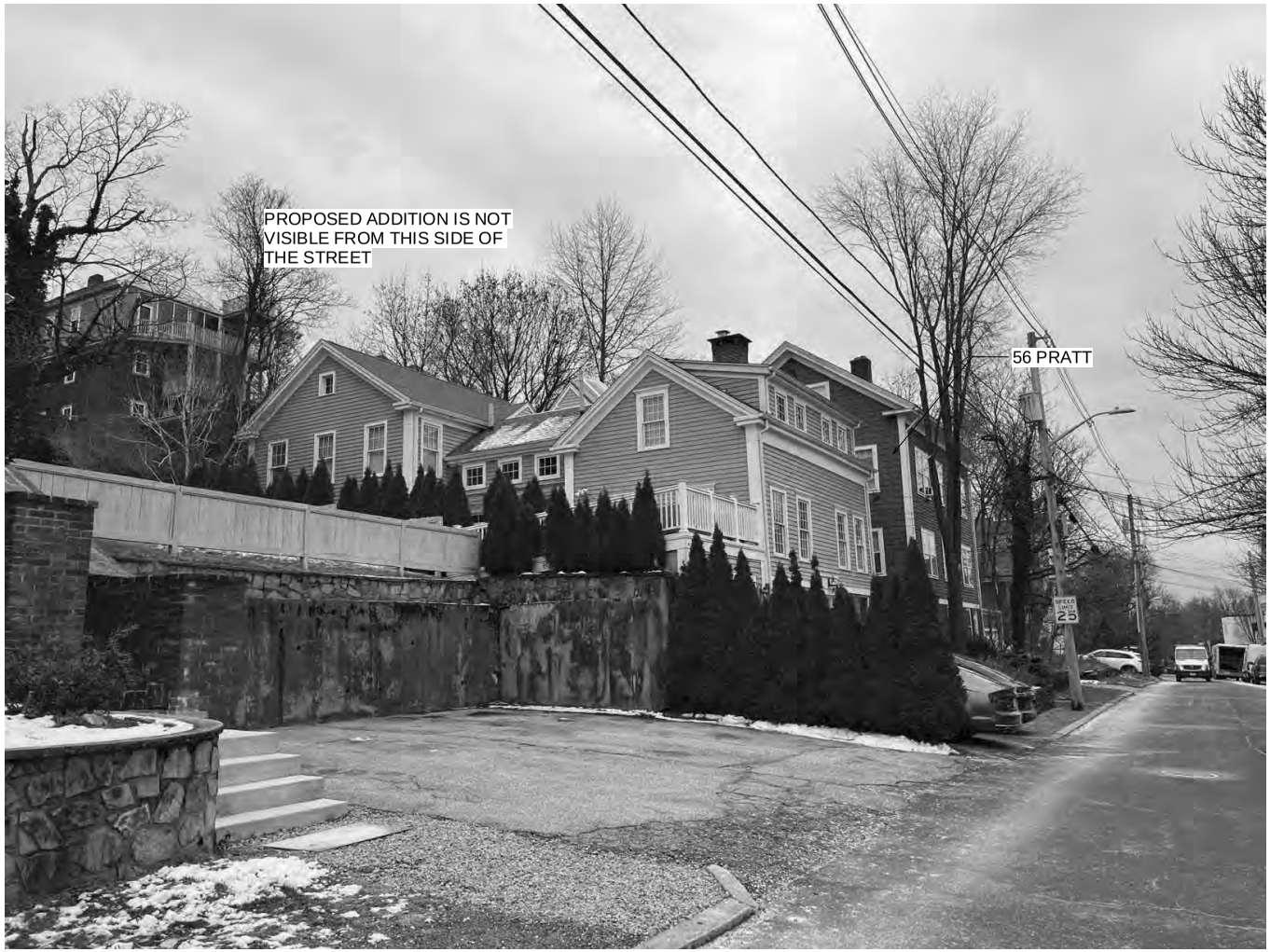
HDC REVIEW ONLY

STREET VIEW

Project number 25005
Date 2026-1C-02

A10.2

Scale



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East Providence RI 02914
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56 Pratt St

HDC REVIEW ONLY

STREET VIEW

Project number 2005
Date 2026-1C-02

A10.3

Scale

EXHIBIT 3

CITY OF PROVIDENCE

HISTORIC DISTRICT COMMISSION

MINUTES ● JULY 27, 2026

Regular Meeting | **444 Westminster St., 1st Fl., Conf. Room** | **4:49 PM**

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Brennan, Mukoyama, Carden, Lund, Fernandez, Martin
ABSENT: Sharma, Bay, Haggerty, Verity
Staff Present: Jason Martin, Sharon Garner, esq., Blake Horne

MINUTES

Approval of June 22, 2026, Historic District Commission Regular Meeting Minutes

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Matthew Brennan, Regular Member
SECONDER:	Pabel Fernandez, Regular Member
AYES:	Brennan, Mukoyama, Carden, Lund, Fernandez

PROJECT REVIEW

1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

Mr. David Sisson, architect, and Mr. Mark Liberati, esq., representing the owner, appeared before the Commission requesting that as part of the subdivision of the property into two parcels, the applicant is requesting the construction of a three-story addition with cellar to the existing building (north parcel), and the new construction of a three-story with cellar, multi-family residence (south parcel).

Mr. Martin gave an introduction. This is a conceptual review. Staff recommends bifurcating review into two sections: new construction of a three-story with cellar multi-family residence (south); and major alterations: the construction of a three-story with cellar addition to the existing building (north). The applicant agreed, the application was bifurcated. Mr. Simmons gave an overview of the project.

Mr. Martin continued with his staff report and recommendations. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon. The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context; The street hosts two properties designed by Friedrich St. Florian, who rightly referred to the street as a "laboratory" for architectural expression. The proposed structure will require some fenestration along the gas modified appears to be zoning compliant. Plans and photos have been submitted. The application for New Construction is considered complete for conceptual review. Mr. Martin noted that the cellar level's front (west) elevation would need some glazing to conform to zoning requirements. The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed new construction is conceptually appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the mid-20th century and later.

The Chair asked for public comment. The following public comment was taken:

- An email in opposition to the proposal from Hank Heneghan and Elizabeth Porter, 109 Pratt St, was read and submitted as part of Exhibit 1;
- An email in opposition to the proposal from Olivia Katz and Chris Borgstrom, 54 Pratt Street, was submitted as part of Exhibit 1;
- Dr. Frank Faltus, 124 Congdon Street, was opposed, objecting to the scale of the proposed construction;
- Maris Brown, Executive Director, Providence Preservation Society, commented that modern architecture was appropriate for Pratt Street. Noted that the design seemed "dark, foreboding" and that a change to "lighter" materials

would be helpful;
- Hank Henegran, 109 Pratt Street, was opposed to the proposal, concerned with size and scale reinforced comments made as part of his email entered, previously entered as part of Exhibit 1; and,

Public comment was closed.

The Commission had the following comments: overall well received by the Commission, the phrase "dare to be different" was used to illustrate what could be appropriate for Pratt Street given its historical and architectural context. Agreed materials could be "lighter".

A motion was made stating: The application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon. The Commission grants Conceptual Approval of the new construction, citing Standard 8, having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with the applicant to return for Final Approval once the parcel has been subdivided.

RESULT:	**CONCEPTUALLY APPROVED [UNANIMOUS]**
MOVER:	Sumi Mukoyama, Regular Member
SECONDER:	Nathaniel Carden, Regular Member
AYES:	Brennan, Mukoyama, Carden, Lund, Fernandez

Discussion turned to the proposed Major Alterations. Mr. Martin gave a staff report and recommendations. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. Plans and photos have been submitted. The application for Major Alterations is considered complete for conceptual review. The application has been bifurcated to remove the separate proposed new construction of a three-story with cellar on the lot (lot to be subdivided), which is being reviewed separately. The applicant's appeared as a Preliminary Application at the Commission's June 22nd meeting where the proposal was discussed. The Commission's the general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance. The applicant has revised the drawings, and the proposal is slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. It is definitively not subservient to the historic resource. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. The work as proposed is not in accord with PHDC Standard 8 being architecturally and historically incompatible with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource. It is Staff's recommendation that the application be denied. The applicant must wait one-year to return to the Commission, or the applicant can return to the Commission with a materially different submission that ideally conforms to zoning as if the Commission votes and accepts that submission.

The Chair asked for public comment. The following public comment was taken:
- Chris Borgstrom, 54 Pratt Street, was opposed to the proposal, concerned with size and scale; also submitted email (Exhibit 1);
- Hank Heneghan, 109 Pratt Street, reinforced comments made as part of his email entered, previously entered as part of Exhibit 1;
- Zehra Rizvi, Pratt Street, was opposed to the proposal, concerned with size and scale of the addition; and,

Public comment was closed.

The Commission had the following comments: members were in agreement with staff that the proposed addition was too large "dwarfs the building" and was clearly not subservient to the historic resource. Agreed denial was the best route, with the applicant able to return with a substantially different application at a future meeting.

A motion was made stating: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is

considered complete for conceptual review. The application has been bifurcated to remove the proposed separate new construction of a three-story with cellar on the lot, which is being reviewed separately. The Commission cites Standard 8 in denying the application for the proposed addition to 56 Pratt Street as it is not in accord with PHDC Standard 8, being architecturally and historically incompatible with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource.

RESULT:	**DENIED [4 TO 1]**
MOVER:	Matthew Brennan, Regular Member
SECONDER:	Pabel Fernandez, Regular Member
AYES:	Brennan, Mukoyama, Lund, Fernandez
NAYES:	Carden

2. CASE 26.105, 113 BROADWAY, Commercial Building, pre1875, 1921 (BROADWAY)

Mr. Pedro Borda, applicant/architect, and Mr. Scott Acedo, owner, appeared before the Commission requesting the demolition of the existing building, a non-contributing structure.

Mr. Martin gave a staff report. **Significance:** The building proposed for demolition is a non-contributing structure with minimal architectural or historical merit. The existing building is not within the Armory/Broadway National Register Historic District. This National Register district was expanded in 2008, specifically looking at the properties east of Dean Street and this property was not included, being deemed ineligible. Research within the included structural report and of Sanborn maps show the original wood-frame building was constructed before 1875 and was primarily a residence with some commercial use below. Post 1962 the building was modified to its current configuration which included CMU additions and a brick façade applied to the front elevation (1922). As detailed in the structural report the structure has significant structural deterioration and is a potential hazard to the public. The owner's intent is to build a commercial/hotel property on this location. The removal of the building will not irreparably diminish the architectural or historical character of the property or district as a whole. **Demolition Alternatives:** Staff is satisfied that given the minimal architectural and historical significance, there are no alternatives to demolition because no reasonable expectation exists that the structure can be sold for preservation either on or off site. It is staff's recommendation that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a non-contributing structure. **Demolition Criteria:** Staff has determined that the building slated for demolition is a non-contributing structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole, having been modified in a way that has caused its structural integrity to be impacted, creating a public hazard that cannot be remedied at a reasonable cost to the owners

Staff made the following recommendations as findings of fact:

a) The building at 113 Broadway is a non-contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding Broadway local historic district, having been evaluated for inclusion into the Broadway/Armory National Register Historic District and found to be ineligible. The removal of the building is consistent with the non-contributing criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole, having been modified in a way that has caused its structural integrity to be impacted, creating a public hazard that cannot be remedied at a reasonable cost to the owners;
b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure;
c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the non-contributing structure can be sold for preservation either on or off site;
d) The review of the proposed demolition is hereby completed in one meeting, as allowed for non-contributing structures under the PHDC demolition guidelines; and,
e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district, having been modified in a way that has caused its structural integrity to be impacted, creating a public hazard that cannot be remedied at a reasonable cost to the owners.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

A motion was made stating: 113 Broadway is a non-contributing structure and has minimal to no historical and architectural

significance, both on its own merit and in relation to the surrounding Broadway local historic district, having been deemed ineligible for inclusion in the Broadway/Armory National Register Historic District. The application for demolition is complete. The Commission waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a non-contributing structure. The Commission is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the Commission's demolition guidelines. The Commission grants Final Approval of the application as submitted, citing Standard 8, as its removal would have little impact on the property and the district as a whole, being a non-contributing structure that has been deemed ineligible for inclusion in the Broadway/Armory National Register Historic District, citing and agreeing with the recommendations in the staff report, with staff to review any additional required details.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Sumi Mukoyama, Regular Member
SECONDER:	Matthew Brennan, Regular Member
AYES:	Brennan, Mukoyama, Carden, Lund, Fernandez

3. CASE 26.107, 42 HIDDEN STREET, Simeon Klein House, 1912-13 (COLLEGE HILL)

Mr. Peter Casale, applicant, appeared before the Commission requesting the demolition of the existing garage, a secondary structure, not identified in the College Hill NRHD; the construction of a new two-story garage with Accessory Dwelling Unit (ADU); and minor alterations (site improvements) installation of an in-ground, therapeutic pool.

Mr. Martin gave a staff report. The scope of work proposed consists of Demolition, New Construction, and Minor Alterations (Site Improvements). Staff recommends bifurcating the application between the demolition and the new construction/minor alterations. The applicant agreed, the application was bifurcated. Mr. Martin gave a staff report regarding the proposed demolition. **Significance:** The building proposed for demolition is a secondary structure with minimal architectural or historical merit. The existing wood, two-bay, one-story with hip roof garage is not identified within the College Hill . The removal of the building will not irreparably diminish the architectural or historical character of the property or district as a whole. **Demolition Alternatives:** Staff is satisfied that given the minimal architectural and historical significance, there are no alternatives to demolition because no reasonable expectation exists that the structure can be sold for preservation either on or off site. It is staff's recommendation that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a secondary, non-contributing structure. **Demolition Criteria:** Staff has determined that the building slated for demolition is a secondary, non-contributing structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole, having been separated and no longer associated with its original property.

Staff made the following recommendations as findings of fact:

a) The wood, two-bay, one-story with hip roof garage at 42 Hidden Street is a secondary, non-contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding College Hill local historic district. The removal of the building is consistent with the secondary non-contributing criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole, having not been identified in the College Hill NRHD;
b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a secondary non-contributing structure;
c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site;
d) The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the PHDC demolition guidelines; and,
e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district.

The Chair asked for public comment. The following public comment was taken:

- An email from Emily Wright, 165 Prospect Street, in support of the proposal was read and entered into the record (Exhibit 2); and,

Public comment was closed.

A motion was made stating: The wood, two-bay, one-story with hip-roof garage at 42 Hidden Street is a secondary, non-

contributing structure and has minimal to no historical and architectural significance, both on its own merit and in relation to the surrounding College Hill local historic district, having not been identified in the College Hill NRHD. The application for demolition is complete. The Commission waives the requirement for documenting financial information relative to the demolition, because the building slated for demolition is a secondary non-contributing structure. The Commission is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the Commission's demolition guidelines. The Commission grants Final Approval of the demolition portion of the application as submitted, citing Standard 8, as its removal would have little impact on the property and the district as a whole, having not been identified in the College Hill NRHD, citing and agreeing with the recommendations in the staff report, with staff to review any additional required details.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Matthew Brennan, Regular Member
SECONDER:	Pabel Fernandez, Regular Member
AYES:	Brennan, Mukoyama, Carden, Lund, Fernandez

Discussion turned to the proposed new construction and minor alterations. Mr. Martin gave a staff report and recommendations. 41 Hidden Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The application for New Construction is considered complete for review. The proposed building's form and siting are appropriate for the location. The proposed structure appears to be zoning compliant. The installation of a below ground pool is appropriate. Plans and photos have been submitted. The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed new construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

A motion was made stating that: The application is considered complete. 42 Hidden Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The Commission grants Final Approval of the new construction and minor alterations, citing Standard 8, having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Matthew Brennan, Regular Member
SECONDER:	Sumi Mukoyama, Regular Member
AYES:	Brennan, Mukoyama, Carden, Lund, Fernandez

ADJOURNMENT 6:05PM (PF, MB)

CITY OF PROVIDENCE

HISTORIC DISTRICT COMMISSION

MINUTES ● AUGUST 24, 2026

Regular Meeting | **444 Westminster St., 1st Fl., Conf. Room** | **4:50 PM**

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Mukoyama, Carden, Haggerty, Lund, Verity, Fernandez, Chaudhary
ABSENT: Sharma, Brennan, Bay
Staff Present: Jason Martin, Megan DiSanto, Blake Horne

MINUTES

Approval of July 27, 2026, Historic District Commission Regular Meeting Minutes

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Pabel Fernandez, Regular Member
SECONDER:	James Verity, Regular Member
AYES:	Fernandez , Verity, Carden, Haggerty, Lund, Mukoyama

PROJECT REVIEW

1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

Mr. David Sisson, architect, via Zoom, Mr. Steve Gilbert, architect, and Mr. Mark Liberati, Esq., representing the owner, appeared before the Commission requesting that as part of the subdivision of the property into two parcels, the construction of a new three-story with cellar, four-family residence (aka south parcel).

Mr. Martin gave an introduction. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District; The parcel shall be subdivided to create a vacant parcel that the new construction will be built upon. The proposal was granted conceptual approval at the July 27th meeting (Res26-07). The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context; The street hosts two properties designed by Friedrich St. Florian, who rightly referred to the street as a "laboratory" for architectural expression. The parcel shall be subdivided to create a vacant parcel that the new construction will be built upon. The proposed structure appears to be zoning compliant. Revised plans and photos have been submitted. The application for New Construction is considered complete for review. The work as proposed is in accord with PHDC Standard 8 as follows: having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the 20th and 21st Centuries, most reviewed and approved by the Commission, and this proposal is congruous with the street's development. Mr. Simmons gave an overview of the proposed materials.

The Chair asked for public comment. The following public comment was taken:

- An email in opposition to the proposal from Qingqing "Cath" Cai and Henry Hawk, 105 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Laura Donahue, 101 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Anne Hart, 162 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Stephen Lynch, 100 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Michael Sandoval, 97 Pratt St, was submitted as part of Exhibit 1;

- An email in opposition to the proposal from Peter Andrews, 41 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Charles and Joy Wharton, 4 Jenckes St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karen Hebb, 120 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Hank Heneghan and Elizabeth Porter, 109 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Michael Sandoval, 97 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Olivia Katz and Chris Borgstrom, 54 Pratt Street, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karen Borger, 11 Jenckes St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Helen Grundman, 169 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karim Khanbhai, 103 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Douglas Grundman, 169 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Sarah "Sally" Herreid, 37 Pratt St, was submitted as part of Exhibit 1;
- A petition titled “PETITION OF RESIDENTS OPPOSING THE 56 PRATT STREET APPLICATIONS” containing approximately 33 signatures was submitted as part of Exhibit 1;
- George Wichart, 147 Benefit Street, was in opposition to the proposal;
- Julia Katz, 16 Pratt Street, was in opposition to the proposal;
- Steven & Sue Lynch, 100 Pratt Street, was in opposition to the proposal;
- Joyce Lilly, Williams Street, was in opposition to the proposal;
- Andy Robbins, 44 Pratt Street, was in opposition to the proposal;
- Chris Borgstrom, 54 Pratt Street, was in opposition to the proposal;
- Geraldine Killilea, 93 Pratt Street, was in opposition to the proposal;
- Sue Lynch, 100 Pratt Street, was in opposition to the proposal;
- Helen Grundman, 169 Pratt Street, was okay with proposal but thought building should be set back more;
- Councilor Jill Davisdson, Ward 2, expressed that a sidewalk should be installed as part of the development;
- Amy Goins, Esq., Ursillo, Teitz & Ritch, Ltd., representing Frank Faltus, Olivia Katz and Chris Borgstrom, introduced Clark Schoettle as an expert witness. Mr. Schoettle was accepted by the Commission as an expert witness. The witness contends that the proposed design was not in keeping with the surrounding properties; that the roof form was flat as opposed to gabled and that the openings and fenestration is out of character with its surroundings. Mr. Schoettle suggested the following changes to the design: floor height could be reduced from the proposed 12’, with a reduction to 10’ allowing for a reduction in height by 6½ feet; more continuity to materials; 6-lite windows instead of four would help align and carry design throughout; rethinking how third floor roof overhangs the porch: remove roof, would create a lower sense of front plane of the building; reduce the vertical elements overall;
- Dr. Frank Faltus, 124 Congdon Street, was opposed, objecting to the scale of the proposed construction;
- Sara Bell was in favor of the development;
- Hank Heneghan, 109 Pratt Street, had concerns regarding the ability to negotiate the proposed parking spaces and concern regarding an existing pole-mounted transformer;
- Elizabeth Porter, 109 Pratt Street, was in opposition to the proposal;
- Alex Prosti, 102 Pratt Street, was in opposition to the proposal;
- Laura Donahue, 101 Pratt Street, was in opposition to the proposal;
- Olivia Katz, 54 Pratt Street, was in opposition to the proposal; and,

Public comment was closed.

The Commission has the following comments: articulation of the form that has been granted conceptual can still be modified; agreed with Mr. Schoettle’s points towards massing and emphasizing horizontality over verticality; symmetry is a formal gesture, less memorable; long glazing elements emphasize verticality, could be modified; too many materials: reduce and tone down; examine other material colors so building seems less “masculine”, lighter,

brighter would help; reduction/removal of the third floor porch roof element would be helpful in in reducing appearance of verticalness

With agreement form the applicant, a motion was made to continue the application, with the applicant to return with revised drawings at a subsequent meeting.

RESULT:	**CONTINUED [UNANIMOUS] Next: 10/6/2026 4:45 PM**
MOVER:	Catherine Lund, Vice-Chair
SECONDER:	Sumi Mukoyama, Regular Member
AYES:	Lund, Mukoyama, Carden, Fernandez, Haggerty, Verity

2. CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

Mr. David Sisson, architect, via Zoom, Mr. Steve Gilbert, architect, and Mr. Mark Liberati, Esq., representing the owner, appeared before the Commission requesting that as part of the subdivision of the property into two parcels, the applicant is requesting the construction of a two-unit, three-story with cellar addition to the existing building (aka north parcel).

Mr. Martin gave an introduction. 56 Pratt Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The applicants previously appeared as a Preliminary Application at the Commission's June 22nd meeting where the previous proposal was discussed. The Commission's general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance. The applicant appeared at the July 27th meeting. The applicant had revised the drawings, and the proposal was slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. It is definitively not subservient to the historic resource. The application was denied (Res26-08). The new submission is substantially and materially different from the denied application and is considered complete for review; Staff recommends a motion be made from the Commission stating this.

A motion was made stating that the new submission is substantially and materially different from the denied application and is considered complete for review.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Verity, Deputy Vice-Chair
SECONDER:	Nathaniel Carden, Regular Member
AYES:	Verity, Carden, Fernandez, Haggerty, Lund, Mukoyama

Mr. Sisson gave a presentation highlighting the changes in the proposal.

The Chair asked for public comment. The following public comment was taken:

- An email in opposition to the proposal from Qingqing "Cath" Cai and Henry Hawk, 105 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Laura Donahue, 101 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Anne Hart, 162 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Stephen Lynch, 100 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Michael Sandoval, 97 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Peter Andrews, 41 Pratt St, was submitted as part of Exhibit

1;
- An email in opposition to the proposal from Charles and Joy Wharton, 4 Jenckes St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karen Hebb, 120 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Hank Heneghan and Elizabeth Porter, 109 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Michael Sandoval, 97 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Olivia Katz and Chris Borgstrom, 54 Pratt Street, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karen Borger, 11 Jenckes St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Helen Grundman, 169 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Karim Khanbhai, 103 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Douglas Grundman, 169 Pratt St, was submitted as part of Exhibit 1;
- An email in opposition to the proposal from Sarah "Sally" Herreid, 37 Pratt St, was submitted as part of Exhibit 1;
- A petition titled “PETITION OF RESIDENTS OPPOSING THE 56 PRATT STREET APPLICATIONS” containing approximately 33 signatures was submitted as part of Exhibit 1;
- Jennifer Laurelli, 16 Pratt Street, was in opposition to the proposal;
- Amy Goins, Esq., Ursillo, Teitz & Ritch, Ltd., representing Frank Faltus, Olivia Katz and Chris Borgstrom, disputed that the application is materially and substantially different; introduced Clark Schoettle as an expert witness. Mr. Schoettle was previously accepted by the Commission as an expert witness. He stated that this design is much better than the new construction design. Addition is large, perhaps larger than the house, but allowed by zoning; no site plan showing abutting properties, questioned whether an engineer’s drawing is required showing proposal and abutting properties; thought this would help in better understanding the projects and how they interact with the surrounding built environment; Ms. Goins argued that Commission is missing a step because not conceptual, but final approval is being requested/given;
- Syed Rizvi, 107 Pratt Street, was in opposition to the proposal;
- Chris Borgstrom, 54 Pratt Street, was in opposition to the proposal;
- Joyce Lilly, 59 Williams Street, was in opposition to the proposal;
- Rachel Bell, was in opposition to the proposal;
- Hank Heneghan, 109 Pratt Street, was in opposition to the proposal;
- Olivia Katz, 54 Pratt Street, was in opposition to the proposal;
- Laura Donahue, 101 Pratt Street, was in opposition to the proposal; and,

Public comment was closed.

The Commission has the following comments: reinforced that the proposal was substantially and materially different; removed height and width, now visually behind the historic resource; the addition is, in some ways, emulating the historic resource, and in other ways, not; it could potentially benefit from taking it a step further to think about what the gesture is, or that we see in the existing home, which seems to be defined by more of a balanced asymmetry versus another kind of symmetrical and vertically oriented architectural language; would encourage the design team to think about particularly the bay window, and how the bay window is a really defining gesture of the architecture for the edition, and if that might benefit from learning from the existing house a little bit more, how the elevations of the front side are not just a grid of windows, for instance, at the street or the sides, and that maybe there could be more of a rhythm to the openings, or maybe the bay window would better serve living rooms and bedrooms versus bathrooms and closets, which seem to be, at least for the upper floors, what part of the building plan, that element is serving; materiality of

that connector; widow's walk details; Grant conceptual approval? Perhaps (Staff explained conceptual approval, how this term is primarily for new construction projects, not additions like this one. That being said the Commission can grant a conceptual approval although in this case the applicant had requested final approval and the applicant would need to agree to conceptual approval. The applicant did agree they would accept a conceptual approval.

A motion was made stating that the application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete for conceptual review. The Commission cites Standard 8 in granting Conceprtual Approval for the proposed addition to 56 Pratt Street as it is in accord with PHDC Standard 8, being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, being of a size where its height and width are minimally to not discernible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with the applicant to appear with revised drawings at a subsequent meeting for final approval.

RESULT:	**CONCEPTUALLY APPROVED [UNANIMOUS] Next: 10/6/2026 4:45 PM**
MOVER:	Catherine Lund, Vice-Chair
SECONDER:	James Verity, Deputy Vice-Chair
AYES:	Lund, Verity, Carden, Fernandez, Haggerty, Mukoyama

3. CASE 26.139, 132-136 PROSPECT STREET, vacant lot (COLLEGE HILL)
This applicant has requested the item be continued**.**

A motion was made to continue the application, with the applicant to appear at a subsequent meeting.

RESULT:	**CONTINUED [UNANIMOUS] Next: 9/28/2026 4:45 PM**
MOVER:	Sumi Mukoyama, Regular Member
SECONDER:	Pabel Fernandez, Regular Member
AYES:	Mukoyama, Fernandez, Carden, Haggerty, Lund, Verity,

ADJOURNMENT (NC, PF; 6:35 PM)

CITY OF PROVIDENCE

HISTORIC DISTRICT COMMISSION

MINUTES ● OCTOBER 6, 2026

Special Meeting **444 Westminster St., 1st Fl., Conf. Room** **4:45 PM**

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

CALL TO ORDER
PRESENT: Haggerty, Bay, Brennan, Carden, Fernandez
ABSENT: Lund, Mukoyama, Sharma, Verity
Staff Present: Jason Martin, Sharon Garner, Blake Horne

PROJECT REVIEW

1. **CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   Mr. David Sisson, architect, and Mr. John Garrahy, Esq., representing the owner, appeared before the Commission requesting that as part of the subdivision of the property into two parcels, the construction of a new three-story with cellar, four-family residence (aka south parcel).

   Mr. Martin gave a staff report. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon;

   At the July 27th meeting the application was granted conceptual approval (Res26-07). The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context; The street hosts two properties designed by Friedrich St. Florian, who rightly referred to the street as a "laboratory" for architectural expression;

   At the August 24th meeting in agreement with the applicant the matter was continued. The applicants also agreed to attend a design charette hosted by the Providence Preservation Society (PPS) to discuss proposed design changes that had been articulated by an expert witness, Clarke Schoettle, and comments from the Commission;

   On Tuesday, September 29th, staff attended the charrette at PPS. This meeting was attended by Councilwoman Jill Davidson, the applicant's architect, David Sisson, Clark Schoettle, Glen Fontecchio, Joel Vanderweele, Marisa Brown and Elisabeth Seidel. It was a productive session and the items discussed for this project related to the following: Reduce height; Design changes at front and roofline to soften façade at front and reduce bulk; Deemphasize verticality; Reduce actual and apparent height; Window changes; Color changes; Landscape changes;

   Revised plans, photos and renderings have been submitted. Additional documentation of a memo detailing changes made since conceptual review to this review, and a section drawing have also been submitted and distributed. The application for New Construction is considered complete;

   The proposed new construction has been changed substantially stylistically in an attempt to minimize the verticality while maintaining volume. The overall height has been reduced by 4'. The building is still tall, but

DRAFT

below the buildable envelope allowed by zoning and smaller than what the Commission granted conceptual approval for. The changes to the front, having open porches that emulate a more traditional double- or triple-decker design is helpful; fenestration changes are help reduce the verticality and improve the composition; and,

The work as proposed is in accord with PHDC Standard 8 as follows: having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the 20th and 21st Centuries, most reviewed and approved by the Commission, and this proposal is congruous with the street's development.

Mr. Garrahy gave an introduction, and Mr. Sisson gave an overview of the proposal and changes.

The Chair asked for public comment. The following public comment was taken:

- An email from Ian Saxine, 500 Wickenden Street, in support of the proposal was submitted as part of Exhibit 1;
- An email from Mel Rainsberger, 15 Glendale Avenue, in support of the proposal was submitted as part of Exhibit 1;
- An email from Tyler Macmillan, 183 Elmgrove Avenue, in support of the proposal was submitted as part of Exhibit 1;
- Laura Donahue, 101 Pratt Street, was in opposition to the proposal;
- Paul Flynn was in support of the proposal;
- Syed Rizvi, 107 Pratt Street, was in opposition to the proposal;
- David Marks, Esq., Ursillo, Teitz & Ritch, Ltd., representing Frank Faltus, Olivia Katz and Chris Borgstrom, was in opposition to the proposal; also had procedural objections;
- Sara Bell was in favor of the development;

Public comment was closed.

The Commission has the following comments: members commended the applicants for going through the charrette procedure; Pratt Street is a street of varied architectural designs; responded to comments made by the Commission and from the expert witness (Clark Schoettle at previous 08/24 meeting); reduction in height; new changes are materially simple and refined; better proportion of windows (windows proposed to be Pella Lifestyle; still deciding on door systems; Hardie plank, smooth side out; composite trim; full brick; roof: standing seam metal) there are small details that can discussed with staff (materiality of retention walls: reduce Versa-Lok in front, perhaps fieldstone; removal of corbels; color suggestions; finalization of window and door systems); new revisions have helped reduce verticality.

A motion was made stating that: the application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon. The Commission grants Final Approval of the proposal, citing Standard 8, having determined that the proposed new construction is appropriate as it is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as Pratt Street has been identified by the Commission as a street that can support contemporary and modern architecture as the majority of properties on the street were constructed in the 20th and 21st Centuries, most reviewed and approved by the Commission, and this proposal is congruous with the street's development, citing and agreeing

to the recommendations in the staff report, with staff or a sub-committee to review any additional details.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Pabel Fernandez, Regular Member
SECONDER:	Matthew Brennan, Regular Member
AYES:	Fernandez, Brennan, Bay, Carden, Haggerty

2. CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

Mr. David Sisson, architect, and Mr. John Garrahy, Esq., representing the owner, appeared before the Commission requesting that as part of the subdivision of the property into two parcels, the applicant is requesting the construction of a two-unit, three-story with cellar addition to the existing building (aka north parcel).

Mr. Martin gave a staff report. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon;

The applicants previously appeared as a Preliminary Application at the Commission's June 22nd meeting where the previous proposal was discussed. The Commission's the general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance;

The applicant appeared at the July 27th meeting. The applicant had revised the drawings, and the proposal was slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. It is definitively not subservient to the historic resource. The application was denied (Res26-08);

At the August 24th meeting a new application that was deemed materially and substantially different was reviewed by the Commission. The Commission granted conceptual approval (Res26-12) at the bequest of the applicant. The as the proposed addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way. The applicants also agreed to attend a design charette hosted by the Providence Preservation Society (PPS) to discuss proposed design changes that had been articulated by an expert witness, Clarke Schoettle, and comments from the Commission;

On Tuesday, September 29th, staff attended the charrette at PPS. This meeting was attended by Councilwoman Jill Davidson, the applicant's architect, David Sisson, Clark Schoettle, Glen Fontecchio, Joel Vanderweele, Marisa Brown and Elisabeth Seidel. It was a productive session and the items discussed for this project related to the following: Aligning floors, Window changes, Canopy add at front door, Front door change, Unique siding at 'transition' portion of addition, Color changes;

Revised plans, photos and renderings have been submitted. Additional documentation of a memo detailing changes made since conceptual review to this review has also been submitted and distributed. The application for Major Alterations is considered complete;

The revised design reflects most of the comments discussed at the charette. The design is now more cohesive. The addition's floors have been lowered and match existing; the fenestration and materials, along with color choices have enhanced the design; and,

The work as proposed is in accord with PHDC Standard 8 being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the proposed addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

Mr. Garrahy gave an introduction, and Mr. Sisson gave an overview of the proposal and changes.

The Chair asked for public comment. The following public comment was taken:

- An email from Ian Saxine, 500 Wickenden Street, in support of the proposal was submitted as part of Exhibit 1;
- An email from Mel Rainsberger, 15 Glendale Avenue, in support of the proposal was submitted as part of Exhibit 1;
- An email from Tyler Macmillan, 183 Elmgrove Avenue, in support of the proposal was submitted as part of Exhibit 1;
- Chris Borgstrom, 54 Pratt Street, warned about AI- generated public comment;
- Paul Flynn was in support of the proposal;
- Syed Rizvi, 107 Pratt Street, not opposed to housing, this design is better, still concerns over overall proposal;
- David Marks, Esq., Ursillo, Teitz & Ritch, Ltd., representing Frank Faltus, Olivia Katz and Chris Borgstrom, was in opposition to the proposal; also had procedural objections;
- Sara Bell was in favor of the development;
- Olivia Katz, 54 Pratt Street, this design is better, still concerns over overall proposal; and,

Public comment was closed.

The Commission has the following comments: members commended the applicants for going through the charrette procedure; improvement to design; volume's mass has been helped by aligning floors, minimalization of elements; materiality of walls along with differentiation at connector piece is appreciated; noted how shingles will eventually age and be similar in color to the roof; questions of materiality (windows proposed to be Pella Lifestyle; still deciding on door systems; Hardie plank, smooth side out; composite trim; full brick; roof: standing seam metal), there are small details that can discussed with staff (materiality of retention walls: reduce Versa-Lok in front, perhaps fieldstone; color suggestions; finalization of window and door systems); overall well received.

A motion was made stating that: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete. The Commission cites Standard 8 in granting final approval for the proposed addition to 56 Pratt Street as it is in accord with PHDC Standard 8, being architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, being of a size where its height and width are minimally to not discernible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Nathaniel Carden, Regular Member
SECONDER:	Pabel Fernandez, Regular Member
AYES:	Carden, Fernandez, Bay, Brennan, Haggerty

ADJOURNMENT (MB, PF; 6:10 PM)

EXHIBIT 4

Providence Historic District Commission

Brett P. Smiley
Mayor

August 7, 2026

APPLICANT/OWNER
Nathaniel Sliney
56 Pratt Street
Providence, RI 02906

RESOLUTION 26-07
Application 26.101

WHEREAS, the applicant, Nathaniel Sliney, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 56 Pratt Street, Plat 10, Lot 163, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on July 27, 2026, with the following members present: Lund, Brennan, Carden, Fernandez and Mukoyama; and

WHEREAS, Mr. David Sisson, architect, and Mr. Mark Liberati, esq., representing the owner, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon.

2. The application for New Construction is considered complete for conceptual review.

3. The work as proposed consists of New Construction and includes the construction of a three-story with cellar, multi-family residence.

4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district. The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context.

5. The proposed work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, having determined that the proposed new construction is appropriate being architecturally and historically compatible.

6. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the New Construction as proposed by the Applicant is appropriate. Upon motion made by Ms. Mukoyama, seconded by Mr. Carden, the Commission unanimously voted (5 to 0) to grant Conceptual Approval of the proposal as proposed having determined that the alterations are aesthetically appropriate having determined that the proposed demolition is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (Standard 8), as Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context, with the applicant to return to the Commission at a subsequent meeting for final approval.

NOW, THEREFORE, BE IT RESOLVED THAT the application for New Construction as described in the above findings of fact **IS CONCEPTUALLY APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

Ryan Haggerty (SBM for)
Ryan Haggerty
Chair

Providence Historic District Commission

Brett P. Smiley
Mayor

August 7, 2026

APPLICANT/OWNER
Nathaniel Sliney
56 Pratt Street
Providence, RI 02906

RESOLUTION 26-08
Application 26.101

WHEREAS, the applicant, Nathaniel Sliney, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 56 Pratt Street, Plat 10, Lot 163, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on July 27, 2026, with the following members present: Lund, Brennan, Carden, Fernandez and Mukoyama; and

WHEREAS, Mr. David Sisson, architect, and Mr. Mark Liberati, esq., representing the owner, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District.

2. The application for Major Alterations is considered complete for conceptual review.

3. The application has been bifurcated to remove the proposed New Construction of a three-story with cellar on the lot (lot to be subdivided), which is being reviewed as a separate matter.

4. The work as proposed consists of Major Alterations and includes the construction of a three-story with cellar addition.

5. The work as proposed is not in accord with PHDC Standard 8 being architecturally and historically incongruous with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district, as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource.

6. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations proposed by the Applicant are inappropriate. Upon motion made by Ms. Mukoyama, seconded by Mr. Fernandez, the Commission voted (4 to 1, Members Mukoyama, Fernandez, Lund and Brennan were in favor, Member Carden was against) to deny approval of the proposal as proposed having determined that the alteration is aesthetically inappropriate having determined that the proposed alteration is architecturally and historically incongruous with the property and district having an inappropriate size, scale and form that will have an adverse effect on the property or district (Standard 8), as the proposed addition is not subservient to the historic resource, being too large in scale for both height and width, being a full-story above the historic resource and being wider than the existing resource.

NOW, THEREFORE, BE IT RESOLVED THAT the application for Major Alterations as described in the above findings of fact **IS DENIED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

Ryan Haggerty (Chair for)

Ryan Haggerty
Chair

Providence Historic District Commission

Brett P. Smiley
Mayor

September 23, 2026

APPLICANT/OWNER
Nathaniel Sliney
56 Pratt Street
Providence, RI 02906

RESOLUTION 26-12
Application 26.138

WHEREAS, the applicant, Nathaniel Sliney, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 56 Pratt Street, Plat 10, Lot 163, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on August 24, 2026, with the following members present: Haggerty, Lund, Verity, Carden, Fernandez and Mukoyama; and

WHEREAS, Mr. David Sisson, architect, via Zoom, Mr. Steve Gilbert, architect, and Mr. Mark Liberati, esq., representing the owner, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon.

2. The application for Major Alterations is considered complete for conceptual review.

3. The work as proposed consists of Major Alterations and includes the construction of a two-unit, three-story with cellar addition to the existing building.

4. The proposed work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, having determined that the proposed alteration is of a size where its height and width are minimally to not discernible from the public rights-of-way.

5. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as proposed by the Applicant is appropriate. Upon motion made by Dr. Lund, seconded by Mr. Verity, the Commission unanimously voted (5 to 0) to grant Conceptual Approval of the proposal as proposed having determined that the alterations are aesthetically appropriate having determined that the proposed is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (Standard 8), as the proposed alteration is of a size where its height and width are minimally to not discernible from the public rights-of-way, with the applicant to return to the Commission at a subsequent meeting for final approval.

NOW, THEREFORE, BE IT RESOLVED THAT the application for Major Alterations as described in the above findings of fact **IS CONCEPTUALLY APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

Ryan Haggerty (JAM for)
Ryan Haggerty
Chair

Providence Historic District Commission

Brett P. Smiley
Mayor

October 7, 2026

APPLICANT/OWNER
Nathaniel Sliney
56 Pratt Street
Providence, RI 02906

RESOLUTION 26-14
Application 26.101

WHEREAS, the applicant, Nathaniel Sliney, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 56 Pratt Street, Plat 10, Lot 163, and,

WHEREAS, the Commission held a properly noticed Special Meeting on the matter on October 6, 2026, with the following members present: Haggerty, Bay, Brennan, Carden and Fernandez; and

WHEREAS, Mr. David Sisson, architect, and Mr. John Garrahy, esq., representing the owner, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon.

2. The application for New Construction is considered complete.

3. The work as proposed consists of New Construction and includes the construction of a three-story with cellar, multi-family residence.

4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district. The proposed building's form and siting are appropriate for the location. Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context.

5. The proposed work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, having determined that the proposed new construction is appropriate being architecturally and historically compatible.

6. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the New Construction as proposed by the Applicant is appropriate. Upon motion made by Mr. Fernandez, seconded by Mr. Brennan, the Commission unanimously voted (5 to 0) to grant Final Approval of the proposal as proposed having determined that the alterations are aesthetically appropriate having determined that the proposed demolition is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (Standard 8), as Pratt Street is a location that has minimal historical context as related to its streetscape, as the majority of buildings constructed on the street are from the mid-20th century and later. The Commission has approved multiple buildings of contemporary and modern design along the street, and this proposal is compliant within that context, agreeing with the staff report and with staff to review any additional details.

NOW, THEREFORE, BE IT RESOLVED THAT the application for New Construction as described in the above findings of fact **IS APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

Ryan Haggerty (CJRM for)
Ryan Haggerty
Chair

Providence Historic District Commission

Brett P. Smiley
Mayor

October 7, 2026

APPLICANT/OWNER
Nathaniel Sliney
56 Pratt Street
Providence, RI 02906

RESOLUTION 26-15
Application 26.138

WHEREAS, the applicant, Nathaniel Sliney, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 56 Pratt Street, Plat 10, Lot 163, and,

WHEREAS, the Commission held a properly noticed Special Meeting on the matter on October 6, 2026, with the following members present: Haggerty, Bay, Brennan, Carden and Fernandez; and,

WHEREAS, Mr. David Sisson, architect, and Mr. John Garrahy, esq., representing the owner, appeared before the Commission for the scheduled item; and,

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District. The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon, which is being reviewed separately.

2. The application for Major Alterations is considered complete.

3. The work as proposed consists of Major Alterations and includes the construction of a two-unit, three-story with cellar addition to the existing building.

4. The proposed work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, having determined that the proposed alteration is of a size where its height and width are minimally to not discernible from the public rights-of-way.

5. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as proposed by the Applicant is appropriate. Upon motion made by Mr. Carden, seconded by Mr. Fernandez, the Commission unanimously voted (5 to 0) to grant Final Approval of the proposal as proposed having determined that the alterations are aesthetically appropriate having determined that the proposal is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district (Standard 8), as the proposed alteration is of a size where its height and width are minimally to not discernible from the public rights-of-way, agreeing with the staff report and with staff to review any additional details.

NOW, THEREFORE, BE IT RESOLVED THAT the application for Major Alterations as described in the above findings of fact **IS APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

Ryan Haggerty (JSM for)
Ryan Haggerty
Chair

EXHIBIT 5

WEBVTT

1
00:00:04.760 --> 00:00:06.949
PHDC: You seem probably not doing the right thing.

2
00:00:07.160 --> 00:00:08.530
PHDC: Let's do it.

3
00:00:11.620 --> 00:00:22.139
PHDC: All right, good afternoon, everybody. Welcome to the Historic District Commission. Today is Monday, August 24th, 2026, around 445.

4
00:00:22.140 --> 00:00:34.539
PHDC: Before we begin, we're gonna start with a roll call, and then a couple of housekeeping items, and then we'll jump right into, this afternoon and evening's agenda. Start with a roll call. My name is Ryan Haggerty. Bob Fernandez.

5
00:00:35.990 --> 00:00:38.730
PHDC: Kathy Lund. Sumi Mukoyama?

6
00:00:39.000 --> 00:00:41.470
PHDC: Nathaniel Cardin, James Verity.

7
00:00:43.130 --> 00:00:44.880
PHDC: Megan DeSanto, Legal Counsel.

8
00:00:45.790 --> 00:00:47.280
PHDC: Jason Martin, staff.

9
00:00:47.400 --> 00:00:57.980
PHDC: All right, thanks everybody. Let's get a quick vote on the meeting minutes of last meeting. All those in favor of passing the meeting minutes, please say aye. Aye. Any opposed?

10
00:00:58.150 --> 00:00:59.770
PHDC: Okay, meeting notes passed.

11
00:01:00.060 --> 00:01:12.559
PHDC: So before we jump in, a couple of things. Housekeeping for those folks, in the room. Thank you all for showing up. This is probably the most well-attended meeting I think I can remember personally in the couple of years I've been doing this.

12
00:01:12.630 --> 00:01:31.459

PHDC: We understand that this is a popular agenda item. We've received an awful lot of commentary from everybody via email and calls and letters. All of that commentary has been provided to all of the members of the Commission in advance of this meeting. We have all read it, I can assure you of that. We very much appreciate your taking the time to generate that commentary.

13
00:01:31.460 --> 00:01:46.029
PHDC: what I will politely ask is that you don't stand up and read the commentary again for the record here. It has been formally entered into the record, it is going to be a part of this case, and again, it has been read and considered by the members of the Commission, so…

14
00:01:46.030 --> 00:02:09.410
PHDC: The other thing, in the interest of, pardon me, efficiency here, we do have the ability to limit testimony, which I am going to do. I would ask that folks be brief in their testimony so that everybody who wants to speak can have a chance, whether they're physically present here in the room or online. We're going to start around 2 minutes with that testimony, and I would also urge everybody, if somebody has said, basically what you're about to say.

15
00:02:09.410 --> 00:02:17.989
PHDC: You can simply concur with them if you'd like it logged for the record, but please, let's try not to be too redundant relative to the testimony and commentary that folks are offering.

16
00:02:18.710 --> 00:02:27.159
PHDC: And before we get started, was there another kind of sidebar relative to the, fundamental difference in the first application?

17
00:02:27.290 --> 00:02:37.859
PHDC: Can we get to it? Okay. All right, so, that being said, let's jump right in. We're gonna do, item number 1, case 26.101, 56 Pratt Street.

18
00:02:38.270 --> 00:02:48.189
PHDC: And this is the, construction of the 4-unit, 3-story, freestanding building. So, folks, please come on up and, have a seat at the table, and then we'll get you sworn in.

19
00:02:50.010 --> 00:02:50.840
PHDC: Perfect.

20
00:02:51.140 --> 00:02:51.960
PHDC: Yeah.

21
00:02:57.670 --> 00:02:58.950
PHDC: We are when he comes back.

22
00:02:59.360 --> 00:03:04.900

PHDC: So those of you online who have raised your hands, we'll, we'll be right with you. Just waiting for Jay to get back so we can navigate to it.

23
00:03:06.930 --> 00:03:15.499
PHDC: Oh, we got a daily issue or something. Oh, oh, that's the zoom. That's the… Oh, so there's SISSON.

24
00:03:22.310 --> 00:03:24.109
PHDC: What was coming on…

25
00:03:28.200 --> 00:03:43.050
PHDC: For members of the public online, have your hands raised. You know, if… if you're raising your hand for public comment, please lower them, and when we ask for public comment, you can raise your hand. He's talking to people online.

26
00:03:47.970 --> 00:03:55.109
PHDC: I don't know if Sarah's… Let's figure out what's going on with the flexibility. I don't know if we're trying to test.

27
00:03:55.910 --> 00:03:58.019
PHDC: Is that correct? Should you turn?

28
00:03:58.440 --> 00:04:03.080
PHDC: No, it should be… it's the speaker. It's a speaker speaker.

29
00:04:04.250 --> 00:04:06.579
PHDC: Do we have this room? Oh.

30
00:04:08.050 --> 00:04:09.150
PHDC: Is that any better?

31
00:04:10.220 --> 00:04:11.100
PHDC: All right.

32
00:04:12.480 --> 00:04:16.399
PHDC: No problem. So, just members of the Commission, maybe lean in a little bit.

33
00:04:16.709 --> 00:04:18.279
PHDC: to Mike, so everybody can hear.

34
00:04:18.450 --> 00:04:20.140
PHDC: Okay, so…

35
00:04:20.790 --> 00:04:39.130
PHDC: Maybe not that close. Folks at the table, would you guys please state your names for the record and swear to tell the truth before we get going? Sure. Mark Labarotti, attorney for the applicant. I'm not giving testimony. Mr. Sisson, who is the project, is present on the screen.

36
00:04:39.130 --> 00:04:51.120
PHDC: And… and I have Steve Gilbert, who is an architect at the firm, sitting next to me. Okay, so if you're not going to be testifying, I guess I don't need you to tell, or to swear to tell the truth, but Steve, I believe I need you to, as a matter of record.

37
00:04:51.120 --> 00:04:59.199
PHDC: Swear to tell the truth. Thank you. David online, can you hear us okay? And, also, just to identify yourself for the record, and please swear to tell the truth.

38
00:04:59.410 --> 00:05:12.010
DAVID SISSON ARCHITECT: I can hear you fine, and please let me know if you can hear me as well. I'm David Sisson, David Sisson Architecture, 345 Taunton Avenue in East Providence, and I do swear to tell the truth. Thank you.

39
00:05:12.490 --> 00:05:14.689
PHDC: Great, and we can hear you just fine. Thanks very much.

40
00:05:14.980 --> 00:05:18.969
PHDC: So Jay, you want to give us a quick read-in before we hand it over to the applicants?

41
00:05:19.910 --> 00:05:25.700
PHDC: All right, so members of the Commission, this is… Application… Imperative.

42
00:05:27.960 --> 00:05:32.260
PHDC: How's that? Can you hear me? It's closer to Mike, that's great. Alright.

43
00:05:32.470 --> 00:05:39.980
PHDC: So… This is case number 2613856 Pratt Street. The applicants are before…

44
00:05:42.320 --> 00:05:47.260
PHDC: I'm sorry, wrong one. It's hard when they both say 56 credit.

45
00:05:50.230 --> 00:06:01.429
PHDC: All right, start that again. This is case number 26.101, 56 Pratt Street. This is a continuation from the last meeting. We're at that meeting. The applicant here is

46

00:06:01.590 --> 00:06:18.810
PHDC: requesting, as part of the subdivision of the property into two parcels, is requesting the construction of a new three-story wood cellar for family residence, and it's also been referred to as the South Parcel. Again, at the July 27th meeting, the Commission granted conceptual approval for this.

47
00:06:19.710 --> 00:06:26.360
PHDC: Besides that, I don't think I'm really going to mention anything else except, you know, the board itself.

48
00:06:26.790 --> 00:06:35.909
PHDC: Granted, conceptual approval. Conceptual approval, in HDC parlance relates to size, scale, and massing of a structure.

49
00:06:35.910 --> 00:06:48.529
PHDC: After that, applicants come back for final approval, where we talk more about the details of the building, you know, fenestration, discussion of colors, although the Commission doesn't actually regulate color.

50
00:06:48.530 --> 00:06:56.010
PHDC: So it's more of something we will discuss and recommend, but it's not usually something we can actually hold them to as well.

51
00:06:57.140 --> 00:07:19.820
PHDC: And, I think that that's about it. Mr. Chair, we can turn it over to them for… show us the materials. Okay, just one quick note, too, for those in the audience who may have not been to one of these meetings before. Typically, how this cadence goes is the applicant will present their materials. We'll usually open it up for public comment, starting with the folks in the room, then we'll kick to the folks online, and then we will close public comment, and the members of the Commission will discuss.

52
00:07:20.540 --> 00:07:22.239
PHDC: With that, please proceed.

53
00:07:22.780 --> 00:07:25.550
PHDC: Mr. SISSON will make the presentation.

54
00:07:26.100 --> 00:07:40.289
DAVID SISSON ARCHITECT: Thank you, Mark. So folks, the board, first of all, I'd like to thank you for taking the time to speak with us tonight, and also, of course, thank all of the members of the, neighbors and members of the public who've come to discuss this project, too.

55
00:07:40.290 --> 00:07:46.230
DAVID SISSON ARCHITECT: It's exhilarating to see the excitement about this one, and I know not everybody's

56
00:07:46.230 --> 00:07:54.800
DAVID SISSON ARCHITECT: in favor. This project should seem very familiar to the board. It's the same project we presented to you last month.

57
00:07:54.860 --> 00:08:08.460
DAVID SISSON ARCHITECT: We haven't changed very much, but we did hear some comments from you, and we did take those into account. I think our biggest changes are, number one, to sort of drill into the materials around the building a little bit more.

58
00:08:08.630 --> 00:08:16.190
DAVID SISSON ARCHITECT: And have brought those to you tonight to see and do a little show and tell with you. And also,

59
00:08:16.650 --> 00:08:24.919
DAVID SISSON ARCHITECT: We added some windows at the front, right at the street level, and they would actually be, in the garage, but quite high up on the wall.

60
00:08:24.980 --> 00:08:43.270
DAVID SISSON ARCHITECT: There, and that was really based on the board's suggestion, and also on the recommendation from Jason and the zoning at Providence that suggested that we'd be in conformance with zoning if we got some fenestration on that area.

61
00:08:43.580 --> 00:08:58.389
DAVID SISSON ARCHITECT: materially on this building, we haven't made many changes. We've, but we've sort of highlighted what they are and brought some materials to show you. It's a mix of brick, cement board products, some of that's hardy.

62
00:08:58.390 --> 00:09:03.919
DAVID SISSON ARCHITECT: With color on it, and some of that's Nichiha, which has a kind of baked-in color on it.

63
00:09:03.930 --> 00:09:12.569
DAVID SISSON ARCHITECT: And we offered you, on this building, a little bit of an option on the southwest corner, and I think the last two,

64
00:09:12.640 --> 00:09:25.120
DAVID SISSON ARCHITECT: slides or pages kind of just show a little difference on that. One has a Nichiha product, and the other one has a wood look panel, not an actual wood, wood-look panel product on it.

65
00:09:25.240 --> 00:09:36.040
DAVID SISSON ARCHITECT: Steve and Avid, I'm hoping you can send some of these materials around for the board to look at. We picked a sort of iron spot brick,

66
00:09:36.040 --> 00:09:49.430
DAVID SISSON ARCHITECT: in a brown, chocolate brown color with a bit of variation to it. We wanted, something that had a bit of texture, but also captured a little bit of what they call a velour, texture on the brick.

67
00:09:49.990 --> 00:10:07.369
DAVID SISSON ARCHITECT: That gives it a little bit of sheen and a smoother surface than a, than just an iron spot brick would have. Beyond that, we're showing ARTI, we're showing, some Nichiha material.

68
00:10:07.550 --> 00:10:10.840
DAVID SISSON ARCHITECT: That's… that's the… that's the north parcel there, Jason.

69
00:10:11.000 --> 00:10:12.079
DAVID SISSON ARCHITECT: Yep.

70
00:10:12.670 --> 00:10:18.890
DAVID SISSON ARCHITECT: And, happy to answer questions on materials. I don't know if there's much else to…

71
00:10:19.430 --> 00:10:21.769
DAVID SISSON ARCHITECT: Continue on with my presentation.

72
00:10:24.570 --> 00:10:28.039
PHDC: Great, thank you, David. So,

73
00:10:29.210 --> 00:10:42.989
PHDC: Folks in the room, anything you guys need to add, point out, I appreciate your brevity and noting that it's functionally the same building, with the exception of some material changes, so we've all seen, but anything else you guys want to add before we open it up for public comment?

74
00:10:43.980 --> 00:10:46.060
PHDC: Okay. Great.

75
00:10:46.170 --> 00:10:47.630
PHDC: So with that.

76
00:10:47.960 --> 00:10:53.310
PHDC: Let's begin, public comment for the folks in the room. So, do we have a mic to pass around?

77
00:10:54.130 --> 00:10:55.040
PHDC: What's up?

78
00:10:55.950 --> 00:10:59.760
PHDC: Oh, that one, okay. So, we're gonna, we're gonna borrow your mic for a hot second.

79
00:11:04.520 --> 00:11:09.689
PHDC: Okay, so anybody who'd like to, to say a couple of words, please raise your hand, and we'll make sure the mic gets to you.

80
00:11:10.150 --> 00:11:16.850
PHDC: And again, I want to reinforce, we received over 20 items of correspondence, of comment from the public.

81
00:11:17.050 --> 00:11:21.819
PHDC: Also, many of those people who sent that comment also signed a petition.

82
00:11:22.040 --> 00:11:30.530
PHDC: So that's double, you've publicly commented. So, and again, the board has seen all of this, has been able to read all of that, so again.

83
00:11:30.690 --> 00:11:48.110
PHDC: we don't really want to re-hear what you've already stated, so try to limit comment to something new that wasn't brought up that you'd like to bring up, and again, if you can, please, if someone says something and, you agree with them, you can just agree with that person. So, thank you.

84
00:11:51.250 --> 00:11:53.819
PHDC: Okay, so anybody who'd like to speak, please raise your hand.

85
00:11:55.790 --> 00:12:11.729
PHDC: And, similar to the folks, that were, pardon me, the applicants, I should say, I don't need you to swear to tell the truth, but I do need to state your name for the record, please, sir. Of course, I'll be brief. George Wishart, I live at 147 Benefit Street. We have a parking lot that,

86
00:12:11.730 --> 00:12:27.419
PHDC: the five tenants in the building use the empties onto Pratt Street. It's often a challenge back there to get out on that street. I guess two concerns. One is, you know, the character of the neighborhood is very important to us. That's why we chose to live there. We've lived there 6 years.

87
00:12:27.420 --> 00:12:47.590

PHDC: The neighborhood gets a lot of pedestrian and visitor traffic going from downtown up to Benefit Street and on to Brown. And the other big concern I would have is that there's no parking with this project. It's already quite a challenge to get parking on that street, in addition to numerous delivery vehicles, landscaping trucks, delivery trucks.

88
00:12:47.590 --> 00:12:59.369
PHDC: We… and once the school year starts again, of course, we have students driving there, too. So, I think we should think about the density of this project and, what that's going to do to traffic in the neighborhood.

89
00:12:59.370 --> 00:13:01.460
PHDC: Thank you. Thank you very much.

90
00:13:09.890 --> 00:13:19.509
PHDC: Hi, good evening. My name is Sarah Risby, and I live at 107 Pratt Street. I'm a direct abutter of this property, and I just wanted to add to the parking comment.

91
00:13:19.830 --> 00:13:37.420
PHDC: It's very short and brief, but if you know Pratt Street, it's a narrow street. It's already reached its limit with parking. If there is an emergency, and the new construction only has, I think, 7 parking spots, it's reasonable to assume that the rest will be parking on the street.

92
00:13:37.460 --> 00:13:44.000
PHDC: Fire trucks, ambulances, a police car, multiple police cars.

93
00:13:46.240 --> 00:13:48.450
PHDC: Have to come down the street.

94
00:13:48.660 --> 00:13:51.839
PHDC: In our street, ready to handle emergencies.

95
00:13:51.860 --> 00:13:56.140
PHDC: We already know about the problems we have encountered over the years with parking.

96
00:13:56.140 --> 00:14:21.109
PHDC: And this will push it over the top. That's my comment, thank you. Great. Thank you very much. Just for a point of consideration for folks in the audience, we do understand everybody's concerns about parking. We did get, quite a few pieces of commentary relative to that. As much as we have, several things within our purview, parking is unfortunately not one of them, and is regulated by a different… basically a different group here at the city. So, though we can certainly understand and empathize with your concerns.

97
00:14:21.110 --> 00:14:34.339

PHDC: there's nothing we can specifically do about parking itself. So our commentary and, I guess our discussion tonight amongst the members of the Commission is going to be really relative to the contents of the application from a architectural point of view, just as a point of clarification.

98
00:14:34.680 --> 00:14:36.120
PHDC: Share the minutes.

99
00:14:40.140 --> 00:14:44.430
PHDC: Hi, I'd like to thank the committee for the opportunity. I'm Steve Lynch, my wife Sue.

100
00:14:44.870 --> 00:14:55.459
PHDC: We live directly next to the lot that… the open lot. We have no objection whatsoever. No objection to construction on this lot.

101
00:14:56.040 --> 00:15:11.500
PHDC: Our objection is to the scale of the proposal, which I think clearly violates, and I'm quoting the HDC document, it violates the physical character and, quote, the visual identity of the city.

102
00:15:12.630 --> 00:15:26.360
PHDC: Pratt is not Waterman Street, it's not Angel Street. It's a narrow residential street. The vast majority of houses are single-family and condo duplexes.

103
00:15:26.510 --> 00:15:39.429
PHDC: All the residences across the street from the lot are condo duplexes. Next door, on the north side, is a single-family house. On the south side, that's us, in a condo duplex.

104
00:15:39.700 --> 00:15:50.479
PHDC: Yes, there are some triple-deckers on Pratt Street, a few, but the norm for the street, the norm for the street, is certainly

105
00:15:51.270 --> 00:15:58.830
PHDC: Residential single-family houses, or duplexes, alright? This proposal…

106
00:15:59.130 --> 00:16:04.609
PHDC: If we examined it accurately, calls for 23

107
00:16:04.920 --> 00:16:09.080
PHDC: bedrooms. 23 bedrooms. I would urge…

108
00:16:10.150 --> 00:16:16.719
PHDC: I would urge the committee to not accept the proposal as it stands. As it stands.

109
00:16:17.130 --> 00:16:21.860
PHDC: It is clearly not in keeping with the character of the neighborhood. Thank you.

110
00:16:25.290 --> 00:16:33.130
PHDC: Yeah, sure. Jay, you want to just opine up there real quick? Well, I do want to opine a little bit on this.

111
00:16:33.290 --> 00:16:43.330
PHDC: again, every… pretty much most of what was stated there, just because I know there's a lot of you, and you all want to speak, and again, you've all written to us for the most part as well, that…

112
00:16:44.460 --> 00:16:56.179
PHDC: We are, again, are related to kind of the aesthetics, and if your comments are related to aesthetics, then yes, those are valid comments. The number of bedrooms in this unit is allowed by right.

113
00:16:56.530 --> 00:17:07.690
PHDC: We have no control over how many bedrooms can be in this building, and what they're proposing is completely within the zoning ordinance to put those units in there. So I just want to make that clear.

114
00:17:07.849 --> 00:17:12.270
PHDC: The parking that they are providing is what is required in the ordinance for parking.

115
00:17:12.730 --> 00:17:17.919
PHDC: That is what they're requi- you know, this is what they're required to put in, that is what they've submitted to us.

116
00:17:18.060 --> 00:17:22.829
PHDC: For all intents and purposes, these proposals are what we like to think of as zoning compliance.

117
00:17:22.900 --> 00:17:38.479
PHDC: So, I just, again, want to say that. Our purview is not related to those matters. Those matters are matters that are things like the City Plan Commission decides, and, you know, decided when they did the comp plan back in the day. This previous comp plan we just did is what changed.

118
00:17:38.590 --> 00:17:55.779
PHDC: all of these things for your area, quite frankly, and I think some of you are just now becoming aware of what that means for you. But this is what is allowed, kind of, by state law and by our zoning ordinance. So I just want to keep reiterating that as much as I can.

119
00:17:56.550 --> 00:17:59.820
PHDC: Thank you, Mr. Chair. Thank you. Let's continue on with commentary.

120
00:18:02.070 --> 00:18:14.230
PHDC: Hello, my name is Joyce Lilly, I live on William Street. I'm a little late to this party, this is the first meeting that I've attended, but I would like to point out something that relates to aesthetics, I think.

121
00:18:14.610 --> 00:18:28.219
PHDC: The Historic Commission was created in 1960 by Rhode Island General Law 4524 to protect the unique physical character, historic fabric, and visual identity of the city.

122
00:18:28.670 --> 00:18:33.990
PHDC: This building, if it's built as it's currently sketched for us in the plans.

123
00:18:34.420 --> 00:18:51.020
PHDC: does not comport with that, in my opinion. I don't know if many of you here remember or know who Antoinette Downing is, and I don't know how this plan will finish, but I can promise you this, she's watching, and if it gets built like this, she will be spinning in her grave.

124
00:18:51.240 --> 00:18:52.260
PHDC: Thank you.

125
00:18:56.560 --> 00:18:58.060
PHDC: Anybody else?

126
00:18:58.460 --> 00:19:11.949
PHDC: Hi, here. My name is Andy Robin, live at 44 Pratt Street. Thank you for the opportunity to talk. I would just point out that… I'm not sure that's correct, but 23 units. May I ask, is that correct? It's correct.

127
00:19:11.950 --> 00:19:20.599
PHDC: So that's a very… That's 33 bedrooms. So let's… let me just go over for everyone so they understand. This is an R3 zone.

128
00:19:20.900 --> 00:19:29.000
PHDC: So that means you can have a three-family residence. Within the… so when the general law was changed in January, and then through our ordinance.

129
00:19:29.000 --> 00:19:41.449

PHDC: All residential parcels in the city are allowed to have what's called an accessory dwelling unit. That accessory dwelling unit can be an external building, like a garage that's converted, or some people just build a new building behind, or

130
00:19:41.450 --> 00:19:48.900
PHDC: it can be integral to the actual building itself, the main building. So, for instance, in the new construction here, what's being proposed

131
00:19:48.950 --> 00:19:55.840
PHDC: is a 3-family residence with an ADU, which, by the way, the ADU does not require parking.

132
00:19:56.120 --> 00:20:04.610
PHDC: So they're required… so in this case, they're allowing… they're… I'm sorry, they're providing 4 parking spaces, where technically, by zoning, they only need 3.

133
00:20:05.520 --> 00:20:19.230
PHDC: So, those are just things to, you know, to say that this is what is… and I won't speak about the other one, I guess we'll wait till we get to the other one, but I just want to clarify that so we understand what actually the rules are for what they can build.

134
00:20:19.800 --> 00:20:24.580
PHDC: Okay. Well, I appreciate your clarification of that.

135
00:20:25.410 --> 00:20:44.580
PHDC: 23 bedrooms, seems like a lot to me, and maybe to you also, but I don't think you can completely say that's out of our purview, because 23 bedrooms will… there is a Venn diagram of zoning and aesthetics.

136
00:20:44.860 --> 00:20:46.679
PHDC: And you guys overlap.

137
00:20:46.950 --> 00:20:50.749
PHDC: you overlap on this. You see, if the bedrooms were tiny.

138
00:20:50.880 --> 00:21:01.610
PHDC: so that the building were, an appropriate size that fit the neighborhood, this wouldn't matter if the bedrooms were, like, one square cubic foot box.

139
00:21:01.960 --> 00:21:11.089
PHDC: But bedrooms are larger than that, so what you have is a gargantuan structure that doesn't look appropriate. So you can assert

140

00:21:11.390 --> 00:21:16.280
PHDC: your ability to say, this doesn't look appropriate. It's too big.

141
00:21:16.560 --> 00:21:23.750
PHDC: Aesthetics include size, shape, design, color, lots of things. Size is certainly part of it.

142
00:21:23.940 --> 00:21:28.700
PHDC: So, you know, I'm assuming you guys are doing this because you

143
00:21:29.010 --> 00:21:36.519
PHDC: and I assume you're residents of Providence, in part because you care about aesthetics, and you have a respect for history and consistency.

144
00:21:36.750 --> 00:21:41.430
PHDC: I would implore you to consider size.

145
00:21:41.740 --> 00:21:46.609
PHDC: In your decision to approve this, and think about whether you think this is really

146
00:21:46.720 --> 00:21:49.089
PHDC: In keeping with the nature of the neighborhood.

147
00:21:49.980 --> 00:21:53.399
PHDC: Thank you. Yeah, just to clarify.

148
00:21:53.610 --> 00:22:01.700
PHDC: Last month, the Commission considered size, scale, and massing in the conceptual approval, and it was approved. We're not here to debate

149
00:22:01.810 --> 00:22:03.549
PHDC: Whether or not this thing is

150
00:22:04.010 --> 00:22:07.060
PHDC: I'm sorry, the bike commission, you mean you guys? Yes!

151
00:22:07.150 --> 00:22:31.819
PHDC: Well, we all make mistakes, can you not say, wait a second, you know what? Why are you laughing? This is the serious question. Again, because I disagree with the premise, and I don't want to kind of take over public comment. 1,500 bedrooms! Again, the bedrooms don't matter, it's what's… It's size. What if this was a street of triple-deckers, and this mass is similar to the existing triple-deckers on the street, and if one were to look at it that way.

152

00:22:31.820 --> 00:22:46.089
PHDC: might find something that's a little bit more keeping with the scale of the street as well. 23 bedrooms, almost? None of these structures have 23 bedrooms. The 23 bedrooms relates to two… first, it's beds, not bedrooms, and you're… you're convoluting

153
00:22:46.420 --> 00:22:59.459
PHDC: conflating, I'm sorry, the two projects… Okay, I'm jumping in here, let's be civil, everybody. So, so there's only 9… there's 12 bedrooms, beds, in this project we're discussing.

154
00:22:59.600 --> 00:23:08.849
PHDC: And there's 9 in the one next door. Well, would you concede that size is relevant? Yes, we already did last… last month. Would you concede that,

155
00:23:08.850 --> 00:23:33.660
PHDC: maybe it's too big, and maybe on reflection, that wasn't a great decision. Again, so once again, I'm going to jump in. Jason is not a voting member of the Commission, so your line of questioning to Jason has no bearing whatsoever on what's going to be discussed and voted on this evening. And again, I want to remind everybody, we are not here to argue with each other. We are here to be civil. You guys have a right to express your opinions, and we are absolutely

156
00:23:33.660 --> 00:23:41.360
PHDC: going to listen to them before we go and discuss. So again, let's please remember to be civil, let's be brief, and let's be respectful. Please.

157
00:23:41.570 --> 00:23:44.300
PHDC: With that, does anybody else have any commentary to add?

158
00:23:53.630 --> 00:23:54.300
PHDC: Yep.

159
00:23:55.000 --> 00:24:14.619
PHDC: Hi, I'm Chris Borgstrom. I live at 54 Pratt Street, directly to the north of the proposed, project, with my wife and 9-month-old daughter. Over the last, 72 hours, I've had the opportunity to canvas the neighborhood, Pratt, Jenks, Congdon,

160
00:24:14.620 --> 00:24:23.050
PHDC: And I've met a lot of, a lot of great neighbors who I've only seen casually on the street. And speaking with most folks, I think

161
00:24:23.050 --> 00:24:36.910
PHDC: people appreciate the diversity of architecture that is on Pratt Street. It is true that there are several modern structures on the street that have been constructed in the last 20 to 30 years.

162
00:24:36.910 --> 00:24:44.480
PHDC: And people appreciate the care and thoughtfulness that has gone into a lot of our neighbors' houses.

163
00:24:44.480 --> 00:25:02.469
PHDC: I think the concern that most people have shared with me is the overall scale and magnitude of these, these projects in particular, and that they are a departure from what has been approved in the past. Most modern houses have been set back from the street.

164
00:25:02.470 --> 00:25:16.329
PHDC: are not looming over the street, and I would ask that the, the HGC consider the aesthetics and the scale as it relates to what has previously been grandfathered in on Pratt Street. Thank you.

165
00:25:16.590 --> 00:25:17.690
PHDC: Thank you very much.

166
00:25:23.610 --> 00:25:31.370
PHDC: Hi, my name is Geraldine Kilolia, I live at 93 Pratt Street, and I just want to say I concur with what Chris just said.

167
00:25:32.160 --> 00:25:33.610
PHDC: Great. Thank you.

168
00:25:38.950 --> 00:25:46.270
PHDC: Hi, I'm Sue Lynch. I live at 100 Pratt Street. I am directly a budding the project…

169
00:25:46.350 --> 00:26:06.310
PHDC: currently being discussed, the South project, and I'd like to say I also concur with Chris. I've been up and down the streets, and the residents, aesthetically, are opposed to the structure simply because the scale of it is totally out of context with what already exists. Thank you.

170
00:26:07.240 --> 00:26:08.260
PHDC: Thank you.

171
00:26:21.940 --> 00:26:26.040
PHDC: Helen Grunman, 169 Pratt Street.

172
00:26:26.230 --> 00:26:30.160
PHDC: I want to agree about the fact that

173

00:26:30.480 --> 00:26:35.560
PHDC: The other buildings we have of that shape all have setbacks.

174
00:26:35.710 --> 00:26:53.739
PHDC: The feeling of buildings right up against the street that are that tall and flat completely changes the feel of a street. As we have seen in some of the other structures that have been built in other places in Providence, this is a residential street.

175
00:26:53.780 --> 00:27:01.690
PHDC: So I think if you want that shape, that feel, it needs to be back farther. Alternatively.

176
00:27:01.730 --> 00:27:19.429
PHDC: I wouldn't have a problem if we had something that looked a lot more like a triple decker. This does not look like a triple decker. It does not have a pointed roof. It's got a full top story, making it overshadow the size of the buildings around it.

177
00:27:19.430 --> 00:27:26.709
PHDC: So, either of those would be fine. I hear what you're saying, that they have,

178
00:27:26.710 --> 00:27:49.000
PHDC: they have a first level of approval, whatever. I do not believe that keeps you from considering these sorts of things. We're talking about not changing the size, we are talking about preserving the feel of the neighborhood and the street, while allowing some development and more housing.

179
00:27:50.560 --> 00:27:51.420
PHDC: Thank you.

180
00:27:54.090 --> 00:27:57.309
PHDC: Anybody else, in the room want to raise your hand and speak?

181
00:28:01.000 --> 00:28:01.720
PHDC: I don't know.

182
00:28:01.770 --> 00:28:10.319
PHDC: Thank you, Mr. Chair. Attorney Amy Goins of Ursillo, Tates &Rich, here on behalf of Dr. Frank Foltis of 124 Congdon Street.

183
00:28:10.320 --> 00:28:25.100
PHDC: Additionally, here on behalf of Christopher Borgstrom and Olivia Katz of 54 Pratt Street, I do have an expert to offer, but I would defer to Councillor Davidson. She's here, I believe she also has some, comments for the Commission.

184

00:28:26.330 --> 00:28:30.710
PHDC: Thank you, and thank you, Chair and Commissioners.

185
00:28:30.720 --> 00:28:46.650
PHDC: I… I understand the limits of what you are able to do. I also understand the, collective concerns of neighbors, so not all of this is going to get solved in this room, obviously. I do want to make a note about setbacks and sidewalks.

186
00:28:46.650 --> 00:28:52.869
PHDC: As I've looked at the plans for this project, there is no sidewalk planned.

187
00:28:52.940 --> 00:29:08.770
PHDC: And, in my preliminary understanding, there actually is a requirement for new con… for construction. I realize this isn't new construction, but for construction to build a sidewalk. So I will assume, and I'll be listening when we get to,

188
00:29:09.140 --> 00:29:14.750
PHDC: Oh, no, wait, I apologize, this is the new construction. So this should have, as I understand it, a sidewalk.

189
00:29:14.910 --> 00:29:19.570
PHDC: And I want to point that out, because that may actually impact the design.

190
00:29:20.800 --> 00:29:38.939
PHDC: I'll make a larger point that none of you who live on Pratt Street need to know, which is the sidewalks are dangerous. Completely ADA inaccessible. I was frankly shocked when I spent more time as a result of, sort of, interacting with all of you and visiting the neighborhood. Separate topic, I'll deal with planning separately.

191
00:29:38.940 --> 00:29:55.719
PHDC: We will deal with snow removal separately. It's all on my radar, and I will represent you all as well as I can on those and other issues. But I just wanted to make the very specific point that it seems like this design would need to accommodate an ADA-accessible sidewalk, and I have some questions about that.

192
00:29:58.810 --> 00:30:08.090
PHDC: Mr. Chair, it's Amy Goins with the mic again. I just want to clarify, the petition is already part of the record, is that correct?

193
00:30:08.170 --> 00:30:27.670
PHDC: I'm sorry, what? The petition from the neighbors? Okay, so I don't need to submit that for the record. I would offer a Clark Shuttle as an expert in historic preservation, and I would ask him to briefly describe his education and experience while I distribute copies of his resume for the record.

194
00:30:28.520 --> 00:30:29.480
PHDC: Thank you.

195
00:30:29.550 --> 00:30:38.389
PHDC: So, I've been in your seat for many years. I was, I think, probably 30 years I was on the Historic District Commission.

196
00:30:38.390 --> 00:30:50.730
PHDC: And now I'm on the other side of the table. But, my background, I have a master's degree in Historic Preservation, and I ran the Providence Revolving Fund, doing work in the Armory District, Elmwood, and…

197
00:30:50.780 --> 00:31:00.140
PHDC: Downtown, restoring buildings, for about 35 years, and… and we… we worked with a lot of neighbors.

198
00:31:01.450 --> 00:31:07.380
PHDC: My, my concern, I echo a lot of the concerns of, obviously, the people who've been speaking.

199
00:31:09.650 --> 00:31:28.719
PHDC: in looking at the requirements and the responsibility of the Commission, the goal really seems to be that, with new construction, that you want it to be compatible, you want it to harmonize with the existing surrounding older structures.

200
00:31:28.860 --> 00:31:32.320
PHDC: And also represent contemporary architecture.

201
00:31:33.140 --> 00:31:43.749
PHDC: And, Jason, if you could bring up the streetscape slide that, was in the first, first presentation on page 23.

202
00:31:50.290 --> 00:32:03.809
PHDC: The guidelines basically ask that we address height, massing, scale, roof shape, rhythm and size of the doors and windows, and the siting and setback.

203
00:32:05.240 --> 00:32:12.140
PHDC: And I think when you look at that streetscape, which was submitted as part of the application.

204
00:32:12.320 --> 00:32:31.529

PHDC: you can see that the new building really doesn't meet any of those requirements. And I think there's a way that… there are ways that it can meet the requirements, but right now, it really just doesn't. It's obviously taller than the neighbors on either side of it.

205
00:32:31.640 --> 00:32:43.889
PHDC: Like, quite a bit. I think it's 14 feet taller than the house that's going to have the addition, and about 20 feet taller than the house south of it.

206
00:32:44.020 --> 00:32:48.360
PHDC: And I know people have talked about the triple-decker as being, sort of.

207
00:32:48.400 --> 00:32:58.370
PHDC: symbolic of the same size, but it really isn't when you look at it. And when you bring the guidelines that are guiding the Historic District Commission.

208
00:32:58.370 --> 00:33:12.350
PHDC: The triple-decker first has a gable roof, as do the other buildings on the street. The subject property does not have a gable roof. That actually reduces the scale and massing of that top floor of the triple-decker.

209
00:33:12.350 --> 00:33:29.439
PHDC: And also, if you look at the windows, the window openings and the doors and the detailing on the building, it's all very fine-tuned and sort of small and in scale with the other buildings on the street. Compared to the proposed building.

210
00:33:29.440 --> 00:33:45.259
PHDC: which the openings are… are not… there's nothing comparable on the street to… to those… to those openings, and to… and… and so I think the combination of the height and just sort of the general massing and presentation of the building in terms of the fenestration.

211
00:33:45.330 --> 00:33:52.500
PHDC: It just doesn't fit in in this location. It may fit in at another part of Pratt Street, but right here.

212
00:33:52.550 --> 00:34:06.019
PHDC: between two… between… next to the two historic houses and the contemporary house on the south side, it really just does not fit in, and I think everybody… most people in the audience here seem to recognize that.

213
00:34:06.020 --> 00:34:15.719
PHDC: And I did take the liberty to kind of look at the plans and figure out, maybe there's some ways that it could be tweaked.

214
00:34:16.050 --> 00:34:27.429

PHDC: And one is that the building, currently as proposed, the building has floor-to-ceiling heights of 12 Foot 2 inches.

215
00:34:28.710 --> 00:34:30.280
PHDC: the average house

216
00:34:30.460 --> 00:34:37.329
PHDC: The average residential house today has a building height of probably 8 feet to 10 feet maximum.

217
00:34:37.659 --> 00:34:49.429
PHDC: So this is already overscaled. It's overscaled, both for the location, but also it's sort of above what the norm is. So.

218
00:34:49.429 --> 00:34:57.799
PHDC: If you just kind of look at those basic numbers, and you say, alright, if we were to reduce it down to 10 feet, which is still a very high ceiling.

219
00:34:58.340 --> 00:35:02.689
PHDC: You would be able to lower the whole building mass by 6 feet, or 6.5 feet.

220
00:35:03.200 --> 00:35:06.829
PHDC: So that's… that's something. That's… that's… that's a substantial…

221
00:35:07.100 --> 00:35:14.760
PHDC: change in height. And then… and then when you look at things like the, the, the, the…

222
00:35:15.190 --> 00:35:18.799
PHDC: the… the windows, I think,

223
00:35:18.970 --> 00:35:27.920
PHDC: And… and the coloring. I'm not sure that the crossbar, the light… the brown cross between the…

224
00:35:28.320 --> 00:35:47.660
PHDC: between the porches and the windows, that that really adds anything, and it actually sort of distracts… I think it almost makes it more massive, because it sort of brings attention to it, and I would suggest that that material be the same as the siding material, rather than being a different material in that location.

225
00:35:47.690 --> 00:35:54.449
PHDC: And then also, in terms of breaking down the scale a little bit, I would recommend that the lower windows

226
00:35:55.300 --> 00:36:11.129
PHDC: which are 4 large panes of glass in each window. That that be reconsidered to be 6… 6… 6 lights instead of 4 lights. And if you did that, it would then… the vertical lines would line up with the…

227
00:36:11.390 --> 00:36:19.800
PHDC: with the window doors on the two upper levels, they would all align, and so it would sort of carry

228
00:36:19.900 --> 00:36:26.959
PHDC: Carry the design through to the top, and break… break the lower windows into smaller units.

229
00:36:26.960 --> 00:36:44.580
PHDC: So that there'd be 6 pieces of glass instead of four, in terms of the grid. And I think that would make it a little bit more cohesive, and also make it a little bit smaller feeling. I just want to jump in and be respectful of time here. We've given you additional time being an expert witness, but let's please try to be brief. Okay.

230
00:36:44.580 --> 00:36:48.549
PHDC: I have one last point on this building as to how it might be improved.

231
00:36:48.830 --> 00:36:56.049
PHDC: And that is a little bit more drastic, but I think it would not hurt the program or the… or the,

232
00:36:56.190 --> 00:37:00.870
PHDC: Interior space would be to rethink how the…

233
00:37:01.000 --> 00:37:11.119
PHDC: the third floor roof overhangs the porch on the… on… or the top floor… the roof overhangs the porch there, and if you were to remove that.

234
00:37:11.970 --> 00:37:14.019
PHDC: That covered porch on the…

235
00:37:14.040 --> 00:37:26.120
PHDC: third… third residential floor, the third floor. And… and just go with a low sort of parapet railing type wall that would sort of create a lower

236
00:37:26.120 --> 00:37:40.320

PHDC: sense of the front of the height of the building, so the front plane of the building would then almost appear to… it would then fit in, really, with the rest of the neighborhood. And then, so basically, you'd step… you would then… the roof would then step back 6 feet.

237
00:37:40.330 --> 00:37:45.909
PHDC: And… and go up. And I think that that would go a long way in terms of,

238
00:37:46.000 --> 00:37:47.740
PHDC: Reducing the scale of this.

239
00:37:47.880 --> 00:37:53.609
PHDC: And so I think with these different ideas, and they're all just ideas, I think it really,

240
00:37:54.000 --> 00:37:58.150
PHDC: does lead to having the Commission, hopefully.

241
00:37:58.290 --> 00:38:16.740
PHDC: and the applicant reconsider that they maybe could look at those items and see whether they could accommodate them, or some of them, or rethink it in terms of how the massing works, and still accomplish their goals. So, thank you, I appreciate the time here. Thank you.

242
00:38:17.100 --> 00:38:21.500
PHDC: Mr. Chair, if I could just wrap up briefly on behalf of my clients,

243
00:38:22.190 --> 00:38:37.939
PHDC: First, I just ask the Commission to accept Mr. Shuttle as an expert in the area of historic preservation, based on his experience and tenure with this Commission. Sure, and I'll jump in. I don't think anybody on this commission would argue that point, so absolutely. Just briefly, on behalf of, my clients.

244
00:38:37.940 --> 00:38:43.700
PHDC: We'd request the Commission to defer its decision on this application.

245
00:38:44.910 --> 00:38:53.750
PHDC: Based on, everything that Mr. Shuttle just explained. Also, there is no right to vesting. Conceptual approval does not

246
00:38:53.750 --> 00:39:05.590
PHDC: equal vesting under state law. There is nothing in state law that prohibits this commission from reconsidering anything that was decided

247
00:39:05.590 --> 00:39:28.849

PHDC: last month when you granted conceptual approval. So, I think this is the last opportunity for the city in one form or another to put the brakes on this proposed new construction, and we would ask that you do so by deferring your decision for at least a month to allow the applicant's architect to perhaps reach out to Mr. Shuttle, who, as you've heard, has some

248
00:39:28.850 --> 00:39:48.179
PHDC: design suggestions that, could improve this for the neighborhood. I would also just place an objection on the record, noting that the agenda, I think, doesn't clearly inform the public that this is on for final approval, and so, again, I would just note that for the record. Thank you.

249
00:39:48.360 --> 00:39:49.300
PHDC: Thank you.

250
00:39:51.480 --> 00:39:57.099
PHDC: Okay, last call for anybody in the room. We have some folks online. I see four hands up.

251
00:39:58.290 --> 00:40:02.189
PHDC: Seeing no hands in the room, let's jump… oh, one more? I'm sorry, I didn't see it.

252
00:40:02.310 --> 00:40:03.490
PHDC: What is it?

253
00:40:04.570 --> 00:40:06.340
PHDC: Oh, just doing one, that's okay.

254
00:40:08.830 --> 00:40:18.279
PHDC: I've been, living in Providence for 40 years. When I moved… This is Frank Faltes. I live at 124 Congdon Street.

255
00:40:18.530 --> 00:40:20.840
PHDC: When I moved into Providence.

256
00:40:21.110 --> 00:40:24.319
PHDC: I wanted to put a three-rung

257
00:40:25.070 --> 00:40:27.989
PHDC: Wrought iron ladder in the back of my house.

258
00:40:28.230 --> 00:40:33.719
PHDC: For the egress of my first floor tenants, that they might not be caught in a fire.

259
00:40:34.030 --> 00:40:38.900
PHDC: I was required then to hire a draftsman to prepare

260
00:40:39.200 --> 00:40:53.149
PHDC: several different degrees of option, sorry, viewpoints of what that would entail, to the back of a house, because my neighbors were concerned that what I do might have something to do

261
00:40:53.150 --> 00:41:06.249
PHDC: with their living situation, or might change the character or nature of my house. I think that speaks to a very different commitment on the part of the Commission back then, and the Commission now.

262
00:41:08.710 --> 00:41:09.950
PHDC: Okay, thank you.

263
00:41:11.760 --> 00:41:22.620
PHDC: Okay, so, we're gonna jump online, and folks, I think we're just gonna let people in in the order that they're appearing on Jay's screen. So once Jay lets you in, let's get,

264
00:41:22.770 --> 00:41:31.560
PHDC: communications established, make sure you can hear us and we can hear you. And, please remember to state your name, and again, we'd appreciate your being brief. Thank you.

265
00:41:32.150 --> 00:41:34.000
PHDC: Alright, Sarah?

266
00:41:35.050 --> 00:41:37.900
Sarah Bell (she/her): Hi, my name is Sarah Bell, and…

267
00:41:37.940 --> 00:41:50.380
Sarah Bell (she/her): The address at 56 Pratt Street rings very familiar to me, because it was my grandmother's house. My grandparents moved there in the 1960s. Despite its disrepair, they raised my father and his brothers there.

268
00:41:50.380 --> 00:42:03.370
Sarah Bell (she/her): I remember watching the neighborhood change around us. The house next door to the north more than doubled in size when I was in high school. My grandparents' house, which was all but a slum when they bought it, happened to find itself in a very fashionable neighborhood.

269
00:42:03.810 --> 00:42:20.740

Sarah Bell (she/her): My grandmother, Laura Bell, aka Gummy, outlived my grandfather by decades, so this house is inextricably tied to Gummy in my mind. It's where she taught me to bake strawberry rhubarb pie, where we would have Passover, we would gather from the cold to watch, the State House fireworks on New Year's Eve.

270
00:42:20.950 --> 00:42:26.200
Sarah Bell (she/her): When I was a student living on campus at Brown, I would walk to Gummy's every Sunday night for dinner.

271
00:42:26.410 --> 00:42:31.999
Sarah Bell (she/her): This house was a refuge from more than just the cold. It was where I could go and just be with gummy.

272
00:42:32.380 --> 00:42:37.200
Sarah Bell (she/her): Gummy was in English as a second language teacher, and more often than not, a student would live with her there.

273
00:42:37.320 --> 00:42:42.990
Sarah Bell (she/her): She opened her house to so many, from Luig to T to Cynchia to Bernardo.

274
00:42:43.170 --> 00:42:49.210
Sarah Bell (she/her): Her house was there for us all. There was always a poorly hidden key by the side door, and we were welcome.

275
00:42:50.110 --> 00:42:56.669
Sarah Bell (she/her): Gummy passed away in this house in 2020, and my father and uncle sold the house within a year. It was the right thing to do.

276
00:42:56.870 --> 00:43:01.039
Sarah Bell (she/her): Gummy lives in our hearts, not in these walls, much as they may evoke her.

277
00:43:01.460 --> 00:43:07.329
Sarah Bell (she/her): I say this because if anybody should have difficulty accepting change at 56 Pratt Street, that would be me.

278
00:43:07.870 --> 00:43:16.319
Sarah Bell (she/her): I want to remind us all, though, that we're in paired housing and climate crises, and the best thing we can do for both is to build more housing in places near jobs and transit.

279
00:43:16.450 --> 00:43:28.749

Sarah Bell (she/her): This parcel is walking distance to Brown University, I know from personal experience, to downtown Providence, to the train station, to so many bus routes. Building more homes here would be great for the planet and great for people.

280
00:43:28.890 --> 00:43:33.460
Sarah Bell (she/her): My big question is, how has it taken 5 years already to turn this property into more homes?

281
00:43:33.650 --> 00:43:45.409
Sarah Bell (she/her): So please approve this project with haste. Don't reduce it. We need more spaces for future generations to create their homes. Sure, Gummy's Ghost might haunt them, but maybe that's a good thing. Thank you.

282
00:43:46.550 --> 00:43:47.310
PHDC: Thank you.

283
00:43:51.140 --> 00:43:53.800
PHDC: Hank? Hank? Hank, you're next.

284
00:43:57.700 --> 00:44:01.639
Hank Heneghan: Hi, my name is Hank Hennigan, I live at 109 Pratt Street,

285
00:44:01.880 --> 00:44:11.610
Hank Heneghan: directly across from the south, building, or actually at a 45 degree angle. I've got two, comments on this building.

286
00:44:11.890 --> 00:44:17.310
Hank Heneghan: Actually, three. I agree with all the other prior speakers about the size and

287
00:44:17.520 --> 00:44:22.620
Hank Heneghan: Visual mass of this building being completely out of character with everything else on the street.

288
00:44:23.020 --> 00:44:29.529
Hank Heneghan: I have a couple of other comments as well. Two things. One, I know that there are four

289
00:44:29.670 --> 00:44:32.519
Hank Heneghan: Parking spaces indicated in this building.

290
00:44:32.780 --> 00:44:43.820
Hank Heneghan: I would challenge anybody to be able to pull a car in through that 10-foot-wide driveway and execute a 180-degree turn into the north

291
00:44:44.790 --> 00:44:46.969
Hank Heneghan: west parking space.

292
00:44:47.150 --> 00:44:55.190
Hank Heneghan: I drove a cab in New York City for about 7 years, so I know something about negotiating in small places with an automobile, and

293
00:44:55.880 --> 00:45:00.070
Hank Heneghan: I'd love to see this without the side of the car being completely wrecked.

294
00:45:00.380 --> 00:45:05.390
Hank Heneghan: Number two, there's a 12.74 kilovolt line running

295
00:45:06.190 --> 00:45:08.550
Hank Heneghan: Down the street on that side.

296
00:45:09.040 --> 00:45:16.240
Hank Heneghan: There is a pole in the corner of the existing property, With a transformer on it.

297
00:45:16.750 --> 00:45:26.010
Hank Heneghan: I want to understand, you have to clear that the that transformer by 10 to 15 feet.

298
00:45:26.230 --> 00:45:32.590
Hank Heneghan: Given what I could see from the placement of the building, the the brick…

299
00:45:32.900 --> 00:45:38.480
Hank Heneghan: structure on the first… on the, what do you guys call it?

300
00:45:38.650 --> 00:45:44.250
Hank Heneghan: Basement level, is about 16 feet from the curb line.

301
00:45:45.810 --> 00:45:47.930
Hank Heneghan: This would intrude in that area.

302
00:45:48.520 --> 00:45:55.220
Hank Heneghan: I think that, again, this is, and this transformer would be over the main entrance.

303
00:45:56.920 --> 00:45:58.149

Hank Heneghan: to the building.

304
00:45:58.540 --> 00:46:03.100
Hank Heneghan: So, I think, something's gonna have to be addressed there.

305
00:46:03.470 --> 00:46:16.829
Hank Heneghan: Move the building back would probably be the best approach, particularly given the fact that the building has an overhang that brings it within 15 feet of the curb line.

306
00:46:21.350 --> 00:46:22.150
Hank Heneghan: Thanks.

307
00:46:23.280 --> 00:46:24.030
PHDC: Thank you.

308
00:46:26.390 --> 00:46:31.169
Hank Heneghan: My name is Elizabeth Porter, I live, at 109 Pratt Street with Hank.

309
00:46:31.400 --> 00:46:32.980
Hank Heneghan: I would just…

310
00:46:33.230 --> 00:46:41.520
Hank Heneghan: concur with the previous speakers regarding the scale of this and the changes that it will bring to our neighborhood. Thank you.

311
00:46:42.540 --> 00:46:43.200
PHDC: Thank you.

312
00:46:44.860 --> 00:46:46.030
PHDC: Alex?

313
00:46:51.570 --> 00:46:52.619
Alex: Can you hear me?

314
00:46:53.660 --> 00:46:54.420
PHDC: Yep, just fine.

315
00:46:54.420 --> 00:47:07.429
Alex: Okay, great. I'm Alex Cossi, I live partly at 102 Pratt Street, which is, again, the building… one of the two units in the building, I think, to the south. And one thing I want to call out

316

00:47:07.540 --> 00:47:16.219
Alex: that we haven't seen in this meeting is that we've only seen, in a presentation, the view from directly on the street. I found the, sort of.

317
00:47:16.650 --> 00:47:21.810
Alex: A three-quarter view from the side, kind of alarming, because…

318
00:47:22.680 --> 00:47:35.620
Alex: I don't know, the building just looks like a giant LEGO block or something, and very out of place. My apologies to the architect. But I do think it does look quite radically different from the other buildings on the street in a sort of…

319
00:47:36.810 --> 00:47:37.890
Alex: you know, like…

320
00:47:38.120 --> 00:47:46.190
Alex: Spaceship landed on the street way, in addition to everything that others have shared in terms of the size and scale.

321
00:47:46.410 --> 00:47:47.180
Alex: Thank you.

322
00:47:48.840 --> 00:47:49.479
PHDC: Thank you.

323
00:47:51.990 --> 00:47:53.880
PHDC: Laura. Laura?

324
00:47:56.080 --> 00:47:58.460
Laura: Hi, Laura Donahue, can you hear me?

325
00:47:59.120 --> 00:48:00.089
PHDC: Yep, just fine.

326
00:48:00.090 --> 00:48:02.929
Laura: Great. I'm at 101 Pratt Street across the street.

327
00:48:07.610 --> 00:48:10.199
PHDC: Oh, I think we may have lost you, Laura.

328
00:48:11.620 --> 00:48:12.519
PHDC: Just hold on tight.

329
00:48:12.930 --> 00:48:13.929
PHDC: while he's on our end. Yep.

330
00:48:13.930 --> 00:48:14.270
Laura: Where's that.

331
00:48:14.270 --> 00:48:15.259
PHDC: We got you now.

332
00:48:15.260 --> 00:48:21.819
Laura: Okay, great. I just wanted to thank you all for listening to our concerns, and reiterate that I, I think

333
00:48:21.880 --> 00:48:38.899
Laura: many of us, if not all of us, don't object to a new residential building. It's just the size and the design of this one that has us all a little bit concerned, and I won't repeat everything. May I ask two questions of the voting board?

334
00:48:41.710 --> 00:48:49.829
PHDC: You can ask, we're not really required, it's comment, so it's not really any question, you know, question and answer. You can ask, they may choose to respond.

335
00:48:49.830 --> 00:49:03.230
Laura: Okay, my question is, has the voting members seen the street and the site? And if so, can they comment on their takeaways, given the design

336
00:49:03.780 --> 00:49:04.980
Laura: In front of us.

337
00:49:06.290 --> 00:49:08.469
Laura: Has anyone really visited the site?

338
00:49:09.220 --> 00:49:14.190
PHDC: Yeah, most of them visit the site. When we issue the reports, that's part of their, kind of.

339
00:49:15.010 --> 00:49:26.530
PHDC: duties on the weekend before meetings. Most of them do it, to my understanding. And again, I mean, what I would say is, I think, yes, they did, and they responded to it, because we… they approved it last month.

340
00:49:28.200 --> 00:49:38.190

Laura: Yeah, I'm just questioning because I don't know the process, so thank you for that, and I appreciate them going to visit the site so they can actually see what the street looks like.

341
00:49:38.190 --> 00:49:48.989
Laura: And then, I guess I'm asking, and maybe it's answered with your… with your approval, is, are these materials and the size of this really in keeping?

342
00:49:49.200 --> 00:49:52.980
Laura: With the materials and the size of the other houses on the street.

343
00:49:53.360 --> 00:49:59.349
Laura: These are residential houses, and what is being proposed looks more like an apartment complex.

344
00:50:00.730 --> 00:50:06.300
PHDC: I mean, again, with… I would just go with the record of the Commission. Last month, they voted to, you know, allow

345
00:50:06.450 --> 00:50:10.930
PHDC: the conceptual approval of this building, so I think they were in agreement at that point.

346
00:50:13.450 --> 00:50:14.200
Laura: Thank you.

347
00:50:15.280 --> 00:50:17.819
PHDC: And last online is Olivia.

348
00:50:21.710 --> 00:50:27.509
Olivia Katz: Hi, Olivia Katz here, with our 9-month daughter, Scarlett.

349
00:50:27.510 --> 00:50:42.540
Olivia Katz: We, I just wanted to thank the Commission for hearing our concerns. It's really wonderful that we have this public process, and we just thank you for your service and for everyone in the community being here today. I just wanted to concur with many of the

350
00:50:42.540 --> 00:50:53.100
Olivia Katz: Comments that we've heard about the size and scale. Again, like, one of the best parts of this process has been meeting all of our neighbors, and we welcome new neighbors, and I loved what

351
00:50:53.100 --> 00:51:06.549
Olivia Katz: Mrs. Bell's granddaughter said about needing new housing, and wanting it to be, environmentally friendly. I think our main concern is that the aesthetics of this,

352
00:51:06.680 --> 00:51:14.080
Olivia Katz: proposed design is not in line with, the other modern or historic,

353
00:51:14.110 --> 00:51:27.319
Olivia Katz: buildings on the street, and so it's really about that, and just how looming and large it is feeling when you're standing next to the street compared to anything else. And sorry for the baby background noise, but thank you for hearing your concerns.

354
00:51:27.710 --> 00:51:28.929
PHDC: Thank you very much.

355
00:51:29.420 --> 00:51:35.540
PHDC: That's the end, Mr. Chair. Okay, I believe that is the end of, public comment from online.

356
00:51:36.060 --> 00:51:55.250
PHDC: We see… nope, okay. So with that, that, kicks it over to us, members of the Commission. Does anybody have any points of discussion, any questions for the applicant, any points of clarification relative to, what David had said, or the materiality of the building, materials that have been passed around, all of that. Let's go ahead and open the floor.

357
00:51:59.140 --> 00:52:07.569
PHDC: Yeah, I'd like to make a few points, and we did conceptually improve this, right? So we looked at overall scale.

358
00:52:07.620 --> 00:52:19.699
PHDC: overall form, and now we're here to talk about, the articulation, right? And, is that successful? Is it appropriate?

359
00:52:19.780 --> 00:52:32.100
PHDC: And I think that we could kind of subdivide some of our thoughts into, you know, articulation of the form, which we've heard some things about, about the openings.

360
00:52:32.320 --> 00:52:46.120
PHDC: And also about the materials, right? So we have not approved the materials, or some of the strategies that are being employed. And there's a lot of opportunity left, I think.

361
00:52:46.120 --> 00:52:56.300
PHDC: and in this discussion, and points to go over. I think Mr. Shuttle touched upon many of them that, I would resonate with as far as

362
00:52:56.310 --> 00:53:09.430

PHDC: thoughts? Also, as a registered architect in this state, and my, you know, home and practice is one street over, so I'm very familiar with the site, and familiar with the context.

363
00:53:09.630 --> 00:53:26.509
PHDC: I don't want to hog the dance floor either, but it appears to me that the… that there's no clear unifying narrative behind how the form is articulated, or the openings, or the composition of the materials.

364
00:53:26.770 --> 00:53:40.010
PHDC: I think that there's, a logic that could maybe be discerned if we were to bring up the, front corner rendering. If you get a second, Jason.

365
00:53:40.140 --> 00:53:47.909
PHDC: And I think one of the main concerns about the scale is its verticality on the street.

366
00:53:48.310 --> 00:53:55.929
PHDC: So when we… when we look at, you know, what that feels like from the pedestrian's point of view.

367
00:53:55.930 --> 00:54:03.860
PHDC: There are several things about the way that materials and openings are articulated that are exacerbating the verticality of the form.

368
00:54:03.860 --> 00:54:16.570
PHDC: One of which Mr. Shuttle pointed upon, pointed at, which is the materiality of this sort of intersecting symmetrical shape, and there's a very wide central

369
00:54:16.570 --> 00:54:22.119
PHDC: trunk, which I think is… is exaggerating the height.

370
00:54:22.120 --> 00:54:40.880
PHDC: I'd also like to point out that, as well, that the third floor is outdoor space, and there certainly is an opportunity to be more respectful to the, neighboring, context, perhaps simply by stepping the…

371
00:54:40.880 --> 00:54:42.570
PHDC: the massing,

372
00:54:42.670 --> 00:54:52.710
PHDC: And it wouldn't be unreasonable to, pull back on some of the ceiling heights, with proportionally being in those spaces.

373
00:54:52.710 --> 00:55:05.869

PHDC: And then also, maybe emphasizing, horizontality versus verticality in the way that the materials are being used, would be more successful.

374
00:55:06.290 --> 00:55:21.110
PHDC: And then also, I think that the symmetry is a very formal gesture, and, almost, creates a less friendly or relatable structure, perhaps less

375
00:55:21.320 --> 00:55:23.699
PHDC: Memorable, you could argue.

376
00:55:23.980 --> 00:55:42.359
PHDC: And we don't want it to look like, it's a row house plugged into an urban environment, for instance, or that it's a corporate building or something like that. So there's… I'm not sure that the grid network of openings is the best for this sort of Pratt Street ecosystem of

377
00:55:42.360 --> 00:55:44.950
PHDC: Semi-urban, freestanding homes.

378
00:55:45.140 --> 00:56:05.169
PHDC: And then that kind of segues to the openings. There isn't a very clear, character or logic. If you go to the next pers- perspective, there's this… or, I'm sorry, one back. Yeah, we see this kind of long vertical glazing element that I think is also an exaggerating, element.

379
00:56:05.170 --> 00:56:10.070
PHDC: To its verticality that might not be appropriate.

380
00:56:10.070 --> 00:56:23.140
PHDC: And then other windows are kind of distributed in a randomized, sort of utilitarian way, which could benefit from a more consistent or unified strategy. And then lastly,

381
00:56:23.140 --> 00:56:38.679
PHDC: the materials, right? I'm not… I don't understand why this building needs to have 4 or 5 different materials, on, you know, in order to be successful. Is it… is it compensating for its…

382
00:56:38.820 --> 00:56:51.440
PHDC: simple rectilinear form. It might be doing more harm than good, especially when the surrounding context is predominantly a single material or two materials. The modern buildings are

383
00:56:51.440 --> 00:56:59.210
PHDC: or, like, one material religiously, right? Like, that architect, if you had… if you tried to convince them to put a second material, they would have just, like, walked away.

384

00:56:59.210 --> 00:57:07.550
PHDC: So I… I hope that that, you know, makes it home to the… to the design team.

385
00:57:08.030 --> 00:57:14.360
PHDC: And, another point about, materials is, just that

386
00:57:14.520 --> 00:57:31.739
PHDC: even how railings, for instance, are, are represented as… as glass, I think that kind of also, ties into the overall, composition, and it might benefit from some solidity.

387
00:57:34.850 --> 00:57:36.480
PHDC: Good?

388
00:57:37.700 --> 00:57:46.070
PHDC: I couldn't have said that any better, so I concur with all of that. I would add one thing that, interests me.

389
00:57:46.560 --> 00:57:58.689
PHDC: the viability of… because one of the comments that's come up over and over again is the way it sort of lurches over the… the street, and I agree with that, and maybe a way to keep in step with the…

390
00:57:58.740 --> 00:58:07.800
PHDC: surrounding architecture, and also address that concern, is that top floor porch, could that be sloped? Just that.

391
00:58:07.860 --> 00:58:18.870
PHDC: So that it cuts off that real sharp edge at the top. And, I… Mr. Shuttle brought some, I think, really important points up that would

392
00:58:19.130 --> 00:58:23.070
PHDC: Fit into the compromise, lowering

393
00:58:23.240 --> 00:58:26.079
PHDC: Room height, I think, is a very good point.

394
00:58:26.340 --> 00:58:39.569
PHDC: Do they need to be 12 feet? I have a 124-year-old home in the city with 10-foot ceilings, and it's obscene. So 12, is it necessary? Probably not. That would address the massing, I think, is…

395
00:58:39.720 --> 00:58:43.100
PHDC: A great compromise that doesn't change the character of the building?

396
00:58:43.490 --> 00:58:52.559
PHDC: There are contemporary buildings all over the city. They're being peppered in with the historic stuff, and they work well. Sometimes they're a little…

397
00:58:52.690 --> 00:59:08.480
PHDC: alarming, but this is the way of the world. Our job as commissioners, many of which… I own a historic district home. I know of at least one other person on the board has a plaque house. We take this seriously, this is why we are here.

398
00:59:08.920 --> 00:59:12.460
PHDC: It was mentioned earlier by our chair.

399
00:59:13.010 --> 00:59:16.829
PHDC: And by Jason, that there's topics that have come up that are…

400
00:59:18.160 --> 00:59:34.779
PHDC: you know, the neighbors and the community is very sensitive to, as we are, but they are out of our purview, so we have to stay in our lane. And with that said, I think the points of the design, the materials, and the massing, this is our attempt to come to a compromise.

401
00:59:34.780 --> 00:59:43.320
PHDC: on how to do that, how to satisfy all sides of it, but still do our job. We are here for a reason. Not paid, this is our time.

402
00:59:43.440 --> 00:59:45.720
PHDC: But for a good purpose.

403
00:59:46.380 --> 00:59:54.380
PHDC: So I would offer everything that was just mentioned by my colleague, and… We did address things.

404
00:59:54.610 --> 00:59:57.909
PHDC: previously, and I don't know how much of

405
00:59:58.110 --> 01:00:03.380
PHDC: This information, that we have as a result of the minutes, for example.

406
01:00:03.820 --> 01:00:07.710
PHDC: That our audience and the folks online are aware of.

407
01:00:08.700 --> 01:00:14.729

PHDC: But there was pushback, from this commission about… and the general consensus that it wasn't appropriate.

408
01:00:15.120 --> 01:00:17.140
PHDC: It is too large.

409
01:00:17.670 --> 01:00:19.380
PHDC: It needs to be subservient.

410
01:00:19.560 --> 01:00:23.740
PHDC: Colors of the materials, the upper floor, the addition, all the things that were talked about.

411
01:00:23.840 --> 01:00:37.560
PHDC: were addressed here, and I'm not sure if the audience and folks online were really aware of that. Point of clarification, he's talking about the addition, which we're going to see next. Okay, well then, I stand corrected, but either way, they are two things of the same nature.

412
01:00:37.670 --> 01:00:48.230
PHDC: And whether we're talking about this one or the one to come, the ideas are the same, that we have a mission, and that is to make it integral to the neighborhood, compatible to the neighborhood.

413
01:00:48.560 --> 01:00:52.090
PHDC: And, I… that is our goal. I don't want to lose sight of that.

414
01:00:53.330 --> 01:01:08.920
PHDC: Yeah, I think these are really, really good points, and I think it's also really good points. I think it's also important for us to understand the perspective of the community and their bearing in our decision.

415
01:01:09.150 --> 01:01:21.239
PHDC: it does feel… I think we've all seen how almost aggressive it is, and I think there are ways to mitigate that with the design, like playing with the design, with the materials.

416
01:01:21.380 --> 01:01:22.330
PHDC: I…

417
01:01:22.460 --> 01:01:39.120
PHDC: I know there would be happiness on the part of the neighbors if there was some flexibility with reducing the scale of this, and I think Clark made a very valid point. 12-foot ceilings, are they truly necessary? Can we… can we tweak it?

418

01:01:39.480 --> 01:01:42.919
PHDC: To some extent, because I think that would be…

419
01:01:43.480 --> 01:01:48.269
PHDC: A compromise would be the right neighborhood thing to do.

420
01:01:52.950 --> 01:02:09.190
PHDC: I had another point I wanted to make, but you've… I just wanted to say, I wonder, too, if lightening the materials would help, because if you look at both of the houses on either side, there's a significant white border.

421
01:02:09.710 --> 01:02:14.939
PHDC: On… well, definitely on the left house, and there's also some white accents on the right house.

422
01:02:15.120 --> 01:02:20.480
PHDC: I wonder if that would help with both the perception of it being so… looming.

423
01:02:20.480 --> 01:02:45.410
PHDC: and also blend in with the other houses adjacent to it. So, just a comment about the material colors. I know that we're not allowed to really speak to the colors, I get it, but that is also part of the… I completely agree, and it's one of those things, again, I wasn't here to offer commentary the last time, but it's probably what I would have offered on the material side of things. I just… I don't understand why it necessarily needs to represent itself as

424
01:02:45.410 --> 01:03:00.159
PHDC: the same as the house next door. If anything, it's helping to evoke the idea of it being a bit of a superblock and kind of one contiguous development, which I don't think does it any favors for all of the reasons that everybody else in the crowd has already pointed out. And again, it's…

425
01:03:00.270 --> 01:03:25.110
PHDC: Paint is paint. Paint can change, and there's no reason to say that this thing couldn't get painted something different 5, 10 years from now at the discretion of another owner. But right out of the gate, I don't think it's… I think it's hurting more than helping, candidly. And on the… on the tonality of the building, it does feel very masculine. There was a previous iteration that we saw a ways back, that was lighter, brighter, lighter wood tone. I believe it was white, you know, in more of a true

426
01:03:25.110 --> 01:03:26.170
PHDC: modern sense.

427
01:03:26.170 --> 01:03:33.469
PHDC: And, you know, there's… there's a precedent that one could say for some of the more modern-ish buildings a couple hundred feet down the street.

428
01:03:33.470 --> 01:03:46.059
PHDC: Where they have chosen to go a little bit more monochromatic, to your point, fewer materials, lighter, brighter, I think it would help tremendously with the… simply the sheer weight of the building. And… and again, it's just… I'm not… I'm not…

429
01:03:46.350 --> 01:04:10.509
PHDC: married to the idea of so much wood-esque, wannabe wood material. Again, truth in materials is kind of a big thing. You know, it's one of those things that I do think that we could, you know, maybe lean on as a commission, is that, you know, I would encourage the applicant to take a second look at the materials. And again, we struggle… I think for years and years, this commission designed things for people.

430
01:04:10.510 --> 01:04:16.069
PHDC: and put words in their designers' mouths, and I try very, very hard not to do that. And I think…

431
01:04:16.070 --> 01:04:28.190
PHDC: You know, the feedback that we can offer to the applicant is really, again, words and not necessarily something specific of, you know, looking at, you know, well, the lower windows need to be, you know, 6 over 6.

432
01:04:28.190 --> 01:04:39.839
PHDC: I don't necessarily disagree with that. I think he made a very valid point, but I also don't want to sit here and sketch and redesign the building for them. I think all the points that Nathaniel raised are really valid.

433
01:04:39.840 --> 01:04:59.850
PHDC: And, you know, should genuinely be considered by the applicant. Inasmuch as I believe in efficiency, and I really don't want to see this again, but I concur that I think that there are some things that could be refined about this building envelope and the details that would make it a little bit more pleasant of an experience and a better neighbor, candidly.

434
01:05:00.140 --> 01:05:01.930
PHDC: Yeah, thank you.

435
01:05:02.950 --> 01:05:08.420
PHDC: And I think it cut… well, I'm sorry. You said it. Okay.

436
01:05:10.360 --> 01:05:11.550
PHDC: I concur.

437
01:05:13.420 --> 01:05:31.410

PHDC: Okay, so again, reminder for the members of the Commission and those in the audience, I can't make a motion, so I can simply ask for one, or we can read the motion that has been proposed, and it can be modified, or… I guess the question becomes… Oh, it's probably a question for the applicant as well. Right, I think at this point, questions for the applicants.

438
01:05:31.810 --> 01:05:37.750
PHDC: We have no objection to continuing this till the next meeting, to come up with some…

439
01:05:37.890 --> 01:05:45.000
PHDC: modifications to the design to address the comments made tonight. Thank you. Okay. Then I'll make a motion to continue.

440
01:05:45.900 --> 01:05:55.420
PHDC: Second. Is there a second? Okay. All in favor of continuing? Aye. Aye. Aye. Any opposed? Okay. That's item number one. Thank you, gentlemen. Thank you.

441
01:05:56.890 --> 01:05:58.840
PHDC: I assume you're also here for item 2.

442
01:05:59.290 --> 01:06:00.920
PHDC: Okay, so…

443
01:06:01.150 --> 01:06:13.959
PHDC: Let the record state that the applicant is also here for item number two. We're not going to re-square them in. And just so I get the numbering right, let me pull up the actual number. So we're here to talk about the addition.

444
01:06:14.170 --> 01:06:25.280
PHDC: And this is item number 2, case number 26.138. The requested construction of a 2-unit, three-story with cellar addition to the rear of the existing building.

445
01:06:25.510 --> 01:06:27.890
PHDC: Jay, you want to do an intro? Sure.

446
01:06:29.190 --> 01:06:36.739
PHDC: All right, so members of the board, as the chairman has said, this is, the other 56 Pratt Street for tonight.

447
01:06:36.880 --> 01:06:42.520
PHDC: So just as background… so again, the applicant, I want to just give some background here.

448

01:06:42.570 --> 01:06:55.320
PHDC: So this… this applicant… the applicants have appeared as a preliminary application to the Commission at the Commission's June 22nd meeting, where a previous proposal was discussed.

449
01:06:55.320 --> 01:07:09.540
PHDC: There were comments that were sent. They then appeared, at the July 27th meeting as an actual item. They revised it. However, the board, in the end, denied that application.

450
01:07:09.680 --> 01:07:21.920
PHDC: So, for the record, when the HDC denies an application, you can't bring an application back for a year if it's the same application. What you can do is submit something that's materially and, substantially different.

451
01:07:21.920 --> 01:07:33.819
PHDC: And then the board can, the board usually will vote to agree that the item is those things, and then they will hear it. So, Mr. Chair, I would present to you that they have resubmitted, and that we would

452
01:07:33.860 --> 01:07:44.349
PHDC: That this new submission is substantially materially different, and can be considered for review, and just get a motion back quickly for the record. Yeah, I'm obliged to agree. Would anybody like to make that motion?

453
01:07:44.600 --> 01:08:03.999
PHDC: We'll make that motion. Is there a second? And a second. Okay, all in favor? Aye. Aye. Opposed? Nope. Okay. And then with that, I guess I'll just let the applicants discuss the changes since the last time we've seen… well, the new application. David, you want to start?

454
01:08:04.240 --> 01:08:11.940
DAVID SISSON ARCHITECT: Absolutely, and thank you. This… you have seen this before, but this is a new

455
01:08:12.080 --> 01:08:31.129
DAVID SISSON ARCHITECT: proposal for you. Conceptually, it's very similar. There's an existing home at 56 Pratt Street, historic home, and we are building an addition to the rear of it on what's a very severely sloping site. I think we have something like

456
01:08:31.399 --> 01:08:34.350
DAVID SISSON ARCHITECT: 15 feet, maybe a little more, from…

457
01:08:34.470 --> 01:08:39.590
DAVID SISSON ARCHITECT: The front of the property to the rear of the property that we're… we're fighting against the grade.

458
01:08:40.260 --> 01:08:56.399
DAVID SISSON ARCHITECT: When we had done this previously, we had, sort of done a joining piece, and then put the addition behind, and we got a lot of comments on that. I think mostly the comments were regarding the size of the addition, that it was

459
01:08:56.399 --> 01:09:06.999
DAVID SISSON ARCHITECT: A lot more massive than the front house. It was wider, it was taller, and some of that we had done on purpose. We'd wanted to see over the top of the front house, and we wanted to see around it.

460
01:09:07.140 --> 01:09:26.949
DAVID SISSON ARCHITECT: But we took those, those comments to heart, and listened to what the board had to say, and redesigned this to be a, a much shorter and narrower addition, and expanded the, connection between them. So it, I think in some ways, may be much nicer that we've,

461
01:09:27.060 --> 01:09:32.810
DAVID SISSON ARCHITECT: Made it seem more like a cohesive whole, rather than a piece and then another piece.

462
01:09:32.990 --> 01:09:46.800
DAVID SISSON ARCHITECT: And we, kept the same number of levels. There was a concern by Providence Zoning that our previous option had an extra level in it. I assure you, it did not have an extra level.

463
01:09:47.090 --> 01:09:57.779
DAVID SISSON ARCHITECT: But we've worked to closer align the floors with the understanding that we still have to deal with the grade, and we are,

464
01:09:58.110 --> 01:10:07.180
DAVID SISSON ARCHITECT: are somewhat below ground, towards the rear of this. We did put a little… in the joining piece between them, we did put a little roof deck.

465
01:10:07.690 --> 01:10:22.990
DAVID SISSON ARCHITECT: That hides up in there, and allows folks to go up and have a little bit of a private view of the city from there. But it's not as aggressive as it was previously, and our addition is… is shorter than the front house, and we believe

466
01:10:24.010 --> 01:10:42.279
DAVID SISSON ARCHITECT: you can't see it from much anywhere from the street. Much, much harder to see anyway. It is a three-story addition with a cellar level. I think our drawings say basement in some places, but that's a bit of nomenclature for zoning. The official term is cellar.

467
01:10:42.290 --> 01:10:45.120

DAVID SISSON ARCHITECT: We park in there, we park 3 cars in there.

468
01:10:45.250 --> 01:10:55.039
DAVID SISSON ARCHITECT: The goal is to do 2 new houses at the rear, with a single house at the front, for a total of 3 on this property. We're providing 3 parking spots.

469
01:10:55.180 --> 01:11:07.369
DAVID SISSON ARCHITECT: I bet there… I believe there's been a bit of misinformation, spoken about tonight. We are not, doing 23 bedrooms total on the two properties, it's actually 22.

470
01:11:07.420 --> 01:11:25.459
DAVID SISSON ARCHITECT: And we're adding 15, so the existing house has the balance of those, and as you can see, at the top level of that existing house, it's a sloped roof, and those are, those bedrooms are quite small with their sloped, ceilings, with some discussion regarding bedroom size.

471
01:11:27.520 --> 01:11:38.039
DAVID SISSON ARCHITECT: Beyond that, I know materially we got some negative feedback on the other project. We had imagined using very similar materials on this.

472
01:11:38.070 --> 01:11:52.129
DAVID SISSON ARCHITECT: The existing home is actually a mix of shingle and clapboard siding. We showed a little bit of clapboard for ours, and some standing seam metal.

473
01:11:52.130 --> 01:12:03.079
DAVID SISSON ARCHITECT: You also see some just architectural shingles at the joining piece, and some other materials here and there. But I think it's a relatively simple palette of materials.

474
01:12:05.720 --> 01:12:12.039
DAVID SISSON ARCHITECT: So yeah, if you look at the existing house, you'll see it actually has a bit of a mix of materials on its exterior right now.

475
01:12:12.230 --> 01:12:28.579
DAVID SISSON ARCHITECT: Beyond that, our unit size dropped a small amount from what we had previously. We were above 2,000 square feet previously, now we're below 2,000 square feet, but we did, capture a size I thought was fairly appropriate for the market.

476
01:12:28.820 --> 01:12:39.590
DAVID SISSON ARCHITECT: Beyond that, I'm happy to answer questions for the board. I can assure you that we are quite far from the electrical wires, and at this house, anyway.

477
01:12:39.750 --> 01:12:43.490
DAVID SISSON ARCHITECT: Probably over 60 to 70 feet from the transformer.

478
01:12:45.920 --> 01:12:47.350
PHDC: Thank you, David.

479
01:12:47.800 --> 01:12:51.510
PHDC: Guys in the room, anything to add before we open up for public commentary?

480
01:12:52.230 --> 01:12:58.920
PHDC: Yep. Okay. So we'll go ahead and grab the microphone again and pass it around if anybody would like to, to…

481
01:12:59.210 --> 01:13:00.520
PHDC: Offer commentary?

482
01:13:03.580 --> 01:13:07.050
PHDC: If anybody's interested, just feel free to raise your hand. We have one in the back.

483
01:13:13.060 --> 01:13:21.950
PHDC: Hi, I'm Jennifer Lorelli, I live at 16 Pratt Street, and I'm just looking at the plans for the, project

484
01:13:22.080 --> 01:13:32.919
PHDC: under consideration now, the modification, and I note on the plans that the height of the… each floor

485
01:13:33.140 --> 01:13:38.799
PHDC: Seams from the plan are 8 feet 6 inches, as opposed to 12.

486
01:13:41.690 --> 01:13:46.040
PHDC: So it can be done. Thank you.

487
01:13:48.000 --> 01:13:49.290
PHDC: Anybody else?

488
01:13:50.860 --> 01:13:55.089
PHDC: Okay, Jay, anybody online? Oh, I'm sorry, once more up front.

489
01:13:59.320 --> 01:14:17.760
PHDC: Once again, Mr. Chair and members of the Commission, Amy Goins of Versillo, Tights & Rich, here on behalf of Dr. Frank Faltus of 124 Congdon, Christopher Borgstrom, and Olivia Katz of 54 Pratt Street. I will, once again, offer Mr. Shuttle's testimony as,

490

01:14:17.760 --> 01:14:28.980
PHDC: as an expert in historic preservation, but let me just briefly preserve some objections for the record. First, once again, I think the agenda for tonight doesn't give

491
01:14:28.980 --> 01:14:47.580
PHDC: fair notice to the public of what exactly is, is up for action, on this application. It does not say final approval, and on that point, I think the Commission is somewhat disregarding its own procedure and regulations and past practice

492
01:14:47.610 --> 01:14:53.769
PHDC: This application, as you know, was denied last month. It's back, one month later.

493
01:14:53.940 --> 01:14:58.550
PHDC: You, agreed, you accepted staff's,

494
01:14:59.160 --> 01:15:04.610
PHDC: recommendation that it was substantially different, although we just heard the project,

495
01:15:04.610 --> 01:15:21.919
PHDC: admit that the size of the new edition is only different by, I think he said, a small amount. By our calculations, it's just 10% smaller, so we don't think that is substantially or materially different. It has changed, but we don't think it's been changed enough

496
01:15:21.920 --> 01:15:34.430
PHDC: to warrant coming back to the Commission within that one year, time period. So I would just, ask the Commission to, once again, hear from Mr. Shuttle,

497
01:15:34.890 --> 01:15:39.039
PHDC: With regard to, our concerns on the addition.

498
01:15:40.340 --> 01:15:51.970
PHDC: Thank you. I… this… I have to say, though, that this proposal is much better than the one before, and it… and it does show that it can be done. And…

499
01:15:52.020 --> 01:16:03.019
PHDC: My… I have… I think it's… it has addressed most of the guidelines. It's still a massive addition. It's almost twice the size of the footprint of the

500
01:16:03.100 --> 01:16:10.709
PHDC: of the building that it's supposed to be in addition to, and that… that's sort of not what you normally think of for an addition. But…

501
01:16:10.710 --> 01:16:26.299

PHDC: But I don't think that's… I'm not sure whether that's in your purview, one way or the other. If it's allowed by zoning, you seem to be approving it. But it does take up a lot of the green space and the trees, and it's just now a big apartment block.

502
01:16:26.700 --> 01:16:37.620
PHDC: One thing that I noticed with this project and the one previous is that both those projects are missing a site plan that shows the

503
01:16:37.900 --> 01:16:54.280
PHDC: abutting properties on either side of the property. Technically, I believe that you're supposed to have an engineer's drawing, that… that shows the subject property, as well as the abutting properties, and

504
01:16:54.410 --> 01:17:09.389
PHDC: on either side, and the streetscape, and I think that would be helpful to see… see these… all of this whole complex, all drawn together. And right now, you're looking at it in just pieces.

505
01:17:09.390 --> 01:17:18.150
PHDC: And I think a lot of the concerns about what's going on in the street and the sidewalk and all those things, would be better addressed if you had

506
01:17:18.180 --> 01:17:25.719
PHDC: that… a set of plans that showed the, the full context on this property, and… and I believe it's,

507
01:17:26.060 --> 01:17:31.770
PHDC: It's, it's requested, or it's a requirement in your, in your, in your own guidelines.

508
01:17:33.280 --> 01:17:52.959
PHDC: And Mr. Chair, I'll just briefly conclude by saying it seems that the Commission, the draft motion would grant final approval for this, this application. It seems that the Commission is skipping a step. It should be on, if anything, for conceptual. I don't understand why we would be jumping right to final.

509
01:17:52.960 --> 01:18:09.429
PHDC: So, I think, you know, the first application has already been continued to next month. We certainly would request that final be denied. We don't think it's appropriate for conceptual either, but at a minimum, the Commission should decline to grant final approval for tonight. Thank you.

510
01:18:09.910 --> 01:18:10.779
PHDC: Thank you.

511

01:18:12.040 --> 01:18:14.449
PHDC: We have one more raised hand in the back there.

512
01:18:19.720 --> 01:18:35.300
PHDC: So much. I just also wanted to add, I know I had mentioned the parking issue, and you said that's not in the scope of what the Commission here does, but I wanted to just briefly talk about the parking spaces, which are part of the design of the

513
01:18:35.350 --> 01:18:45.529
PHDC: building that's being proposed in the new lot. There's 4… 3 or 4 parking spaces for 22 bedrooms, so I just want you to visualize

514
01:18:45.630 --> 01:18:59.250
PHDC: what that would look like for our street. There's 3 or 4 parking spaces for 22 bedrooms, and we're talking about at least 10 to 15 cars that are going to need a parking space. They're going to be parking on the street.

515
01:18:59.480 --> 01:19:15.110
PHDC: So I just wanted to add, from a design aesthetic perspective, that I see that as a huge design flaw. How can you have 3 to 4 parking spaces for a 22, 23-bedroom unit? It doesn't make any logistical sense to me.

516
01:19:15.450 --> 01:19:16.490
PHDC: Thank you.

517
01:19:16.940 --> 01:19:17.920
PHDC: Thank you.

518
01:19:18.520 --> 01:19:22.890
PHDC: I'm sorry, you didn't say your… could you just state your name for the record again?

519
01:19:25.000 --> 01:19:30.440
PHDC: Zara Risby, a butter and owner of 107 Pratt Street. Thank you, thank you.

520
01:19:30.830 --> 01:19:34.160
PHDC: So, last call for in the room?

521
01:19:35.150 --> 01:19:37.559
PHDC: One way… okay, in the back on the left.

522
01:19:44.110 --> 01:19:54.089
PHDC: Hi again, Chris Borgstrom from 54 Pratt Street. I appreciate the team coming back with a reimagined design of this.

523
01:19:54.090 --> 01:20:09.189
PHDC: It shows their willingness to take, comment, seriously from the HDC. My question is, does it go far enough, and does it actually conform with the, the original structure? And that's all I have to ask.

524
01:20:10.480 --> 01:20:11.400
PHDC: Thank you.

525
01:20:12.440 --> 01:20:14.129
PHDC: Oh, one last one.

526
01:20:20.270 --> 01:20:34.729
PHDC: I'll be brief. Maybe if the applicant doesn't… Oh, sorry, Joyce Lilly? Thank you. Maybe if the applicant doesn't want to hear about aesthetics, maybe he could answer this question. How do you sell condos with no parking?

527
01:20:36.200 --> 01:20:37.170
PHDC: Big thought.

528
01:20:37.880 --> 01:20:43.579
PHDC: I don't think you guys have to answer that, but thank you. So moving to commentary from the web.

529
01:20:46.050 --> 01:20:47.750
PHDC: First, Rachel?

530
01:20:51.520 --> 01:20:53.369
Rachel B Bell: Hello, are you able to hear me?

531
01:20:54.280 --> 01:20:55.220
PHDC: Yes, just fine.

532
01:20:55.220 --> 01:21:02.600
Rachel B Bell: Awesome. So, you heard from my sister earlier today, Sarah Bell. Gummy is also my gummy.

533
01:21:02.930 --> 01:21:07.479
PHDC: So, just formally, just for the record, would you mind just stating your name at the outset, just so that we have it?

534
01:21:07.480 --> 01:21:08.500

Rachel B Bell: Rachel Bell.

535
01:21:08.700 --> 01:21:09.800
PHDC: Great, thank you so much.

536
01:21:10.240 --> 01:21:11.910
Rachel B Bell: So…

537
01:21:12.050 --> 01:21:18.970
Rachel B Bell: I, again, grew up in that house with a lot of time spent there and watching the neighborhood change.

538
01:21:19.840 --> 01:21:25.640
Rachel B Bell: the… some of my concerns I have are that, one, the garage and the…

539
01:21:25.990 --> 01:21:39.139
Rachel B Bell: Obviously, the above greenhouse will be removed, and I understand that, but that garage and the driveway it contained had 4 spaces for parking in it for the 8 bedrooms that were in that house.

540
01:21:39.520 --> 01:21:44.809
Rachel B Bell: Now, growing up in that house, I used that garage a lot. That was one of our main entryways.

541
01:21:45.000 --> 01:21:48.560
Rachel B Bell: And… It gets wet there.

542
01:21:48.750 --> 01:21:56.540
Rachel B Bell: There was not a very good dealing with the amount of rainfall from the sloped ground behind it.

543
01:21:56.860 --> 01:22:02.860
Rachel B Bell: And I'm concerned that that is really going to be an issue if you go back further and push the property

544
01:22:03.120 --> 01:22:12.329
Rachel B Bell: and build it back further, that that whole basement level is going to be flooded all the time. Because that's what my grandmother had to deal with for a lot of her stuff.

545
01:22:13.330 --> 01:22:15.630
Rachel B Bell: So, I really see that as a concern.

546

01:22:15.790 --> 01:22:19.529
Rachel B Bell: That space in back is a very steep grade.

547
01:22:19.650 --> 01:22:25.689
Rachel B Bell: I'm worried about the houses behind it being unstable if the building gets too close to it.

548
01:22:25.930 --> 01:22:33.839
Rachel B Bell: And I'm also worried because there's a lot of rock back there, and that that might be a difficult building material to deal with.

549
01:22:35.740 --> 01:22:41.730
Rachel B Bell: So, I believe those are my main issues that are structural in relation to this.

550
01:22:42.080 --> 01:22:48.960
Rachel B Bell: I do like the idea of building up and having more… or, like, allowing more people into the neighborhood.

551
01:22:49.080 --> 01:22:52.769
Rachel B Bell: But I am concerned about the method that this is going in.

552
01:22:54.690 --> 01:22:55.509
PHDC: Thank you very much.

553
01:22:55.510 --> 01:22:56.050
Rachel B Bell: Yes.

554
01:22:59.400 --> 01:23:00.830
PHDC: Inc.

555
01:23:05.340 --> 01:23:07.899
Hank Heneghan: Hi, Ank Hanigan, 109 Pratt Street.

556
01:23:08.970 --> 01:23:14.969
Hank Heneghan: I know that the people with the application don't have to answer the question, but I'm really…

557
01:23:15.100 --> 01:23:20.320
Hank Heneghan: I have a question overall as to what the intent of the two

558
01:23:20.580 --> 01:23:27.080

Hank Heneghan: developments are. They don't have to say if it's a condo or if it's rental, in this…

559
01:23:27.520 --> 01:23:32.550
Hank Heneghan: Marketplace renting units would probably be, more lucrative over the long run.

560
01:23:33.510 --> 01:23:40.129
Hank Heneghan: This place, the development as a whole, the two buildings taken… the two structures taken together, looks like they're

561
01:23:40.300 --> 01:23:44.629
Hank Heneghan: Looking to put up a private dorm space at different price points.

562
01:23:45.410 --> 01:23:53.389
Hank Heneghan: I'm particularly concerned about Unit 1, in, The existing building.

563
01:23:55.130 --> 01:23:57.500
Hank Heneghan: I looked through the plans, and I thought I…

564
01:23:57.710 --> 01:24:02.140
Hank Heneghan: Counted 7 bedrooms with 1 kitchen.

565
01:24:03.220 --> 01:24:08.650
Hank Heneghan: From what I understand, the state has a limit on how many people, unrelated people.

566
01:24:08.800 --> 01:24:11.260
Hank Heneghan: Can cohabit in a structure.

567
01:24:13.080 --> 01:24:14.400
Hank Heneghan: That limit is 5.

568
01:24:15.030 --> 01:24:21.320
Hank Heneghan: So what's the point of having 7 bedrooms in a building? Are we looking to build an attractive nuisance?

569
01:24:22.250 --> 01:24:29.659
Hank Heneghan: That, oh gee, we've got some unused space here, let's, let's… nobody's watching, let's put more people in the building.

570
01:24:33.360 --> 01:24:38.079

Hank Heneghan: I don't… or… or… are they looking to build a frat house?

571
01:24:38.370 --> 01:24:43.379
Hank Heneghan: A group home, a halfway house, or some sort of other congregate housing?

572
01:24:43.580 --> 01:24:53.250
Hank Heneghan: In addition to the, the other units that they're putting in. I… I really would like to understand what the point of the exercise is here.

573
01:24:55.190 --> 01:24:56.010
Hank Heneghan: Thanks.

574
01:24:57.080 --> 01:24:57.949
PHDC: Thank you.

575
01:25:02.720 --> 01:25:03.940
PHDC: Olivia?

576
01:25:05.960 --> 01:25:09.269
Olivia Katz: Hi, I'm Olivia Katz at 56 Pratt Street.

577
01:25:09.290 --> 01:25:28.729
Olivia Katz: I did want to, acknowledge that the new design for the edition is much less unattractive, so appreciate the feedback and some of that maybe being ported over to the new build would be beneficial. I continue to be worried about the size and scale.

578
01:25:28.730 --> 01:25:32.270
Olivia Katz: Of the addition relative to the old historic home.

579
01:25:32.500 --> 01:25:40.089
Olivia Katz: And I just wanted to raise that. I think… I know that these two parcels are being treated separately, but

580
01:25:40.450 --> 01:25:46.019
Olivia Katz: It is currently one property, and so the drastic change to the streetscape

581
01:25:46.110 --> 01:26:04.780
Olivia Katz: and neighborhood as a result of building, breaking it up and building, I think is collectively a consideration. But even standalone, this addition relative to the front, historic home is, it is much larger. So,

582
01:26:05.000 --> 01:26:20.319

Olivia Katz: as in a butter, I'm concerned about, what it will do, to the feel of the property and neighborhood. And I just wanted to comment. So, I heard the architect say that there's been challenging issues with the grade in the back.

583
01:26:20.320 --> 01:26:26.870
Olivia Katz: I will say that our home, which was a historic home that had an addition built onto it, that is

584
01:26:26.870 --> 01:26:38.039
Olivia Katz: in keeping with the roofline of the historic home. They… they dug out the back, so that is also doable, and added a retaining wall, and I actually think the client… the…

585
01:26:38.040 --> 01:26:41.190
Olivia Katz: sub, the…

586
01:26:41.320 --> 01:26:54.060
Olivia Katz: developers at 56 Pratt are, have come and looked at ours, so I know that they know it's possible. So that might be just a suggestion as well to look into instead of building just up and not digging out,

587
01:26:54.360 --> 01:26:57.559
Olivia Katz: there is an alternative there. So, thanks to the Commission.

588
01:26:58.640 --> 01:26:59.510
PHDC: Thank you.

589
01:27:00.890 --> 01:27:02.000
PHDC: Laura?

590
01:27:12.470 --> 01:27:13.160
PHDC: Nope.

591
01:27:13.470 --> 01:27:14.590
PHDC: Sorry, Laura.

592
01:27:14.590 --> 01:27:20.289
Laura: Sorry about that. My phone that I'm on is a little delayed. Can you hear me?

593
01:27:20.770 --> 01:27:21.680
PHDC: Yep, just fine.

594
01:27:21.680 --> 01:27:39.000

Laura: Great, thank you. So, I had two thoughts on this. The new roofline, and maybe it's just I… I am not seeing it clearly, it does not look like the new roofline is consistent with the original, or is it? It looks like a flat roofline versus a peaked roofline, like the original.

595
01:27:42.210 --> 01:27:45.990
PHDC: It's not, it doesn't have to be, but it's not.

596
01:27:46.650 --> 01:27:52.529
Laura: Okay, it's not. So it's not consistent with the… with the look of the existing building. Okay.

597
01:27:52.530 --> 01:27:53.500
PHDC: I didn't take that.

598
01:27:53.500 --> 01:27:56.740
Laura: and is… I'm sorry?

599
01:27:57.050 --> 01:27:59.319
PHDC: I didn't say that, I just said it's not sloped.

600
01:27:59.320 --> 01:28:01.920
Laura: Oh, it's not soaked. Okay.

601
01:28:01.940 --> 01:28:06.360
Laura: Alright, so the, the second comment I have is.

602
01:28:06.360 --> 01:28:25.570
Laura: you know, we don't know whether these are rental units or whether these are condos, but let's assume for a moment, because we don't know, but it's a great question for the owner of the property, to assume for a moment that this is rentals. And being so close to RISD and Brown, it will be very, very attractive to

603
01:28:25.570 --> 01:28:30.799
Laura: students, right? Which will make this a very transient building. Meaning…

604
01:28:30.820 --> 01:28:43.469
Laura: you know, people might live there for a year or two years and move out. And I can only imagine, given the streetscape and the narrowness of the street, what move-in day would be like.

605
01:28:43.470 --> 01:28:51.010
Laura: So I would wish that the board, if it is in their purview, to take into consideration that situation.

606
01:28:53.400 --> 01:28:54.050
PHDC: Thank you.

607
01:28:55.100 --> 01:28:57.140
PHDC: Last call for anybody on the web?

608
01:29:01.140 --> 01:29:05.310
PHDC: Okay, seeing none, we're gonna kick it to the Commission for some discussion.

609
01:29:11.920 --> 01:29:13.879
PHDC: I have some thought. You want a loop?

610
01:29:14.860 --> 01:29:34.700
PHDC: Okay, well, we did agree that this is substantially different from the last proposal, right? I mean, they may not have eliminated an entire level, but aesthetically speaking, as far as view from the public right-of-way, there's been

611
01:29:34.750 --> 01:29:39.939
PHDC: you know, roughly a story's worth of height, removed. Yeah.

612
01:29:40.000 --> 01:29:42.820
PHDC: From the proposed addition.

613
01:29:43.130 --> 01:29:50.390
PHDC: Yeah, and so I think that's why we agreed that that's a substantial change.

614
01:29:50.460 --> 01:30:08.770
PHDC: And it's… it seemed obvious, to the Commission. The footprint is considerable, but we don't necessarily perceive a plan from the public right-of-way, right? We… what we see has been shown, I think, pretty well in the perspectives.

615
01:30:09.040 --> 01:30:23.000
PHDC: And can I just get some clarification on whether this is conceptual approval or final approval? Because… I was waiting for one of you that. I'm confused about that. No, I mean, so…

616
01:30:23.260 --> 01:30:25.009
PHDC: Conceptual and final.

617
01:30:25.180 --> 01:30:31.290

PHDC: And remember, they're arguing this can't be conceptual and final, but they're also arguing we can't give conceptual.

618
01:30:32.260 --> 01:30:35.089
PHDC: So, with the other item.

619
01:30:35.400 --> 01:30:49.159
PHDC: We're not talking to you right now. Talking to them. So please respect that. We don't really need to hear you at this point. Thank you. So conceptual approval in the HDC's guidelines is something that's created for new construction.

620
01:30:49.400 --> 01:31:00.700
PHDC: So, for the majority of, you know, when things are new construction, is you will come in and get conceptual approval, then you will get final approval. That's what conceptual approval exists for.

621
01:31:00.770 --> 01:31:23.009
PHDC: people have come over the years where they've had substantial changes to plan… to additions and alterations. They've asked for conceptual approval at times because they're not sure. Maybe the plan isn't fully developed at that time, but for additions and alterations, it's… it's actually something that's more on the applicant to where they feel they are asking for. So in this case.

622
01:31:23.010 --> 01:31:24.629
PHDC: They were requesting final.

623
01:31:24.630 --> 01:31:31.750
PHDC: this point. Doesn't mean you have to grant final, either. We can continue with all those things. We could give them conceptual, you know, there's… there's…

624
01:31:31.910 --> 01:31:49.579
PHDC: But I just want to explain what kind of conceptual is. So we could conceptually approve this. You could say, conceptually, we agree that an addition behind this building is acceptable, come back next month with some changes. And then it would be for final at that point.

625
01:31:50.060 --> 01:32:12.529
PHDC: Right. I'm glad that was raised, because it's been said that this was final, and we didn't post that, and I… I… We don't have to post that. I mean, Council can… can speak to that. Well, whoever said it, I am left here saying that I don't agree with that position, because we're not done with the process. Right. Well, we never state… I mean, we've never… the Commission's never stated that this… something is conceptual or final approval. Right. So…

626
01:32:12.860 --> 01:32:13.610
PHDC: Thanks.

627
01:32:14.380 --> 01:32:24.169
PHDC: I think… Yeah, I'd be much more comfortable with this being conceptual. Yeah. I think we've got a lot of details to iron out, and you're coming back anyway, so…

628
01:32:26.080 --> 01:32:46.310
PHDC: Right. That makes… that makes sense. So I don't know how much we want to harp on details at this point, but… Well, I would say… Yeah, to the extent we're all willing to offer commentary, again, we try not to make people frequent flyers here, so as few meetings as we can, you know, responsibly get away with is really what we shoot for.

629
01:32:46.510 --> 01:32:59.349
PHDC: Great. Then I guess I'll just speak to, how the addition is, in some ways, emulating the, Historic House, and in other ways, not. And I think,

630
01:32:59.380 --> 01:33:15.180
PHDC: That it could potentially benefit from taking it a step further to think about, what the gesture is, or that we see in the existing home, which seems to be defined by more of, like, a

631
01:33:15.200 --> 01:33:20.099
PHDC: Balanced asymmetry versus another kind of,

632
01:33:20.280 --> 01:33:33.899
PHDC: symmetrical and vertically oriented architectural language. So I would encourage the design team to think about particularly, like, the bay window, and how the bay window is a really

633
01:33:34.010 --> 01:33:44.190
PHDC: defining gesture of the architecture for the edition, and I wonder, if that might, benefit from

634
01:33:44.260 --> 01:34:02.739
PHDC: learning from the existing house a little bit more, how the elevations of the front side are not just a grid of windows, for instance, at the street or the sides, and that maybe there could be more of a rhythm to the openings, or maybe the bay window would better serve

635
01:34:02.740 --> 01:34:05.960
PHDC: Living rooms and bedrooms versus, you know.

636
01:34:06.010 --> 01:34:12.650
PHDC: bathrooms and closets, which seems to be, at least for the upper floors, what

637
01:34:12.760 --> 01:34:16.420
PHDC: Part of the building plan, that element is serving.

638
01:34:17.510 --> 01:34:27.730
PHDC: Yeah, and it is so much more in keeping with the feel of the neighborhood. You guys did a great job bringing it down. I think…

639
01:34:28.350 --> 01:34:33.969
PHDC: I'm fine with the size of it as is on the new rendering.

640
01:34:34.600 --> 01:34:37.640
PHDC: I think the details need to be…

641
01:34:38.120 --> 01:34:41.049
PHDC: Kind of feel it out a little, so it…

642
01:34:41.290 --> 01:34:57.669
PHDC: it marries better with the Historic House. I'm not… I… the rooftop deck is throwing me, so I… I really would like to see what that looks like in more detail. It just doesn't look right, but I'm not sure…

643
01:34:58.560 --> 01:35:10.419
PHDC: Did you guys think that at all? The Widow's Walk? Yeah, the Widow's Walk was the first thing that jumped in my mind. Well, I think because it's not so visual from the street, I mean, you really gotta kind of get it on a side angle.

644
01:35:10.570 --> 01:35:15.120
PHDC: And if we want to rip it apart from that point of view, You know, perhaps, but…

645
01:35:15.540 --> 01:35:21.109
PHDC: from the street front is really my concern, and I think it's kept the character and the authenticity.

646
01:35:21.900 --> 01:35:32.750
PHDC: if I have to walk on the property to discover the rest, then I shouldn't be there in the first place. Trespassing? I mean…

647
01:35:32.910 --> 01:35:37.310
PHDC: I actually… I thought it would… I appreciate the fact that you can get, a nice suit.

648
01:35:37.470 --> 01:35:42.269
PHDC: visual… View of the city, and not… and do it in a less…

649
01:35:42.270 --> 01:35:58.880

PHDC: disruptive manner than the fir… than the original… than the original version that we saw last month. So I do really like the changes that you've made, and I do agree that they have been substantial, and you have done a better job of marrying it with the historic house in front, so way to go.

650
01:35:58.880 --> 01:36:05.310
PHDC: I, I thought that it was clever. What is it called? The Widow's… the Widow's book?

651
01:36:05.310 --> 01:36:20.420
PHDC: Just because you do want to give people an opportunity to see this amazing skyline, right? So, I… I liked it. Okay, it may be fine, it just really jumped out at me, not in a positive way. Was it the materials? Like, the visuals? Yeah, I just thought visually…

652
01:36:21.300 --> 01:36:27.819
PHDC: I could imagine umbrella. So it's… I mean, so to interlude a little with you for,

653
01:36:28.130 --> 01:36:33.589
PHDC: Railings and situations kind of in this area with similar of these buildings that are

654
01:36:34.220 --> 01:36:45.670
PHDC: have similar views, and the way the Commission has handled these types of railings, so sometimes they've been glass. That's what I was getting at, should it be more seats? Which could, it could be.

655
01:36:45.860 --> 01:37:01.150
PHDC: I mean, I think it's always… this is the problem with, additions to buildings and the standards, is that the standards call for things to be different. Yeah, unique. But everybody here, and to the most part, the poor thinks, well, it doesn't look enough like the old thing.

656
01:37:01.160 --> 01:37:14.550
PHDC: But the standard actually says the opposite. Well, I haven't spoken yet. So I'm jumping ahead and care. But, so what I'm trying to say, too, is that usually… and again, this has been done historically, not to… not to be…

657
01:37:14.820 --> 01:37:28.089
PHDC: Use it as a pun, but historically, when it comes to additions, a lot of times people have done, like, a glass connector to the building, and then there is a… something else there, type of thing for, you know, to make it distinctive.

658
01:37:28.090 --> 01:37:47.409
PHDC: this is the way the Park Service standards are kind of written. So it is a very… and what I will say is this creates a very, very difficult design process, you know, problem for a design team to do, and it's very hard to do it successfully, quite frankly. And I think this one is getting there. Like you said, the details

659
01:37:47.410 --> 01:37:48.220
PHDC: you know.

660
01:37:48.220 --> 01:38:12.729
PHDC: Maybe it's that, and I'll now be quiet and let… But I was just gonna say, you stole my thunder on the connector. I mean, as soon as I saw the elevations, you know, the first thing that jumps out at me is that's a great breaking point from the existing structure, and to see it all homogenous, maybe not necessarily with material, but with color, you know, it's a great opportunity for, you know, that kind of secondary material as a visual break. And again, I'm not designing this for you guys, it's just we're offering commentary. The Mansard, I really don't mind.

661
01:38:12.730 --> 01:38:16.299
PHDC: I think lowering it made an awful lot of sense.

662
01:38:16.300 --> 01:38:33.640
PHDC: It's the, you know, the strong vertical element on the addition. I don't know if it's necessarily super successful in the same material as the Mansard. You know, maybe the opportunity for that kind of vertical visual break is that piece in the middle that physically separates the two structures.

663
01:38:33.640 --> 01:38:48.149
PHDC: But… but yeah, I think, you know, the white rendered version of this thing with just shading on is really moving in the right direction. You're responding to everybody's comments, criticisms, not the least of which are the members of the community who have… sorry, who have offered it over the last, you know, couple of months.

664
01:38:48.150 --> 01:39:00.239
PHDC: And I do apologize, I really don't like legging these things out, but I'm also in agreement with the other members of the Commission that I think we need one more shot at this, taking into consideration some fairly specific feedback.

665
01:39:00.240 --> 01:39:04.630
PHDC: Do I know what that materiality of that connector needs to be? Nope.

666
01:39:04.630 --> 01:39:20.460
PHDC: You know, I don't… I'm curious what everybody thinks of the windows, because they've taken… you know, I can see what you've done there. You've taken, you know, the individual pane of glass of the 6 over 6, and repeated that with the kind of 9 over 9. And I don't know if it's…

667
01:39:20.470 --> 01:39:34.289
PHDC: the most successful thing, at least up high on the Mansard, where it seems like it really does stick out quite a bit. So I'd maybe take a second look at that. Yeah, I… I agree. The windows feel closer to… the windows don't feel right.

668
01:39:36.680 --> 01:39:41.940
PHDC: If I could just weigh in, I've been trying not to. There have been a lot of procedural issues flying around.

669
01:39:42.180 --> 01:39:56.019
PHDC: there is no methodology in our guidelines for funneling this to conceptual approval, so you could proceed that way if the applicant were amenable to it only. Otherwise, you'll have to vote

670
01:39:56.040 --> 01:40:06.460
PHDC: To approve or deny final approvals. Thank you for that clarification. What do you guys think? I think the, the issue relates to whether or not we're in agreement to continue this.

671
01:40:06.720 --> 01:40:22.060
PHDC: I believe, and we are in agreement to continue this along with the other application. Okay, so from you guys' point of view, rather than voting to a preliminary versus final, you'd like us to straight continue it, and we'll see you at a later date. Am I understanding that correctly?

672
01:40:22.710 --> 01:40:26.559
PHDC: I'm a little confused about… So, the motion… actually, you want to clarify, Jake?

673
01:40:28.160 --> 01:40:28.980
PHDC: So…

674
01:40:29.500 --> 01:40:49.040
PHDC: So as… so the options right now are we could just continue the matter. You would come back again, and I think they would anticipate final approval at that point. Again, there's no real reason for exception. And we would… and is that… that's kind of what you would like us to do? Because we could vote conceptually on it, is what they're saying, but you'd have to agree to that, and I think…

675
01:40:49.190 --> 01:41:13.300
PHDC: I mean, my recommendation is to just continue it, and then we can come back and look at it again. Well, could we ask for conceptual approval and at least get that far tonight? You can, but you don't necessarily need that to begin with. That's what we were trying to… Yeah. It just puts another layer into the process. But it's purely up to you to decide that. Yeah, in my cadence of just, you know, one meeting, another meeting, another meeting, it's six of one, half dozen of the other. I guess that's whatever the applicant would prefer.

676
01:41:13.340 --> 01:41:14.050
PHDC: Right.

677
01:41:14.330 --> 01:41:19.859

PHDC: Frankly, we prefer a vote on the conceptuals to make us feel comfortable that we've gotten at least that far.

678
01:41:20.170 --> 01:41:35.220
PHDC: Okay, what is the commission? Thank you. Yeah, I think that seems fair, and thank you for agreeing to that, so I'll make a motion to conceptually approve this project. Okay. With the understanding it's not… Hang on a second. Conceptually.

679
01:41:36.830 --> 01:41:37.859
PHDC: Thank you.

680
01:41:40.120 --> 01:41:48.600
PHDC: You want to read? Special language? Yeah. We're gonna read this in a more formalized motion here.

681
01:41:50.360 --> 01:41:54.830
PHDC: Oh, come on, you can weigh these.

682
01:41:55.020 --> 01:41:59.400
PHDC: Is this Jan?

683
01:42:05.940 --> 01:42:08.179
PHDC: It's just too. Okay, there we are.

684
01:42:08.850 --> 01:42:11.140
PHDC: Oh, alright, so…

685
01:42:11.220 --> 01:42:27.310
PHDC: Staff recommends a motion be made stating that the application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill Local Historic District, recognizes the contributing structure to the College Hill National Register Historic District is considered complete for conceptual review.

686
01:42:27.360 --> 01:42:45.329
PHDC: The Commission cites Standard 8 in granting conceptual approval for the proposed addition to 56 Pratt Street, as is in accord with PHD Standard 8 being architecturally and historically compatible with the property and district, have an appropriate size, scale, and form that will not have an adverse effect on the property or district.

687
01:42:45.430 --> 01:42:57.230
PHDC: Being of a size where it's heightened withered minimally to not discernible from the public rights of way, citing and agreeing to the recommendations of the staff report with the applicant to return for final approval at a subsequent meeting.

688
01:42:57.720 --> 01:43:05.520
PHDC: Thank you, Jay. Would anybody like to make that? Okay, Kathy, a second? Second. Okay. All in favor? Aye. Opposed?

689
01:43:05.670 --> 01:43:14.360
PHDC: Okay, thank you, gentlemen, we appreciate your time. Thank you, everybody who has come down and offered testimony. We very much appreciate it, and thank you for being part of the process. Have a good night.

690
01:43:21.200 --> 01:43:27.610
PHDC: Yeah, we also have one more matter, but it's more of an internal thing.

691
01:43:30.350 --> 01:43:46.189
PHDC: Okay, so the next matter before the board is, hello, we're still in session, so if you could, please respect the fact that we still have business to do, take the conversation out into the hallway or something, we'd appreciate it.

692
01:43:51.850 --> 01:44:07.599
PHDC: All right, so, Mr. Chair, the next matter is, Case 26.139, 132-136 Prospect Street. With that matter, the applicants are requesting a continuance to a subsequent meeting, most likely the next meeting, but it doesn't have to be a date.

693
01:44:07.880 --> 01:44:13.170
PHDC: A date, date certain. Date certain, thank you.

694
01:44:13.290 --> 01:44:19.600
PHDC: So we just need a motion. Okay, motion to continue… I can't make that motion. Somebody… somebody would like to make that motion?

695
01:44:20.710 --> 01:44:37.820
PHDC: I can make the motion. All right. Second? I'll make the second. Okay, all in favor? Aye. Aye. All in favor? Opposed? Aye. Okay, motion's continued. Last thing, Jay just has a staff update? Staff updates are just you, the reports were given for the matters that were, approved.

696
01:44:39.490 --> 01:44:54.049
PHDC: by staff in the last time period, and besides that, there's no real other matters. I am still with you for another month at least, so you will see. Hanging in! Hanging in!

697
01:44:55.270 --> 01:44:57.899
PHDC: All right, motion to adjourn. Anyway.

698
01:44:58.090 --> 01:45:01.780
PHDC: Can I make my first motion? Yes.

699
01:45:02.090 --> 01:45:14.280
PHDC: Okay. There it is. Seconded, and ayed, and all right. I support that. Not as bad as we thought.

WEBVTT

1
00:00:03.320 --> 00:00:04.420
Open Providence: I just love it.

2
00:00:10.100 --> 00:00:13.039
Open Providence: Hello, and good afternoon, everybody. Turn myself up.

3
00:00:13.650 --> 00:00:15.529
Open Providence: How's that? Can you folks hear us okay?

4
00:00:16.430 --> 00:00:34.310
Open Providence: Okay, good afternoon. Welcome to a special convening of the City of Providence's Historic District Commission. Today is Tuesday, I think, October 6th, 2026. We only have a couple of items on the agenda this evening, but we will begin with a roll call. I'm Ryan Haggerty.

5
00:00:34.450 --> 00:00:35.200
Open Providence: Okay.

6
00:00:36.100 --> 00:00:37.490
Open Providence: Nathaniel Carden.

7
00:00:37.640 --> 00:00:38.850
Open Providence: Will Fernandez?

8
00:00:39.810 --> 00:00:41.920
Open Providence: Joe B. Matt Brennan.

9
00:00:42.370 --> 00:00:44.330
Open Providence: Karen Garner, legal counsel.

10
00:00:44.730 --> 00:00:46.210
Open Providence: Jason Martinstead.

11
00:00:46.660 --> 00:01:03.370
Open Providence: Thanks, everybody. We have no minutes to approve, so we can kind of jump right into things. We are here to entertain two applications at 56 Pratt Street, specifically cases number 26.101 and 26.138. We have seen these before.

12
00:01:03.370 --> 00:01:14.989
Open Providence: And I understand we're going to hear about some changes and some refinements in the design. And without further ado, let's jump into item number one, case 26.101.

13

00:01:18.020 --> 00:01:21.330
Open Providence: Do we have... we have mics, right? Yeah, they have mics, okay.

14
00:01:21.880 --> 00:01:26.210
Open Providence: And just as a matter of course.

15
00:01:26.390 --> 00:01:39.769
Open Providence: For everybody here and everybody in the audience today, a couple of matters of housekeeping. We are going to ask that you all identify yourselves before you speak, and please swear to tell the truth. I realize it seems very procedural, but it is important.

16
00:01:39.950 --> 00:02:02.670
Open Providence: Also, for folks offering commentary, and I would, pardon me, include both the applicant and the members of the audience in this, we have heard this case a handful of times. I would encourage everybody to A, be brief, and B, only offer commentary that would be unique, and specifically in response to some of the changes that may have materialized over the course of this project through its evolution. We've heard

17
00:02:02.670 --> 00:02:26.380
Open Providence: from tons and tons and tons of folks in the neighborhood. We've heard expert witness testimony, we've heard from lawyers. I understand some folks may wish to speak this evening, but again, I would ask you to, A, please limit your commentary to things that have fundamentally changed relative to the application, and also please be respectful and courteous to both the members of the Commission, the applicants, and the folks in the room.

18
00:02:26.510 --> 00:02:40.879
Open Providence: With that, would you guys, mind introducing yourselves, stating your name for the record, and swearing to tell the truth, please? Yeah, Mr. Chairman, thank you. My name is John Garahy, I'm an attorney for the applicant. But I swear to tell the truth. Thank you.

19
00:02:42.060 --> 00:03:00.290
Open Providence: Good evening. My name is David Sisson. I'm the architect for the project. Our business address is 345 Taunton in East Providence, and I swear to tell the truth. Thank you, appreciate it. Jay, do you want to give a primer before we cut them loose? Sure, Mr. Chair. I'm going to give a brief, just update.

20
00:03:01.410 --> 00:03:02.240
Open Providence: So...

21
00:03:02.850 --> 00:03:19.340
Open Providence: We're looking at 26.101 at this point, perfectly spread, which is the, new construction project, complete new construction project. Just to go back to a little history so everyone's aware, July 27th meeting, application was granted conceptual.

22
00:03:19.370 --> 00:03:29.820
Open Providence: The 24th meeting, the matter was continued. The applicants agreed to attend a design charrette hosted by the Providence Preservation Society.

23

00:03:31.340 --> 00:03:43.829
Open Providence: On Tuesday, September 29th, that charrette was held. I attended it. The meeting was also attended by, Councilwoman Jill Davison, Mr. Sisson, Mr. Shuttle, the.

24
00:03:44.290 --> 00:03:58.970
Open Providence: who has been introduced as an expert witness at the August 24th meeting. Mr. Glenn Fontecchio, Mr. Joel Vanderwiel, these are, architects who deal with, PPS. Mr. Fontecchio is a former chair and former member of the board.

25
00:03:59.060 --> 00:04:10.699
Open Providence: Ms. Brown, Marissa Brown from PPS and Elizabeth Seidel were also available. In general, it was a productive session, and there were a bunch of, items discussed.

26
00:04:10.860 --> 00:04:20.990
Open Providence: for the project. For this project, the discussion's pretty much centered on reducing height, design changes at the front, and roofline is softened facade at front, and we're trying to reduce some bulk.

27
00:04:20.990 --> 00:04:34.209
Open Providence: de-emphasize verticality, reduce actual and apparent height, window changes, just fenestration, some color changes, and there was a discussion of some landscape changes as well. Since then, the applicant has provided revised plans.

28
00:04:34.240 --> 00:04:43.579
Open Providence: photos and renderings, which she did in a very expedited manner. The proposed new construction, has been changed substantially stylistically.

29
00:04:43.690 --> 00:04:50.129
Open Providence: In an attempt to minimize the verticality while maintaining volume, the overall height has been reduced by 4 feet.

30
00:04:50.310 --> 00:04:57.250
Open Providence: The building is still tall, but below the buildable envelope allowed by zoning and smaller than what the Commission granted conceptual approval for.

31
00:04:57.400 --> 00:05:05.819
Open Providence: There have been changes to the front, having open porches that more emulate a more traditional double or triple decker design, which was considered helpful.

32
00:05:05.950 --> 00:05:23.230
Open Providence: And the fenestration changes, have helped reduce the verticality and improve the composition, but I'll let the applicants go over that in detail. Also, the applicants have submitted a, a letter, a memo that details out the changes they've made from the conceptual approval phase to this phase.

33
00:05:24.260 --> 00:05:39.599
Open Providence: All right, take it away, guys. Yeah, Mr. Chairman, thank you. Mr. Martin did a terrific job of recapping, essentially, what occurred. I was going to do that, and I'm not going to do that now, obviously, so I'm going to let Mr. Sisson talk about the changes that were made and are before you right at the

moment.

34
00:05:41.420 --> 00:06:04.410
Open Providence: Thank you, and I'd like to especially thank all the members of the board for taking extra time tonight to meet with us. I understand this is above and beyond what you guys are usually doing, and I really wholeheartedly appreciate your time for that. The project we're looking at, and you're familiar with this, is two projects really next to each other on Pratt Street.

35
00:06:04.410 --> 00:06:29.150
Open Providence: And this first one we're looking at, we we call it the South Project, your case 101 for this, and it's the southern portion of the lot, which is currently empty, and we're proposing doing a four-unit building on that lot, which is a cellar level, three levels above, parking for four cars at the bottom level. The two projects share a driveway.

36
00:06:30.640 --> 00:06:55.499
Open Providence: And both have parking under the required amount of parking and an extra spot. You've seen this before, so it shouldn't be a huge surprise, but we had great input from the board the last time we met, and also great input from the Providence Preservation Society folks and the others who attended that meeting. And we did our best to take all that into account. Of course, we couldn't capture every single thing, but

37
00:06:55.500 --> 00:07:03.869
Open Providence: We're able to get quite a few. And I think you'll see, on this design, we've made quite a few changes to it.

38
00:07:03.950 --> 00:07:17.390
Open Providence: We... we started probably with one of the most substantial things, reducing the height a total of 4 feet from what we had previously, and did this by, reducing height on each floor.

39
00:07:17.700 --> 00:07:29.079
Open Providence: We also stylistically redesigned the exterior of the building, giving it more... and Jason, if you'd go forward to some of the images so we can see that, thank you.

40
00:07:31.070 --> 00:07:32.629
Open Providence: Thank you. So...

41
00:07:33.050 --> 00:07:55.679
Open Providence: We... we worked on... there's a lot of discussion about the apparent height as well as the actual height of the building, so we worked a lot on both of those items, but particularly on the apparent height of the building, and worked to sort of soften the building at the front, and took... did our best to take some stylistic cues from, you know, traditional, Providence triple-decker, New England triple-decker.

42
00:07:55.680 --> 00:07:56.800
Open Providence: And so we

43
00:07:57.190 --> 00:08:08.120
Open Providence: you know, kind of reduced the enclosed porches we had previously, opened them up,

gave them less substantial roofs, and got more openness there.

44
00:08:08.360 --> 00:08:26.069
Open Providence: got rid of, which we previously had a lot of windows I'd consider more commercial in, or more modern in style, and we've brought back to, residential window style, kind of a double hung with a 4 over 1, window grid, which you'll see on the other side as well.

45
00:08:26.940 --> 00:08:33.549
Open Providence: And let's see, what else can I talk about on this one? We worked on the...

46
00:08:33.750 --> 00:08:56.310
Open Providence: the lower level, it's probably not super obvious from the front elevation of the building, but at the very lowest part that actually looks into the garage, we previously had two sort of clear story-style windows on that, and we changed it into a larger opening with the two groupings of three double homes. And we also worked on brick detailing around those to give them a bit more

47
00:08:56.310 --> 00:09:03.799
Open Providence: of a traditional look with a flat arch on the top and brick sill beneath.

48
00:09:06.310 --> 00:09:30.859
Open Providence: And, you know, I think the final thing I have on here, other than color, color change, we had a dark green color before, and we got a lot of negative feedback on that, and we moved to this sort of goldenrod color with a off-white trim, as well as a gray that you see, of course. And we also worked on the site walls. This is an extremely sloped site, and we do need some site walls to.

49
00:09:30.860 --> 00:09:46.560
Open Providence: mitigate that slope. And, it really wasn't a change in the design as much as just clarifying what we had in mind and getting those in conformance with the zoning ordinance. They were before, too, but, kind of clarifying them as a, as a.

50
00:09:46.560 --> 00:09:54.100
Open Providence: you know, ornamental brick or block wall, rather than just a concrete wall, which is kind of what we were representing previously.

51
00:09:55.200 --> 00:10:01.830
Open Providence: That covers the changes, pretty simply. Happy to answer questions from the board and anything you guys want to discuss.

52
00:10:03.340 --> 00:10:22.910
Open Providence: Great, thank you, David. So, as we've done previously, we'll probably have the board offer questions and commentary last before we solicit, any commentary from folks physically present in the room, and then we'll jump online to see if anybody wants to raise a hand and offer any commentary. So, do we have a mic ready to pass around?

53
00:10:25.740 --> 00:10:26.500
Open Providence: Okay.

54
00:10:28.380 --> 00:10:34.820
Open Providence: Great. And as a reminder, folks, please state your name for the record and swear to tell the truth while you're offering commentary and testimony here.

55
00:10:35.350 --> 00:10:53.909
Open Providence: So, Mr. Chair, just before we start, I just want to, for the record, I received, the Commissioner received three, email correspondence, which I've distributed to, the members. And we will enter into the record as part of Exhibit 1. They were from, an Ian Saxine.

56
00:10:54.650 --> 00:10:57.580
Open Providence: A Mill Rainsburger.

57
00:10:57.710 --> 00:11:04.190
Open Providence: And a Tyler MacMillan... all were actually in support of the project. Thanks, Jay. Yep.

58
00:11:04.470 --> 00:11:06.549
Open Providence: Would anybody like to offer any commentary?

59
00:11:13.250 --> 00:11:14.290
Open Providence: Okay.

60
00:11:14.320 --> 00:11:27.259
Open Providence: Hi, my name is Laura Donahue, I swear to tell the truth. Thank you. I actually have a couple of questions, I'll take them one at a time, if that's okay? It's... it's a comment period, it's not a question and answer period. Okay.

61
00:11:27.260 --> 00:11:36.219
Open Providence: My comment is that it is only reduced by 4 feet, which probably doesn't reduce the inside height of the... the...

62
00:11:36.660 --> 00:11:38.829
Open Providence: Actual units at all.

63
00:11:38.980 --> 00:11:42.940
Open Providence: And I wonder if that can be considered again.

64
00:11:43.450 --> 00:11:49.620
Open Providence: That's... that's one. Another comment was, and you can't see it here, the...

65
00:11:49.620 --> 00:12:04.530
Open Providence: differences in material of the building. The last time we met, I think that there were four different types of material in this building, and one of the... either the, historian or the.

66
00:12:04.550 --> 00:12:10.680

Open Providence: someone else that we were discussing this with asked if that could be reduced.

67
00:12:11.030 --> 00:12:16.570
Open Providence: to fewer types of material to make it a little bit more fitting in with the neighborhood.

68
00:12:16.710 --> 00:12:26.119
Open Providence: And then the... the other comment is the depth of the building is considerable, and it seems like it would need to...

69
00:12:26.240 --> 00:12:28.120
Open Providence: It would require...

70
00:12:28.580 --> 00:12:37.089
Open Providence: some digging into the hill behind it, and I don't know whether that would, require any structural consideration.

71
00:12:37.340 --> 00:12:40.390
Open Providence: of the houses behind that, up on Congdon.

72
00:12:42.260 --> 00:12:44.169
Open Providence: Thank you very much.

73
00:12:44.590 --> 00:12:55.470
Open Providence: Actually, just so Jay can catch it, I'm sorry, would you remind us of your name one more time? He was writing something else. Laura Donahue, D-O-N-A-H-U-E. Thank you, appreciate it.

74
00:12:56.540 --> 00:12:58.999
Open Providence: Anybody else like to offer any commentary?

75
00:12:59.550 --> 00:13:00.820
Open Providence: in the back.

76
00:13:05.240 --> 00:13:10.339
Open Providence: Hello. My name is Paul Flynn. I swear to tell the truth.

77
00:13:10.480 --> 00:13:26.459
Open Providence: I'm, testifying in support of this project on, Brad Street. I think that, one of the challenges we're facing as a city is a long-term backlog in building new housing units.

78
00:13:26.460 --> 00:13:41.000
Open Providence: We have, in the recent past, we've lagged the whole country in terms of housing units built per capita here in Providence. We desperately need more housing, and the barrier for rejecting new housing units

79

00:13:41.000 --> 00:13:49.640
Open Providence: should be really high. I live in a 100-year-old building, over 100 years old. I rent. I've rented for 20 years.

80
00:13:50.280 --> 00:14:09.430
Open Providence: In considering this testimony, I urge members of the committee to consider the fact that this building will stand and will house people for probably another 100 years. Those people are not here to testify. Some of them aren't even born yet, just like I wasn't when my house was built.

81
00:14:09.450 --> 00:14:13.080
Open Providence: What we need more than anything else is more units.

82
00:14:13.320 --> 00:14:20.810
Open Providence: This building should have to be egregiously out of character with the historic district to even be considered.

83
00:14:20.910 --> 00:14:25.239
Open Providence: For rejection, minimization, etc.

84
00:14:25.490 --> 00:14:33.330
Open Providence: And furthermore, one of the common comments that people have in these meetings is that these units will not be affordable.

85
00:14:33.670 --> 00:14:44.970
Open Providence: I agree with you, they won't be affordable. Part of the reason that they will be so expensive is the process, the fees, and the timeline associated with meetings like this.

86
00:14:45.080 --> 00:15:04.299
Open Providence: Lawyers have to come, they have to be paid to appear, and that's reflected in the rent that the tenants will pay. Please approve this project for the sake of our city, for the good of renters in our city, and for people who need a place to live, and for people who may not have even considered moving to Providence yet, but will in the future. Thank you.

87
00:15:06.050 --> 00:15:09.730
Open Providence: Thank you. Anybody else care to offer any commentary?

88
00:15:10.280 --> 00:15:19.959
Open Providence: Hi, my name is Geraldine Kilalia, and I promise to tell the truth, and, to testify to, to tell the truth.

89
00:15:19.960 --> 00:15:33.679
Open Providence: First of all, I agree with Mr. Flynn that, of course, we do need more housing, and I think the issue that I have is not the issue of adding a structure on to this empty lot, but just

90
00:15:33.680 --> 00:15:49.729
Open Providence: some of the elements of it as it has been designed. In addition to the comments that

Laura Donahue had just expressed, one thing that has been a concern for me is that the frontage of the property is so close to the street.

91
00:15:49.730 --> 00:16:02.019
Open Providence: And there's already a concern about kind of the lack of sidewalks on Pratt Street that I'm not sure if any consideration has been given to, pushing the structure further back.

92
00:16:06.400 --> 00:16:07.830
Open Providence: Thank you.

93
00:16:07.970 --> 00:16:08.940
Open Providence: Anybody else?

94
00:16:13.410 --> 00:16:17.510
Open Providence: Good evening, my name is Sarah Rizvi. I...

95
00:16:17.690 --> 00:16:25.340
Open Providence: promised to testify to telling the truth. I'm a resident of 107 Pratt Street, so I'm in a butter of

96
00:16:25.540 --> 00:16:40.800
Open Providence: this, future property. And I think my concerns also go in alignment with what Laura Donahue and what Geraldine Kalea stated as far as the aesthetic and the look, overall look and appearance of

97
00:16:41.080 --> 00:16:46.549
Open Providence: this dwelling. I don't know if any of you have driven on Pratt Street.

98
00:16:46.620 --> 00:16:54.350
Open Providence: And know how narrow the street is, and if you're knowledgeable about some of the modern buildings that are on Pratt Street.

99
00:16:54.390 --> 00:17:04.990
Open Providence: Some of them have been designed by world-renowned architects like Frederick St. Florian. I'm not sure, after looking at this new proposal.

100
00:17:04.990 --> 00:17:17.650
Open Providence: if I'm convinced that this fits into the historic nature of College Hill. I'm looking at it, and it doesn't look to me still like it fits in. The scale looks unusually

101
00:17:17.650 --> 00:17:25.300
Open Providence: magnanimous in comparison to other buildings, other dwellings on Pratt Street. And I am concerned, as a...

102
00:17:25.300 --> 00:17:31.000

Open Providence: resident of Pratt Street, I'm concerned about the historic nature, preserving that. I'm concerned about

103
00:17:31.090 --> 00:17:38.740
Open Providence: how this will stick out like a sore thumb, an eyesore, that I will wake up in the morning and look directly at. I'm concerned about

104
00:17:38.940 --> 00:17:42.610
Open Providence: The four parking spaces provided for.

105
00:17:42.610 --> 00:18:01.250
Open Providence: the last meeting we had, I believe there were 22 bedrooms. I'm not sure whether or not this is considered an apartment versus a condo. That has not been disclosed to us, because it matters to me. It matters to me the people that will be living there. Will they be college students? Will they be residents?

106
00:18:01.360 --> 00:18:16.549
Open Providence: What is the purpose of building this dwelling? I have a lot of questions, but I mainly am concerned about how this will fit in, especially with the yellow... I believe those are yellow bricks. I haven't seen anything like that.

107
00:18:16.910 --> 00:18:27.649
Open Providence: on our street, and quite honestly, I don't know if I've seen anything like that in the surrounding streets that I live in. So, I'm concerned, really, about the historic aesthetic.

108
00:18:27.760 --> 00:18:36.240
Open Providence: And I'm also still concerned about the size and scale of this, dwelling from what I see today. Thank you very much.

109
00:18:37.600 --> 00:18:38.560
Open Providence: Thank you.

110
00:18:41.790 --> 00:18:56.040
Open Providence: Good afternoon, Mr. Chair, members of the Commission. I'm David Marks from Ursula Tyson Rich. We're here on behalf of a few abutters, Dr. Frank Faltus, Olivia Katz, and Chris Borgstrom.

111
00:18:56.350 --> 00:18:58.480
Open Providence: I'd just like to put

112
00:18:58.540 --> 00:19:22.670
Open Providence: our objection on the record as well. I agree with a lot of what's been said tonight, where even though... well, first, I should say that we appreciate that the applicant, was willing to alter the designs based on the Charette, but in our view, it's simply not enough to satisfy standard number 8. The building is still not architecturally

113
00:19:22.670 --> 00:19:30.640
Open Providence: and historically compatible with the property district and the street. I think... They

should...

114
00:19:30.680 --> 00:19:45.020
Open Providence: it should be reduced more. I don't see why the height was only reduced for 4 feet, and I still think that even with the new plans, the massing and scale are not appropriate. I think, although

115
00:19:45.020 --> 00:19:53.930
Open Providence: There are other modern buildings on the street. None of them quite dominates the streetscape as this project will, and you'll notice that

116
00:19:54.140 --> 00:20:01.650
Open Providence: The other buildings on the street are set back some, and just have a reduced scale and massing.

117
00:20:01.720 --> 00:20:15.520
Open Providence: So, it's our view that, even with the new plans, Standard 8 is still not satisfied. I'd also like to put a couple just procedural objections on the record.

118
00:20:15.520 --> 00:20:27.569
Open Providence: The first one is that the agenda doesn't list what is on offer at this application tonight. It doesn't say if there's a, a certificate

119
00:20:27.600 --> 00:20:43.290
Open Providence: being offered, or if it's a... just a conceptual approval, so I feel like the public doesn't have notice of what exactly is going on, and what they might miss if they don't come. I also want to point out that

120
00:20:44.370 --> 00:20:50.010
Open Providence: The Commission's Rules of Procedure state that conceptual approval

121
00:20:50.180 --> 00:20:53.130
Open Providence: Is needed to provide the applicant.

122
00:20:53.360 --> 00:21:01.690
Open Providence: to proceed to a certificate of appropriateness application, and I think This is a different...

123
00:21:01.900 --> 00:21:18.800
Open Providence: concept than was presented before, so I would like to argue that this should be up for a conceptual approval, and not a final approval, since these new plans have not been conceptually approved. And... that's all I have for now. Thank you. Thank you.

124
00:21:20.460 --> 00:21:23.320
Open Providence: Anybody else in the audience like to say anything?

125
00:21:25.670 --> 00:21:27.699
Open Providence: Okay, seeing no hands.

126
00:21:28.840 --> 00:21:30.060
Open Providence: Online?

127
00:21:33.870 --> 00:21:39.490
Open Providence: Sarah's got Sarah Bell has her hand up. We don't should have her hand.

128
00:21:40.160 --> 00:21:41.779
Open Providence: Hi, Sarah, can you hear us?

129
00:21:42.170 --> 00:21:43.810
Sarah Bell (she/her): Hi, I can hear you, can you hear me?

130
00:21:44.570 --> 00:21:47.590
Open Providence: Would you mind stating your name for the record and please swearing to tell the truth?

131
00:21:47.590 --> 00:21:51.140
Sarah Bell (she/her): Yes, my name is Sarah Bell, and I swear to tell the truth.

132
00:21:51.610 --> 00:21:52.240
Open Providence: Thank you.

133
00:21:53.310 --> 00:22:01.049
Sarah Bell (she/her): As I said, my name is Sarah Bell, and I am here to ask you to demolish most of my grandmother's house.

134
00:22:01.260 --> 00:22:12.470
Sarah Bell (she/her): I don't want you to. It is very difficult for me to, you know, think about her house, you know, going away and becoming something else.

135
00:22:12.930 --> 00:22:14.700
Sarah Bell (she/her): But it is the right thing to do.

136
00:22:15.070 --> 00:22:23.729
Sarah Bell (she/her): This house was the epicenter of family life for me growing up and into most of my adulthood, up until my grandmother died in 2020.

137
00:22:23.850 --> 00:22:33.880
Sarah Bell (she/her): We celebrated Passovers, Thanksgivings, New Year's there, and this was where my grandmother, aka Gummy, passed her wisdom on to me.

138
00:22:33.900 --> 00:22:53.260
Sarah Bell (she/her): When I was a student at Brown, I would walk to her house on Sundays, where we would cook together. She taught me how to make egg drop soup, duck with apple and onion, matzo ball

soup, but she also taught me about life. As we sat in her greenhouse, in the greenhouse, there was a greenhouse on the garage, eating whatever we made.

139
00:22:53.490 --> 00:22:57.750
Sarah Bell (she/her): And one of the things she taught me was to speak your truth and fight for your values.

140
00:22:57.800 --> 00:23:17.179
Sarah Bell (she/her): And I believe it's important for us to fight climate change and to make Providence more affordable by building more homes in walkable neighborhoods. This is, like, an incredibly walkable neighborhood, super close to transit, to downtown Providence, to the train station, and

141
00:23:17.240 --> 00:23:30.669
Sarah Bell (she/her): you know, it's one of the best places in Providence, I think, to live without a car. And so, you know, we need to put more homes there. We need more homes in general to make Providence more affordable. And.

142
00:23:31.320 --> 00:23:32.840
Sarah Bell (she/her): You know, one of the...

143
00:23:33.990 --> 00:23:49.970
Sarah Bell (she/her): one of the things about this neighborhood is that it's also a neighborhood, in, extreme transition, right? When they moved into this house, when my family moved in in the 1970s, it was a wreck, and

144
00:23:50.130 --> 00:24:00.800
Sarah Bell (she/her): You know, and this was not, the fashionable neighborhood that it is today. It is a neighborhood of change. And, I think, you know, all of the homes.

145
00:24:00.870 --> 00:24:12.229
Sarah Bell (she/her): Many, many of the homes, on this street and nearby have been enlarged, you know, built recently, renewed, greatly renovated.

146
00:24:12.230 --> 00:24:31.189
Sarah Bell (she/her): And this is just a part of that change, and we need to accept it and embrace it. You know, I remember the house next door at 54 Pratt Street, was substantially enlarged. I think it more than doubled in size, but I'm not sure. But, you know, we watched it go up, and we were like, yes, that is this neighborhood. This is a neighborhood of change.

147
00:24:31.490 --> 00:24:40.299
Sarah Bell (she/her): We need to accept this change, and I think, the designs look lovely. The only thing that I'm wondering is why...

148
00:24:40.430 --> 00:24:44.739
Sarah Bell (she/her): It's 2026, and these homes haven't been built yet.

149
00:24:45.130 --> 00:24:50.199

Sarah Bell (she/her): So... My family sold the house in 2021.

150
00:24:51.470 --> 00:24:54.650
Sarah Bell (she/her): And, like, it's been more than 5 years.

151
00:24:55.610 --> 00:25:04.490
Sarah Bell (she/her): And I'm just asking you to move this project along. We need the housing, and delays like this make housing more expensive.

152
00:25:04.620 --> 00:25:13.830
Sarah Bell (she/her): And so please just move things forward, don't delay. We are in crises, a housing crisis, and a

153
00:25:14.580 --> 00:25:28.260
Sarah Bell (she/her): Oh, what happened? Okay, sorry, my Zoom window crashed. We're in a housing crisis and a climate crisis, so we should be acting, with the urgency that these crises demand. Please approve this project. Thank you.

154
00:25:29.210 --> 00:25:29.909
Open Providence: Thank you.

155
00:25:31.260 --> 00:25:34.429
Open Providence: Anybody else online want to raise a hand and offer any commentary?

156
00:25:36.410 --> 00:25:47.060
Open Providence: Okay, so that's it for commentary on the first of those two items. We'll open it up for commentary, amongst members of the board, questions of the applicant, what have you, so...

157
00:25:47.350 --> 00:25:48.440
Open Providence: How about it?

158
00:25:53.570 --> 00:25:59.409
Open Providence: I'll fire away. Driving down Pratt Street, I mean, they've obviously put a lot of thought and effort into

159
00:25:59.700 --> 00:26:03.810
Open Providence: making this fit. Driving down Pratt Street, I don't...

160
00:26:04.010 --> 00:26:14.549
Open Providence: There's a... there's quite a different array of housing on the street, some old, some new, so I commend them for doing the charrette. And, you know, personally, with the changes.

161
00:26:14.870 --> 00:26:20.420
Open Providence: I, I think they've done a great job, and I don't see why it wouldn't be a good fit in the neighborhood.

162
00:26:21.980 --> 00:26:22.760
Open Providence: Thanks.

163
00:26:23.800 --> 00:26:40.339
Open Providence: Yeah, I mean, I'll jump in and say I think we've, the applicant has been, responsive, if nothing else, to, you know, most, if not all of our kind of concerns and kind of initial requests, going so far as to, you know, to have a charrette independently of their time in front of this board.

164
00:26:40.340 --> 00:26:52.030
Open Providence: with, you know, all the folks that Jay mentioned at the beginning of the meeting, and I think, you know, the refinements that they made are not insignificant when you start to look at, really, the size, scale, and sheer volume of the building itself. I mean, they've

165
00:26:52.210 --> 00:26:54.690
Open Providence: Got to imagine that, you know.

166
00:26:55.350 --> 00:27:06.629
Open Providence: they've, you know, dropped 4 feet in aggregate height, which, you know, I think that is a, you know, a modest, if not meaningful difference. They've responded to our questions about materiality and color.

167
00:27:06.630 --> 00:27:20.669
Open Providence: You know, I think the lighter yellow tone certainly is a little bit less stark and foreboding than the green. And again, I want to point out that it's really not our forte to offer commentary on color. Some commissions do, we historically do not.

168
00:27:20.930 --> 00:27:34.040
Open Providence: You know, I think the materiality is simple and refined. There's some uniformity to, you know, this structure, and the proposed addition that we're going to be hearing on the next item.

169
00:27:34.300 --> 00:27:43.839
Open Providence: You know, if anything, maybe there's some minor refinements, but, you know, I think that those are the types of things that can get worked out relative to detailing and things with staff.

170
00:27:44.060 --> 00:27:47.340
Open Providence: You know, again, I wanna... Okay.

171
00:27:47.660 --> 00:27:49.300
Open Providence: I I mean, I I wanna

172
00:27:49.350 --> 00:28:07.759
Open Providence: you know, commend the applicant for making the changes and for working with everybody in the extent to which they have. I personally think it's a, you know, an appropriate building of an appropriate size and scale. There are other very large structures on this street. There are triple-deckers within a shouting distance of this lot.

173
00:28:07.760 --> 00:28:11.919
Open Providence: That have a similar setback, and similar size, and similar aggregate height.

174
00:28:11.930 --> 00:28:16.330
Open Providence: You know, does this have to look like those? No.

175
00:28:17.070 --> 00:28:23.359
Open Providence: But, you know, I think they've been very, very responsive and considerate relative to the architectural solutions that they're offering.

176
00:28:34.680 --> 00:28:37.030
Open Providence: Yeah, I'll jump in a little bit, too.

177
00:28:37.640 --> 00:28:57.640
Open Providence: And, yeah, I also want to thank the applicant for all the hard work that they've been doing on this project. It's been back to the board several times. I don't think we're going back to conceptual. We are at a final approval at this point, right? We talked about, that I don't think that there's been any significant changes to the scale of the

178
00:28:57.640 --> 00:29:02.920
Open Providence: Of the building in terms of density or size, the height.

179
00:29:02.920 --> 00:29:16.249
Open Providence: you know, a couple feet taken from... from each unit, is reasonable, right? As far as I can tell. Could we go on and on talking about.

180
00:29:16.560 --> 00:29:19.839
Open Providence: different applications or articulations, I think.

181
00:29:20.040 --> 00:29:29.989
Open Providence: I think so, but, maybe those are refinements, like Ryan was saying, that could be discerned to a staff level.

182
00:29:30.010 --> 00:29:42.760
Open Providence: I don't know if we want to open that... open that box, and maybe a lot of it is color, which isn't necessarily the jurisdiction or, you know, what... what we're here to do.

183
00:29:42.950 --> 00:29:59.669
Open Providence: those things can change. But maybe, since it is a final approval, we could get a little bit of narrative on the windows and the materiality, or the... if there's a basis of design manufacturer or something like that. Could you fill us in a little bit on that detail?

184
00:30:00.110 --> 00:30:05.529
Open Providence: Yeah, you know, am I on here? Yes. You guys hear me? Yep. Thank you.

185
00:30:05.530 --> 00:30:25.190
Open Providence: We haven't chosen a window yet, but my gut feeling is probably... I believe they call it the Lifestyle Series, Pella Lifestyle Series. It's a wood window with aluminum clad on the exterior, comes in a wide variety of colors inside and out. One of the things I love about it is, the...

186
00:30:25.190 --> 00:30:31.430
Open Providence: Profile matches very nearly, what we would have done.

187
00:30:31.540 --> 00:30:41.690
Open Providence: you know, 100 years ago, so it was a very narrow profile on the moles and the sash on that window.

188
00:30:41.690 --> 00:30:59.820
Open Providence: I've used it on my own house, which is a historic property in Pawtucket, for exactly that reason, as a, you know, to try to... to pick that up. So as a... as a window that has, a lot of glass and pretty narrow, you know, moles, that's one of my favorites, and it's... it's...

189
00:31:00.340 --> 00:31:09.470
Open Providence: quality window that, can meet a lot of budgets, so I'm pretty fond of that. Otherwise, materially on the outside of the building.

190
00:31:09.870 --> 00:31:34.620
Open Providence: One thing I forgot to mention was we did reduce the materials quite a bit, and I think that's pretty obvious from the renders. We're primarily looking at a clapboard siding, and we're proposing a painted, hardy plank for that, not a... with the smooth side out, not the rough side out, and That's, I think, what we're talking about. Trim will probably be a composite product, should look like wood.

191
00:31:34.620 --> 00:31:37.150
Open Providence: but not be wood.

192
00:31:37.500 --> 00:31:43.349
Open Providence: And then the brick is brick, it's not, you know, we're not looking at anything strange there.

193
00:31:43.620 --> 00:32:00.739
Open Providence: I think that covers the vast majority of our exterior materials. We are looking at a nanowall for some of those folding walls. Will we go with NANA? At the end of the day, it's quite an expensive product. We might pick something similar. But that's... that's our proposal on that one.

194
00:32:01.100 --> 00:32:25.739
Open Providence: And that comes in a variety of exterior finishes, too, so we haven't picked one yet. Gotcha. And also, just talking about the windows kind of reminded me, the other thing I do appreciate is that they have kind of responded to some of the nuances of shifting openings and aligning things, and kind of bringing, you know, again, not everything necessarily has to be symmetrical to be, you know, to be built in a district, but I think, you know, the building looks

195

00:32:26.190 --> 00:32:40.950
Open Providence: just a little bit better proportions with the, you know, the kind of stacking vertically of some of the windows, and I think we'll see perhaps a little bit more on the second application, where there's kind of a nice little rhythm, and things have been kind of lined up a little bit better, but it was one of the other things I forgot to mention, so...

196
00:32:40.950 --> 00:32:51.750
Open Providence: Yeah, the horizontality of the siding and the windows, the window composition, I think, makes a difference in diminishing its scale compared to the

197
00:32:51.750 --> 00:33:01.189
Open Providence: original proposal. Yeah, the banding, I think, you know, and the, again, the kind of pack clad at the Mansford level helps to really break that down a bit, too. Right.

198
00:33:01.280 --> 00:33:20.769
Open Providence: Yeah, the... the roof... the roof line from the, sort of, top of the third story, I guess we could call it second story, really, would help the upper portion of the building kind of diminish into the sky, right? Especially... I assume that's, like, a standing seam metal? Correct. So, there's usually, like, a...

199
00:33:21.030 --> 00:33:28.000
Open Providence: somewhat reflective coating. There's a sheen to it, right, so it'll reflect some, some of the sky.

200
00:33:29.870 --> 00:33:46.799
Open Providence: I appreciate the extra time with the charrette. But I still have some questions over some of the materiality of the project, and especially, like, when I look at the ground level, the.

201
00:33:47.310 --> 00:33:54.440
Open Providence: The, the planting area, and what material are you planning on using there?

202
00:33:55.000 --> 00:34:06.530
Open Providence: Are you talking about the site walls there? That's a good question. We haven't selected something yet, but we're... we're, looking at probably, like, a Versalock.

203
00:34:06.780 --> 00:34:10.899
Open Providence: For that, so it's, it's essentially like a...

204
00:34:11.429 --> 00:34:22.930
Open Providence: Split face, sorry, make sure I say this right, split face concrete block, comes in a variety of colors. We're looking at kind of a yellowish or buff color for that.

205
00:34:23.610 --> 00:34:27.190
Open Providence: Have you considered something like a fieldstone wall?

206
00:34:27.500 --> 00:34:40.820
Open Providence: We certainly could, particularly at the front, where it's not very tall. Some of our others, do

start to retain, and we're going to need an engineered product, but, not opposed to that, honestly.

207
00:34:58.810 --> 00:35:06.239
Open Providence: It looks like that condition that we were bringing up specifically, it might help to have it on the screen here, too, but...

208
00:35:06.450 --> 00:35:14.440
Open Providence: whip... look a little intentional as a brick masonry as well, right? Considering the...

209
00:35:14.580 --> 00:35:19.639
Open Providence: veneer of the foundation. I don't know if that's Something we would want to.

210
00:35:19.890 --> 00:35:37.679
Open Providence: you know, drill down on or not, but... Yeah, I mean, again, I'd like... I try to toe a line between designing, you know, trying to design this stuff on the fly in these meetings, so I truly don't think it's necessarily our place, but I will say I do agree, just in the spirit of, kind of, truth and materials, never really been a huge fan of split-face.

211
00:35:37.680 --> 00:35:58.789
Open Providence: kind of anything, at a pedestrian kind of touchpoint level, if at all possible. I think, you know, your point about it being either a similar masonry as the lower level, or, again, some type of a natural stone, even if it is... even if it ends up having to be a bit of a veneer or something like that over a backup wall, but with a natural product. At the street front level, I think it's a decent

212
00:35:58.790 --> 00:36:09.959
Open Providence: you know, kind of, I would say, you know, olive branch, in terms of just making it seem a little bit less institutional, a little bit less kind of mass market manufactured, that kind of thing.

213
00:36:10.870 --> 00:36:12.340
Open Providence: In general, the board

214
00:36:12.490 --> 00:36:32.070
Open Providence: Versalox. I mean, it's one of these products that gets better with time type of thing. It depends on which version of it it is sometimes. Generally, we like to see it less in publicly facing areas and more being used in kind of tucked away areas where there's not a lot of visibility to it.

215
00:36:32.090 --> 00:36:33.050
Open Providence: on...

216
00:36:33.780 --> 00:36:40.700
Open Providence: Yeah, it just doesn't look... there's a way it stacks that is somewhat problematic at times. It all depends on each

217
00:36:41.090 --> 00:36:44.240
Open Providence: Product and design, but generally, the board is

218
00:36:44.320 --> 00:36:48.130
Open Providence: Kind of shied away from this type of material on the front.

219
00:36:48.200 --> 00:37:00.260
Open Providence: Without a lot of consideration of it, I guess. Yeah, I would say that also that's the type of thing that I think I'm personally comfortable delegating as a follow-up to staff, understanding that, you know, again, the applicant has

220
00:37:00.260 --> 00:37:23.770
Open Providence: redesign this, I don't know what, three or four times necessarily on the fly, and this most recent one is less than one week's worth of, I would say, one week's time to catch the refinements and some of the changes that have been made. So, you know, and again, I think worst case scenario, it can be a sidebar or something like that with staff to kind of confirm some of that detailing based on some direction from us, should it be codified in a motion.

221
00:37:26.410 --> 00:37:27.160
Open Providence: Wow.

222
00:37:27.280 --> 00:37:51.760
Open Providence: Another thing, I think, while we're discussing the particulars, you know, this is our chance to do so, and in response to some of the input from the public, I think... I know this has been through multiple iterations, it can feel cumbersome, but also, when it comes to sustainability and the character of neighborhoods, quality matters, right? And there's no greater contributor to sustainability than

223
00:37:51.760 --> 00:37:55.899
Open Providence: longevity and the quality of the things that we construct.

224
00:37:55.900 --> 00:38:01.020
Open Providence: And, you know, that said, kind of a separate note.

225
00:38:01.060 --> 00:38:20.299
Open Providence: I think it has taken a bit of a safe turn, right? These are... these are big... these are big changes, right? And, and it's gone down a safe road, which you can... we can commend, but also say maybe there's... there's opportunities, there's certain things like the brackets underneath, are those...

226
00:38:20.330 --> 00:38:23.390
Open Providence: you know, required? Are they doing much?

227
00:38:23.390 --> 00:38:44.860
Open Providence: Yeah, I wasn't going to go there, but I'm with you. The four holes don't really do it for me, and again, but this... and this is, like, go down the road of, like, design by committee and things like that, but I would maybe lump that into the things that we would maybe consider for review by staff, but... Right, but if we had to walk down the road and not see them, that would be fine, in my opinion.

228
00:38:44.860 --> 00:38:52.689
Open Providence: I think we can agree to let the applicants know that if the Corbells were not on the final

design, that we would not object to that.

229
00:38:53.320 --> 00:38:55.779
Open Providence: Well stated. Yeah, thank you, Jason.

230
00:38:57.340 --> 00:38:58.090
Open Providence: Oh.

231
00:38:59.360 --> 00:39:10.539
Open Providence: And as far as just relationships between the two buildings, right? I know color is not, necessarily the driving force here, but the windows

232
00:39:10.670 --> 00:39:14.030
Open Providence: The color of the windows is kind of semi-permanent, so it...

233
00:39:14.350 --> 00:39:24.380
Open Providence: you know, maybe there's an opportunity, to discuss that a little bit, too, and see what is fielded here in the... in the conversation. Is a...

234
00:39:24.650 --> 00:39:34.269
Open Providence: You know, is the white window and kind of matching this conversation or, you know, similarities between the two buildings helping?

235
00:39:34.400 --> 00:39:47.300
Open Providence: Was that... was that an internal argument in the architecture office of, do we go white windows or not? Because I imagine it might have been, but that's a big move. Well, we certainly have done enough projects

236
00:39:47.400 --> 00:39:57.880
Open Providence: of the cow variety with the black and white. You know, we are trying in the office to get away from black windows, just stylistically. But, with that said.

237
00:39:58.130 --> 00:40:07.309
Open Providence: Black window frames are a historic element in many homes, and have predated our current styles quite a bit. Open a suggestion.

238
00:40:07.560 --> 00:40:12.820
Open Providence: Architectural bronze always is a safe choice, but.

239
00:40:13.160 --> 00:40:21.680
Open Providence: you know, if they're aluminum clad, right, then there's so many possibilities. Yeah, there's a variety. And...

240
00:40:21.800 --> 00:40:29.929
Open Providence: figure we're here. So, if there's, Anyone who has opinions to...

241
00:40:30.140 --> 00:40:41.050
Open Providence: consider before the construction documents are submitted for building permit, then... Now's the time, if anyone, you know, wants to contribute, and...

242
00:40:41.320 --> 00:40:48.539
Open Providence: We have, you know, architects that seem to be, good listeners, so...

243
00:40:48.660 --> 00:40:55.449
Open Providence: I'd agree with you, and I guess what I would say is a darker shade of subsoil, whether that's a green or...

244
00:40:55.940 --> 00:41:01.130
Open Providence: whatever it happens to be, black, green, I'm, I'm, I'm with... the,

245
00:41:02.140 --> 00:41:15.089
Open Providence: with the applicants where the black windows, while traditional in some cases, are definitely a fad right now, a fashion fad that has come back in fashion, and maybe not be the right way, but, you know.

246
00:41:15.410 --> 00:41:20.600
Open Providence: a dark green to go, at least in this color scheme might might be something to look at.

247
00:41:22.570 --> 00:41:25.509
Open Providence: Which would be also an old traditional color.

248
00:41:26.580 --> 00:41:28.660
Open Providence: I mean, I'm comfortable should it get approved.

249
00:41:28.810 --> 00:41:29.610
Open Providence: Stop.

250
00:41:29.720 --> 00:41:34.699
Open Providence: Conversation will stop. But again, these are mostly suggestions, because we're not really...

251
00:41:34.870 --> 00:41:37.800
Open Providence: Looking at color, I just think it's just...

252
00:41:38.000 --> 00:41:41.009
Open Providence: Suggesting to them that these changes would.

253
00:41:41.430 --> 00:41:44.170
Open Providence: Something we think, or... are about...

254
00:41:44.220 --> 00:42:05.219
Open Providence: Yeah, I think, you know, the things that I'd be most concerned about, and I'm kind of generally in support of, are, you know, the materials that are going to be the material forever, right? So that's the pack clad finish that's on all of the exposed metal. It's any of the, you know, the brake trim and things like that that are either anodized or integrally colored. It's the, you know, the kind of native color of the brick.

255
00:42:05.260 --> 00:42:13.549
Open Providence: You know, anything that can be painted probably will be painted over the life of this building, let's be realistic. And that is... that includes window trim.

256
00:42:19.320 --> 00:42:21.090
Open Providence: Any other commentary?

257
00:42:21.970 --> 00:42:22.650
Open Providence: Yep.

258
00:42:23.090 --> 00:42:33.229
Open Providence: Okay, so as a reminder, I cannot make motions. There is a suggested motion that Jay, you want to read it so that we can take a look at what, what we're working with here?

259
00:42:36.060 --> 00:42:41.479
Open Providence: So, we would make a motion, and the staff recommends the motion to read that.

260
00:42:42.050 --> 00:42:58.959
Open Providence: The application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance. That contributes to the significance of the College Hill Local Historic District, having been recognized as a contributing structure to the College Hill National Register Historic District.

261
00:42:59.180 --> 00:43:05.630
Open Providence: The parcel shall be subdivided to allow for a vacant parcel that the new construction will be built upon.

262
00:43:06.110 --> 00:43:09.719
Open Providence: The Commission grants final approval of the proposal citing Standard 8,

263
00:43:09.860 --> 00:43:22.450
Open Providence: Having determined that the proposed new construction is appropriate, as it is architecturally and historically compatible with the property and district, having an appropriate size, scale, and form that will not have an adverse effect on the property or district.

264
00:43:22.570 --> 00:43:26.709
Open Providence: as Pratt Street has been identified by the Commission as a street that could support

265

00:43:26.840 --> 00:43:42.619
Open Providence: contemporary and modern architecture, as the majority of properties on the street were constructed in the 20th and 21st centuries, most reviewed and approved by this commission, and this proposal is congruous with the street's development, citing and agreeing to the recommendations in the staff report.

266
00:43:42.640 --> 00:43:48.509
Open Providence: But staff, and I'm going to put a caveat, or a subcommittee to review any additional details.

267
00:43:48.580 --> 00:43:53.630
Open Providence: Yeah, and those additional details, having been identified by the Commission as

268
00:43:54.340 --> 00:44:05.050
Open Providence: The composition of the low retaining wall at street front, window trim, window specification, and that was... corbels. Corbels.

269
00:44:08.510 --> 00:44:16.359
Open Providence: Anybody care to make that motion? I made that motion. Is there a second? Second. All in favor? Aye. Opposed?

270
00:44:17.880 --> 00:44:29.200
Open Providence: Okay. Sure, let's go around, state your name, and then state your vote. I'll begin. Ryan Haggerty, Chair, aye.

271
00:44:29.810 --> 00:44:31.310
Open Providence: Nathaniel Carden.

272
00:44:31.720 --> 00:44:33.630
Open Providence: Member. Aye.

273
00:44:34.330 --> 00:44:36.820
Open Providence: Well, Fernandez, I made the motion. Aye.

274
00:44:37.160 --> 00:44:39.039
Open Providence: Angela Bay, aye.

275
00:44:39.350 --> 00:44:41.530
Open Providence: Matt Brennan, regular member? Aye.

276
00:44:42.520 --> 00:44:45.680
Open Providence: Thank you. Yep, and Matt was the second, for the record.

277
00:44:45.900 --> 00:44:49.520
Open Providence: Okay, so gentlemen, thank you very much. The motion passes.

278
00:44:50.020 --> 00:45:01.769
Open Providence: Well, you might as well just stay there, because we have you again. Okay, so, for the record, we are moving on to item number 2. I want to make sure I get the case right.

279
00:45:01.910 --> 00:45:05.109
Open Providence: Case number 26.138.

280
00:45:05.240 --> 00:45:07.689
Open Providence: And we are talking about the addition to the house.

281
00:45:10.700 --> 00:45:11.800
Open Providence: So...

282
00:45:16.970 --> 00:45:18.240
Open Providence: All right.

283
00:45:19.330 --> 00:45:26.000
Open Providence: So, briefly, this is 26-138 at 56 Pratt Street.

284
00:45:26.140 --> 00:45:31.010
Open Providence: Where the proposal is, it's part of the subdivision of the property into two parcels.

285
00:45:31.750 --> 00:45:39.549
Open Providence: The applicant is requesting the construction of a 2-unit, 3-story wood cellar addition to the existing building, also known as the North Parcel.

286
00:45:39.950 --> 00:45:49.740
Open Providence: Just as background, again, the applicants were here, started with us at the June 26th meeting, where there was a preliminary application that was just an informal discussion.

287
00:45:49.890 --> 00:45:57.400
Open Providence: appear at the July 27th meeting, with a proposal that was, in the end, denied by the Commission.

288
00:45:57.860 --> 00:46:05.389
Open Providence: At the August 24th meeting, a new application that was deemed material and substantially different was reviewed by the Commission.

289
00:46:05.580 --> 00:46:07.909
Open Providence: And was granted conceptual approval.

290
00:46:08.250 --> 00:46:14.150
Open Providence: They also, at that point, agreed to attend the design charrette that has previously been

discussed as part of the other

291
00:46:14.160 --> 00:46:32.080
Open Providence: application. Again, on Tuesday, September 29th, that charrette happened. The meeting was attended by the, by the people discussed previously and documented in the staff report. In this case, the items primarily discussed for this project were related to aligning floors.

292
00:46:32.140 --> 00:46:41.309
Open Providence: Window changes, canopy added the front door, which is on the side, the new front door. Changed that door as well.

293
00:46:41.310 --> 00:46:53.170
Open Providence: There was discussion of making the transition portion of the addition more unique. Color and color changes were discussed. Again, revised plans, photos and renderings were submitted.

294
00:46:53.280 --> 00:47:01.879
Open Providence: And again, this revised design, reflects most of the comments discussed at the charrette. The design is now more cohesive. The addition floors have been lowered to match it.

295
00:47:01.880 --> 00:47:18.180
Open Providence: Existing fenestration and materials, along with color choices, have enhanced the design. And that's all I have, Mr. Chair. All right. Thanks. So, I don't think we need to swear you guys in again. Just identify ourselves. Yes, please. Mr. Chairman, John Garrahy, attorney for the applicant.

296
00:47:18.600 --> 00:47:31.429
Open Providence: And David Sisson, architect. And take it away, David. Thank you. So again, you've seen this project before, and this should look very familiar, especially from our last meeting.

297
00:47:31.450 --> 00:47:46.840
Open Providence: We did get some good comments from the board at the last meeting, and also from Providence Preservation in our charrette. Some of our changes were duplicated at both meetings, some of your suggestions and Providence Preservation suggestions.

298
00:47:47.130 --> 00:48:05.820
Open Providence: One of the big changes, is not super obvious from the outside of the building, and that was we aligned the floors with the front house. That's really a zoning requirement, and a somewhat challenging one to conform with.

299
00:48:06.380 --> 00:48:29.730
Open Providence: And so, the most curious floor for me was the lowest one, the, cellar level, which is also our parking level. And part of the reason is because the existing cellar in the house actually has two levels in it, and we worked to align with the upper one of those. I don't think we were going to get the

300
00:48:29.730 --> 00:48:53.460
Open Providence: parking to work. It's quite short as it is, and so we, that was the most challenging one for us to work out in a design sense. The other ones, aligned nicely, and we, did, zero in on some of the precise numbers from our survey and field measurements, and make sure we were, you know, providing you with

those accurate numbers on this drawing.

301
00:48:54.710 --> 00:49:02.680
Open Providence: We again have, 3 levels with a seller beneath it, so you see 4, with the lowest one being a seller.

302
00:49:02.680 --> 00:49:15.769
Open Providence: And we've, in this one, got a three-family proposal where the existing historic home, which is a single family, is going to remain as untouched as we possibly can.

303
00:49:15.770 --> 00:49:21.350
Open Providence: And then an addition behind, which is a two-family addition.

304
00:49:21.810 --> 00:49:32.569
Open Providence: For that addition, you can see pretty clearly on this drawing, existing house on the right-hand side, the new addition on the left-hand side, and the middle.

305
00:49:32.570 --> 00:49:50.669
Open Providence: being somewhat of a joining piece. And we got some, feedback from the Preservation Society, Charette, that they'd like to see that joining piece, sort of be done in a different material. So we proposed, a natural, cedar shake on that, with the.

306
00:49:50.670 --> 00:49:58.389
Open Providence: addition to the rear being, again, the, painted Hardy, plank, smooth, smooth side out.

307
00:49:59.270 --> 00:50:12.400
Open Providence: One of the other changes we did, window-related, was to, we'd shown kind of the 9 over 9, style to match the front in our previous, iteration with this to you guys.

308
00:50:12.400 --> 00:50:36.979
Open Providence: I believe the the board found that a bit busy. Internally we thought it was a bit busy, and Providence Preservation agreed with us. So we went with the the four over one for our addition. And as we work through this and align those floors, the window heights, heads and sills, particularly at the first and second floor, we wanted to keep those kind of aligned with what's existing.

309
00:50:38.090 --> 00:50:58.000
Open Providence: And we did a little bit bigger ones at the top level. We do have a little, roof deck, kind of at the top of that joining piece. We worked on that to sort of, reduce the apparent height of that railing that's up there, from what you saw previously.

310
00:50:58.000 --> 00:50:59.420
Open Providence: It really hasn't.

311
00:50:59.430 --> 00:51:13.379
Open Providence: moved up or down, but we raised the parapet wall and shortened the rail on that, so it's a little more, feels a little more like a roof and a little less like a roof deck.

312
00:51:13.570 --> 00:51:33.310
Open Providence: We did change the entry that you see at the middle there. This house is sort of interesting, you know, the... stylistically, a colonial house of this vintage would typically probably be a center hall colonial with a front entrance at the middle, or maybe at the side, side of the front facade. This house, due to its

313
00:51:33.310 --> 00:51:56.200
Open Providence: the slope. They designed it originally with a side entrance. And so you come up these sort of landscape steps, which already exist on that side that you see on the right hand, to the main entry. Previously, what you'd seen, we sort of duplicated that entry, to come into the... to the rear. We got some feedback from Providence Preservation that we should provide a canopy at that spot.

314
00:51:56.200 --> 00:52:08.540
Open Providence: And actually do something a little more modern at that spot. So we did more of a storefront-style entrance and a more modern canopy, as sort of a nod to the, you know, our current era in design.

315
00:52:09.550 --> 00:52:18.759
Open Providence: Let's see, beyond that... We did remove... we'd shown a bay window.

316
00:52:18.760 --> 00:52:38.950
Open Providence: kind of down the middle of our addition previously, popped out as sort of a design element, and we got a little bit of feedback from the board that that, didn't make a ton of sense with our floor plan, and I kind of agreed with that, and it did feel like it was, sort of a knee-jerk reaction on the design, so we took that off. That's one of the things we did.

317
00:52:39.080 --> 00:53:02.479
Open Providence: And once again, we just had discussion on the site walls. We did work on the site walls, and you'll see, particularly on the right-hand side of this design, some of those, and how from the front of the building, they work their way up and start negotiating the slope in the site, really, and become taller planters. And again, we are open to discussion on the materiality of those.

318
00:53:04.180 --> 00:53:05.270
Open Providence: and

319
00:53:09.280 --> 00:53:27.509
Open Providence: And then, of course, the color of the building changed from that dark green we'd shown you previously to the goldenrod yellow, the natural, shakes. And, we... I think we lightened up the color a little bit at the... at the Mansard. Can't remember. It might have been the same, gray previously.

320
00:53:28.060 --> 00:53:34.250
Open Providence: That's about it for our changes. Happy... again, happy to answer questions and talk about the project some more.

321
00:53:34.480 --> 00:53:45.029
Open Providence: Thank you, David. Appreciate it. Okay, so as we did previously, let's open it up for

commentary from anybody here physically in the room, and then we'll jump online, and then the Commission can discuss.

322
00:53:48.910 --> 00:53:51.849
Open Providence: Anybody in the room want to raise a hand? Okay, the gentleman in the back.

323
00:53:56.580 --> 00:53:57.340
Open Providence: Thanks.

324
00:53:57.940 --> 00:54:07.039
Open Providence: Hi, Chris Borgstrom from 54 Pratt Street, sort of tell the truth. Just a comment for, HGC, I appreciate.

325
00:54:07.370 --> 00:54:28.330
Open Providence: all the considerable time you guys have spent hearing these projects and your thoughtful input and design suggestions. And also just a suggestion, as many organizations are adapting to new technological change, it might be time to consider a policy on hearing AI-generated public commentary.

326
00:54:33.940 --> 00:54:35.870
Open Providence: Anybody else want to offer any commentary?

327
00:54:36.780 --> 00:54:38.590
Open Providence: You got a hand up in the back on the left.

328
00:54:46.570 --> 00:54:57.450
Open Providence: Hello, Paul Flynn. I swear to tell the truth. One of the things I'd urge the committee to consider in, reflecting on this project is that.

329
00:54:57.560 --> 00:55:14.259
Open Providence: the committee has a lot of discretion and judgment to exercise here, and I think it's a question of framing that judgment. And in the context of the situation where they're... that we're in, where Providence desperately needs more housing, people need places to live.

330
00:55:14.260 --> 00:55:20.849
Open Providence: And competition for units is really high, you know, when it comes to renting or buying.

331
00:55:20.850 --> 00:55:36.570
Open Providence: Oftentimes, it's not so much a matter of the price as it is finding a unit at all. In that context, I'd urge the committee to consider what's the, how can we stay true to the principles we're enjoined to uphold?

332
00:55:36.570 --> 00:55:41.150
Open Providence: while still maximizing the amount of housing being built.

333
00:55:41.150 --> 00:55:58.850

Open Providence: while maximizing the interior space for the people who are going to live in these units, and consider a way to sort of harmonize those two principles, right? Housing is good. We will never look back 200 years from now and say, boy, we built too much housing. That was a mistake.

334
00:55:58.850 --> 00:56:06.739
Open Providence: How can you do that and still uphold your charge as a historic design committee? Thank you.

335
00:56:08.370 --> 00:56:10.530
Open Providence: Anybody else care to offer any commentary?

336
00:56:12.160 --> 00:56:14.850
Open Providence: So we... Okay.

337
00:56:16.500 --> 00:56:22.829
Open Providence: Oh, we got a... but there was another woman up front who would... maybe before, council offers theirs.

338
00:56:26.240 --> 00:56:26.900
Open Providence: Okay.

339
00:56:27.180 --> 00:56:32.279
Open Providence: Zara Risby, I, testified to tell the truth.

340
00:56:32.750 --> 00:56:38.080
Open Providence: The only thing I just wanted to make a comment on was that I think I can speak.

341
00:56:38.480 --> 00:56:44.740
Open Providence: on behalf of a lot of my neighbors that we're not opposed to housing, we're not opposed to building something.

342
00:56:45.070 --> 00:56:50.379
Open Providence: On the empty lot and the addition, as long as it is in conformity with

343
00:56:50.690 --> 00:57:00.909
Open Providence: historical elements that conform to the historic nature of College Hill. Now, when I do see this addition, I see...

344
00:57:01.350 --> 00:57:09.150
Open Providence: You know, something that, to me, looks better than the previous design. It conforms...

345
00:57:09.780 --> 00:57:26.889
Open Providence: in a better way, but if you look at that in comparison to the South project, I still feel that there's a huge difference in the two buildings side by side. They don't conform with each other. And particularly the balconies in the front, I don't think I've seen

346
00:57:26.960 --> 00:57:37.379
Open Providence: anything like that in the South project. The roof is flat, and it just, again, doesn't fit in. When I see this, it fits in more.

347
00:57:38.030 --> 00:57:40.559
Open Providence: With the historic elements.

348
00:57:41.190 --> 00:57:42.840
Open Providence: But...

349
00:57:43.150 --> 00:57:54.450
Open Providence: the South Project, again, does not fit in with how this looks. It looks completely different. And I'm particularly concerned about those balconies in the front. They just...

350
00:57:55.060 --> 00:57:56.500
Open Providence: They don't fit in.

351
00:57:56.760 --> 00:58:00.740
Open Providence: And have a very unusual look.

352
00:58:01.780 --> 00:58:04.460
Open Providence: to the entire neighborhood. That's all I wanted to say.

353
00:58:05.470 --> 00:58:06.360
Open Providence: Thank you.

354
00:58:06.770 --> 00:58:12.069
Open Providence: Anybody else want to raise a hand? There was a gentleman in the back that was... looked like he was going to offer commentary.

355
00:58:16.220 --> 00:58:35.400
Open Providence: Good evening, David Marks again for the abutters. I'm not going to reiterate, everything I said for the previous case. I just want to put on the record that our objection, stands for this application as well. I would just like to point out that

356
00:58:35.670 --> 00:58:43.559
Open Providence: The Commission has interpreted Standard 8 to require that additions are subservient to the historic resource.

357
00:58:43.700 --> 00:58:55.669
Open Providence: And I think if we all look at this plan that's up now, I don't know how we can say that this addition is subservient to the historical resource. It absolutely dwarfs it.

358

00:58:56.670 --> 00:58:58.900
Open Providence: It's maybe twice as big or more.

359
00:58:58.920 --> 00:59:17.480
Open Providence: I also want to point out that while we appreciate that the applicant has tried to make the addition less noticeable from the streetscape on Pratt. This addition is clearly viewable from at least half, if not more, of Congdon Street in the back.

360
00:59:17.480 --> 00:59:22.369
Open Providence: And I just want to point out that Congdon Street is also in the historic district.

361
00:59:22.380 --> 00:59:33.799
Open Providence: So, while I appreciate efforts to reduce the view of the streetscape, I don't think that should be the only consideration for this application. And just...

362
00:59:33.910 --> 00:59:39.280
Open Providence: I would also just like to point out that this is a very.

363
00:59:39.730 --> 00:59:45.960
Open Providence: This is a big plan, and as far as I know, the new plans that

364
00:59:46.040 --> 01:00:06.040
Open Providence: have been submitted were first done so on Friday, so I think the public has only had, I would say, two business days to view this. And I also want to point out that the memo that lays out what the changes were, I don't think that was made public until today, so I just...

365
01:00:06.040 --> 01:00:14.170
Open Providence: would put a procedural objection that I don't think it's fair, and I don't think it gives the public notice on such a short time span.

366
01:00:14.230 --> 01:00:16.120
Open Providence: Thank you. Thanks.

367
01:00:18.380 --> 01:00:19.870
Open Providence: Any other commentary in the room?

368
01:00:21.370 --> 01:00:23.830
Open Providence: Okay, no hands. Anybody online?

369
01:00:24.840 --> 01:00:26.630
Open Providence: A couple of hands.

370
01:00:27.080 --> 01:00:31.490
Open Providence: Forgot to spell again. Say our bell again.

371
01:00:33.990 --> 01:00:34.639
Sarah Bell (she/her): Hi, thank.

372
01:00:35.420 --> 01:00:36.639
Open Providence: Yep, go ahead, sir.

373
01:00:36.640 --> 01:00:42.619
Sarah Bell (she/her): Thank you. Sarah Bell, I swear to tell the truth.

374
01:00:42.620 --> 01:01:02.429
Sarah Bell (she/her): Truth is, this looks great. This looks like a wonderful way to turn my grandmother's home into a home for many more people. While she was alive, Gummy hosted, a number of people in her house, you know, people like.

375
01:01:02.590 --> 01:01:11.510
Sarah Bell (she/her): Sincha and Bernardo, they lived with her for, a school year, or many years.

376
01:01:11.580 --> 01:01:24.060
Sarah Bell (she/her): And her home was home to so many more people than just her, and so I think it's a wonderful way to honor her legacy, to build more homes where she lived for most of her life.

377
01:01:25.800 --> 01:01:29.150
Sarah Bell (she/her): I also want to say, it just plain looks great, roof decks are awesome.

378
01:01:29.250 --> 01:01:40.309
Sarah Bell (she/her): I am going to miss Gummy's Kitchen like crazy, but of course, I took videos, and I have my memories, and...

379
01:01:40.390 --> 01:01:51.460
Sarah Bell (she/her): the kitchen that you'll replace it with will be better than, what's there now, I'm sure, and there will be kitchens for so many more, families to build memories of their own.

380
01:01:51.550 --> 01:01:56.040
Sarah Bell (she/her): So, yeah, this looks great.

381
01:01:56.100 --> 01:02:11.639
Sarah Bell (she/her): Please honor Gummy's legacy, by making homes for as many people as possible. I also want to note that my mom is 71, lives on the east side, and what I would say is not even as walkable a neighborhood as this, and she does not own a car.

382
01:02:11.640 --> 01:02:24.940
Sarah Bell (she/her): And I think this is a wonderful, wonderful place for families, and households who don't own cars to live. And so we should open up space for this, we should approve this project, and we should make it happen, because it looks lovely.

383
01:02:25.030 --> 01:02:27.160
Sarah Bell (she/her): And yes, roof decks are awesome.

384
01:02:27.530 --> 01:02:29.440
Sarah Bell (she/her): All right, I'll close on that. Thank you.

385
01:02:30.290 --> 01:02:30.939
Open Providence: Thank you.

386
01:02:32.650 --> 01:02:34.449
Open Providence: We have Olivia Katz.

387
01:02:35.130 --> 01:02:35.950
Open Providence: Wow.

388
01:02:36.530 --> 01:02:37.270
Open Providence: All right.

389
01:02:39.100 --> 01:02:45.059
Olivia Katz: Yeah, thanks. I appreciate everyone's consideration of this. These,

390
01:02:45.490 --> 01:02:55.110
Olivia Katz: It's definitely looking better, and appreciate the, adjustments that are made... have been made, by the architect and

391
01:02:55.110 --> 01:03:08.150
Olivia Katz: builders. That being said, I still think that the combined, lot, the combined mass is definitely not subservient to the

392
01:03:08.180 --> 01:03:14.640
Olivia Katz: historic home there, one that I know is cherished on the street.

393
01:03:14.800 --> 01:03:32.510
Olivia Katz: for its historic nature, along with many of the others. And I would say that, I guess I've been... you know, I was sent right before this meeting, the list of changes that have been made, and while they're appreciated.

394
01:03:32.630 --> 01:03:51.399
Olivia Katz: I would have expected that architects and developers who have experience on the east side, as these do, knew that a lot of the original things that they went in with are not going to be, appropriate from a historic or zoning perspective, and so to list those things as big.

395
01:03:51.480 --> 01:04:06.620
Olivia Katz: as big changes or sacrifices as a very effective negotiation tactic, but I think, realistically, most of

these changes could have been made up front, knowing what they did, and saved us all a lot of time. And while I am also a huge environmentalist, and

396
01:04:06.620 --> 01:04:13.649
Olivia Katz: love a neighborhood that's walkable. Construction has a big environmental impact, and so to say that

397
01:04:13.650 --> 01:04:16.670
Olivia Katz: This is improving environmental.

398
01:04:16.680 --> 01:04:26.359
Olivia Katz: nature of the area for those of us who may have small children screaming, who live right next door. This is going to be problematic environmentally to be in a construction pit.

399
01:04:26.470 --> 01:04:31.040
Olivia Katz: I will save you all the baby crying, so I'm gonna wrap up there, thanks.

400
01:04:32.670 --> 01:04:33.319
Open Providence: Thank you.

401
01:04:34.280 --> 01:04:35.320
Open Providence: Americans.

402
01:04:36.010 --> 01:04:43.269
Open Providence: Okay, so no other hands online, no more in the room. Folks on the Commission, commentary, questions, conversation?

403
01:04:47.250 --> 01:04:48.490
Open Providence: Again, I,

404
01:04:48.960 --> 01:05:00.889
Open Providence: the first time that we looked at this, it was, the rear portion was enormous, and it certainly didn't feel subservient. Now I think that it does, it looks a lot better, you know.

405
01:05:01.610 --> 01:05:10.199
Open Providence: kudos on all the hard work in making these changes, and, you know, listening to the input, both from the Charette and

406
01:05:10.590 --> 01:05:14.029
Open Providence: Two or three, meetings that we had previously, so.

407
01:05:14.300 --> 01:05:18.639
Open Providence: I think it looks good. I think it's a good fit. I'll leave it at that.

408

01:05:19.370 --> 01:05:20.130
Open Providence: Okay.

409
01:05:20.140 --> 01:05:27.930
Open Providence: All right, if we're keeping the cadence similar, I very much appreciate, you know, looking at the scale and the mass of this.

410
01:05:27.930 --> 01:05:50.830
Open Providence: It shows very well in the elevations that you guys have presented, that, you know, again, in terms of volumetric, in terms of kind of general symmetry, aligning of windows and openings, especially aligning the floors, which, you know, again, as somebody who's lived in a handful of old houses, I understand the eccentricities and some of the, you know, the oddities of doing that. It's not a terribly easy task.

411
01:05:50.830 --> 01:06:14.130
Open Providence: You know, again, I think it's... it is a very, very nice refinement. I will say that, you know, elevations are great for communicating that type of intent, but the proof is really in looking at things, spatially. So, the 3D images, I think, convey it very well, in that, you know, when you're looking at a street view, A, you're never going to see the entirety of the back of this building. So, you know, you're going to get glimpses of it depending on where you're looking.

412
01:06:14.130 --> 01:06:38.380
Open Providence: And I think it's responsive to the existing building. It in no way overshadows the existing building. And I think all of PPS's commentary about a fairly clean and relatively neutral visual break are spot on. Again, seeing that this is going to be a white cedar, I think what the renderings don't show is that over time, that's going to age out to a nice silvery gray.

413
01:06:38.380 --> 01:06:46.560
Open Providence: That will be a very, very sharp and I think correct visual break between the two masses, and it will color key into the kind of integral color of.

414
01:06:46.610 --> 01:06:47.870
Open Providence: the Mansard roof.

415
01:06:47.980 --> 01:06:51.960
Open Providence: So, I think all of those gestures are really successful.

416
01:06:52.310 --> 01:07:10.789
Open Providence: I will offer the commentary similar to the other structure relative to the materiality of the wall, where, you know, we're either going to see it or encounter it. You know, again, truth in materials is great where we can, and I appreciate the nod to that with the white cedar instead of a paintable manufactured product.

417
01:07:10.870 --> 01:07:18.489
Open Providence: You know, and even the detailing of how you're handling the corners and how you're handling the skirt board, where we separate from the mass of the house to the brick, I think.

418

01:07:18.490 --> 01:07:31.119
Open Providence: You know, the other project that we just saw is a little bit more contemporary and stitched corners, and with less, you know, kind of significant white trim. I think this one does a good job of responding to the context of the building it's physically attached to.

419
01:07:35.560 --> 01:07:36.260
Open Providence: Yeah.

420
01:07:36.550 --> 01:07:47.019
Open Providence: Well, well said. I think, you know, maybe when taking the next step towards specifying windows and things like that.

421
01:07:47.150 --> 01:07:52.339
Open Providence: Consider whether storefront is, like, the correct

422
01:07:52.460 --> 01:08:12.040
Open Providence: terminology or appropriate, system for particularly the elevation where the canopy is and the side entry. I imagine for a residential building, a, you know, wood, you know, mold entry system is probably what you meant by that, in that it

423
01:08:12.310 --> 01:08:21.990
Open Providence: Emulates a storefront, but technically, like, a storefront window is like a... aluminum extrusion. But so particulars.

424
01:08:22.290 --> 01:08:26.359
Open Providence: But in general, yeah, I think it's clear, I mean, I think we have to...

425
01:08:26.660 --> 01:08:41.570
Open Providence: interpret what the word subservience means, which is a challenge, the board has, and some of us, like myself, may feel that the word subservience isn't the right word, but.

426
01:08:41.760 --> 01:08:43.580
Open Providence: It's in there.

427
01:08:43.990 --> 01:08:50.080
Open Providence: And, and then also... but I... but not necessarily... Got it.

428
01:08:50.100 --> 01:09:01.419
Open Providence: conformity, right, either. I think blending, maybe, is what the goal is, kind of philosophically, and there are a lot of different ways to do that.

429
01:09:01.420 --> 01:09:12.819
Open Providence: And Pratt Street is kind of a nonconformist street, so I think there's things, like the new language that we're seeing with the Mansard roof, with the... with the connector, with...

430

01:09:12.819 --> 01:09:23.730
Open Providence: its relationship to its surroundings with its... its scale. It's respectful, but, has a stylization that, makes it... gives it some

431
01:09:23.810 --> 01:09:29.289
Open Providence: Level of uniqueness as well, which maybe we shouldn't be so afraid of.

432
01:09:35.060 --> 01:09:36.130
Open Providence: Anybody else.

433
01:09:36.240 --> 01:09:39.070
Open Providence: So, my only comment is to clarify.

434
01:09:39.260 --> 01:09:51.629
Open Providence: on page 47 of our design standards, new constructions and additions, because I think the public needs to hear this. So, additions may be designed in the spirit of the existing architectural style.

435
01:09:51.630 --> 01:10:05.709
Open Providence: to match that main property, or maybe clearly differentiated from the historic structure, but compatible with the historic... with the surrounding historic district. It is not necessary to replicate historic architectural styles.

436
01:10:05.760 --> 01:10:18.599
Open Providence: Design should be contextual, but should not seek to create a false sense of historic development. I think that's the problem the public is having here. I thank you guys, you did a great job, so...

437
01:10:19.540 --> 01:10:22.239
Open Providence: Yeah, good point of clarification. Well said.

438
01:10:23.460 --> 01:10:25.709
Open Providence: Anybody else have any commentary?

439
01:10:25.970 --> 01:10:26.990
Open Providence: On operators?

440
01:10:29.180 --> 01:10:30.689
Open Providence: You don't have to.

441
01:10:30.890 --> 01:10:40.409
Open Providence: I do appreciate some of the changes that have taken place, especially the alignment of the floors, so that the windows could have a continuity.

442
01:10:40.740 --> 01:10:44.640
Open Providence: And I think it's clear that the material on the

443
01:10:45.140 --> 01:10:58.629
Open Providence: on the bottom, the, the walls, the retaining walls, that's something that could be, worked upon, but I think we all agree on that. Yep, definitely. Yeah, and that's one of those instances, too, where I would say.

444
01:10:58.720 --> 01:11:18.290
Open Providence: understanding that we are dealing with existing adjacent brick, I wouldn't try to replicate it. Right. You know, I think a different material is appropriate, even tone... like, again, if you squint, tonality-wise, I don't necessarily mind it. It's just, it comes down to a, you know, a point of synthetic materials replicating realistic materials, you know, in a way that's going to be...

445
01:11:18.350 --> 01:11:19.290
Open Providence: Obviously.

446
01:11:21.610 --> 01:11:28.569
Open Providence: So, that being said, there is a, staff recommended motion. Jay, do you want to read it?

447
01:11:30.580 --> 01:11:31.379
Open Providence: Oh, sorry.

448
01:11:31.990 --> 01:11:35.409
Open Providence: staff recommends a motion stating that

449
01:11:35.550 --> 01:11:43.430
Open Providence: The application for 56 Bradstreet, the structure of historical and architectural significance to the College Hill Local Historic District.

450
01:11:44.210 --> 01:11:51.260
Open Providence: recognized as a contributing structure to the College Hill National Register Historic District, is considered complete.

451
01:11:51.370 --> 01:12:02.319
Open Providence: It's considered complete. I made a typo in our staff report, I apologize. The Commission Site Standard 8 granted final approval for the proposed addition of 56 Pratt Street, as is in accord with

452
01:12:02.800 --> 01:12:10.339
Open Providence: The Commission Standard 8, being architecturally and historically compatible with the property and district, having an appropriate size, scale, and form.

453
01:12:10.520 --> 01:12:24.080
Open Providence: That will not have an adverse effect on the property or district, being of a size where its height and width are minimally to not discernible from the public rights of way, citing green to the recommendation in the staff report, with staff or subcommittee to review any additional details.

454
01:12:24.740 --> 01:12:37.520

Open Providence: Subject to refinement of the items that have been discussed today, specifically retaining walls, and clarification of, secondary entrance on the... I think that's the north side?

455
01:12:38.030 --> 01:12:39.290
Open Providence: Yes, yes.

456
01:12:39.660 --> 01:12:41.460
Open Providence: Anybody want to make a motion?

457
01:12:42.400 --> 01:12:52.410
Open Providence: Yeah, let me just... clarification on my subject, too. I just want to make sure that... Sorry, to be, or pardon me, to be clarified with staff.

458
01:12:55.570 --> 01:13:05.340
Open Providence: I'll make the motion. I'll second. Okay, so again, for the record, let's, go around and just state your name, and then state your vote. Ryan Haggerty, aye.

459
01:13:05.550 --> 01:13:08.679
Open Providence: Nathaniel Carden. Aye, Pablo Fernandez. Aye.

460
01:13:09.530 --> 01:13:11.190
Open Providence: Angela B: Angela B: Aye.

461
01:13:11.810 --> 01:13:22.899
Open Providence: Pat Brennan? Aye. Okay, thank you, everybody. The motion passes. Thank you, gentlemen. Appreciate your time. Thank you very much, appreciate you. As we have no other matters on the agenda this evening, would anybody like to make a motion to adjourn?

462
01:13:23.130 --> 01:13:24.380
Open Providence: Motion to adjourn.

463
01:13:24.520 --> 01:13:29.140
Open Providence: Second. In favor? Aye. Aye. Aye. Okay. Thanks, everybody.

EXHIBIT 6

david sisson architecture pc
1 2 3 4 5 6 7 | | #
345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 25005 56 Pratt

Date: 10-06-2026

Attn.: Jason Martin, Principal Planner
City of Providence

Dear Jason,

I wanted to outline changes we have done in the two projects to be located at 56 Pratt Street in Providence. It should be noted that we took into account comments from both the Providence Historic District Commission (HDC) and the Providence Preservation Society (PPS). We met with the HDC on June 22 for the preliminary application, July 27, and August 24. We met with the PPS on September 29.

Since the initial introduction of these two projects (North, the addition to the existing house and South, the new build) we have made these changes. Please note that we have worked hard to incorporate suggestions and have made substantial changes. Note that the South project received conceptual approval at the July 27 meeting, and the North project received conceptual approval at the August 24 meeting. My notes below are for changes since the conceptual approvals.

<u>NORTH - CASE 26.138</u>

- Alignment in floors with the front house
- Change in windows grille style from 9/9 to 4/1
- Alignment of windows with front house, including size
- Removal of bays from addition, this allows the addition to be the same width as the front home
- Change of material at the “joining” section from painted lap siding to natural shingles
- Adjustment of rails at roof deck area to have a reduced visual impact
- Addition of canopy at new side entry; convert opening from a residential style opening mimicking the original front door to a unique storefront opening.
- Worked to clarify site walls – to meet Providence zoning standards for walls
- Changed color from a dark green to a goldenrod yellow with off white trim (dark gray mansard)
- Please note that from the original design of this addition we reduced the height by 10’-9” feet and the width 11’-1 1/2” feet.

<u>SOUTH - CASE 26.101</u>

- Reduction in height of 4 feet (43’-7” to 39’-7”)
- Reduction in ceiling height each level of 2 feet
- Change of roofline from modern/boxy to a mansard, much softer look

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

- Change in windows from commercial / modern style to residential style with grilles
- Change in windows at the lowest level from clerestory style to residential double hung style
- Clarified brick detailing at the lowest level
- Reduction in number of exterior materials
- Deemphasized the verticality in favor of horizontal elements
- Softened look of the front of the home – working to include elements of the traditional Providence triple decker motif
- Worked to clarify site walls – to meet Providence zoning standards for walls
- Changed color from a dark green to a goldenrod yellow with off white trim (dark gray mansard)

If you have any questions or requests, please do not hesitate to call.

Sincerely,



David Sisson

EXHIBIT 7

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

HISTORIC DISTRICT COMMISSION

NOTICE OF REGULAR MEETING

All items on this agenda are for vote or other action unless otherwise noted.

Monday, July 27, 2026. 4:45 P.M.

Joseph A. Doorley, Jr. Municipal Building, 444 Westminster Street, 1st Floor meeting room, Providence RI 02903

The public and applicants may also participate and remotely view the meeting on the Zoom platform using the following link: https://us02web.zoom.us/j/84116008514 Participation is also available by telephone by dialing one of the following toll-free numbers: 301 715 8592, 305 224 1968, 309 205 3325, or 646 931 3860. The Webinar ID is: 841 1600 8514

OPENING SESSION/ROLL CALL

MINUTES

Approval of the June 22, 2026, meeting minutes.

PROJECT REVIEW

1. **CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   The applicant is requesting the construction of a new residential building and a multi-story addition to the existing house.

2. **CASE 26.105, 113 BROADWAY, Commercial Building, pre1875, 1921 (BROADWAY)**
   The applicant is requesting the demolition of the existing, non-contributing building.

3. **CASE 26.107, 42 HIDDEN STREET, Simeon Klein House, 1912-13 (COLLEGE HILL)**
   The applicant is requesting the demolition of the existing 1912 garage and the construction of a new two-story garage with ADU, and installation of an in-ground, therapeutic pool.

OTHER BUSINESS

Staff updates/reports.

ADJOURNMENT

POSTED 07/20/26

IMPORTANT INFORMATION

- All documents for the agenda items can be found no later than Friday, July 24th at: http://www.providenceri.gov/planning/providence-historic-district-commission-phdc/
  Those who cannot access the documents electronically may call 401.680-8517 to make other arrangements to view the documents.
- Virtual access options are being provided only as a convenience and not as an official "location" where access to the meeting is guaranteed. Being physically present at the meeting is the only way to guarantee access to the meeting.
- The Commission encourages comments to be submitted no later than 24 hours before the meeting. Comments received after noon on the day of the meeting will not be considered. Comments accepted via email will be discussed at the meeting.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401.680.5333 or LFelix@ProvidenceRI.gov. Providing at least 72 hours' notice will help to ensure availability.
- Contact Jason Martin with the Department of Planning and Development at 401.680.8517, jmartin@providenceri.gov if you have any questions regarding this meeting.

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

HISTORIC DISTRICT COMMISSION

NOTICE OF REGULAR MEETING

All items on this agenda are for vote or other action unless otherwise noted.

Monday, August 24, 2026. 4:45 P.M.

Joseph A. Doorley, Jr. Municipal Building, 444 Westminster Street, 1st Floor meeting room, Providence RI 02903

The public and applicants may also participate and remotely view the meeting on the Zoom platform using the following link: https://us02web.zoom.us/j/84116008514 Participation is also available by telephone by dialing one of the following toll-free numbers: 301 715 8592, 305 224 1968, 309 205 3325, or 646 931 3860. The Webinar ID is: 841 1600 8514

OPENING SESSION/ROLL CALL

MINUTES

Approval of the July 27, 2026, meeting minutes.

PROJECT REVIEW

1. **CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   The applicant is requesting the construction of a four-unit, three-story with cellar residential building.

2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   The applicant is requesting the construction of a two-unit, three-story with cellar addition to rear of existing building.

3. **CASE 26.139, 132-136 PROSPECT STREET, vacant lot (COLLEGE HILL)**
   The applicant is requesting the construction of two, 2½ story single-family dwellings.

OTHER BUSINESS

Staff updates/reports.

ADJOURNMENT

POSTED 08/17/26 (AMENDED 08/17/26)

IMPORTANT INFORMATION

- All documents for the agenda items can be found no later than Friday, August 21st at: http://www.providenceri.gov/planning/providence-historic-district-commission-phdc/
  Those who cannot access the documents electronically may call 401.680-8517 to make other arrangements to view the documents.
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- Contact Jason Martin with the Department of Planning and Development at 401.680.8517, jmartin@providenceri.gov if you have any questions regarding this meeting.

CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

HISTORIC DISTRICT COMMISSION

NOTICE OF SPECIAL MEETING

All items on this agenda are for vote or other action unless otherwise noted.

Tuesday, October 6, 2026. 4:45 P.M.

Joseph A. Doorley, Jr. Municipal Building, 444 Westminster Street, 1st Floor meeting room, Providence RI 02903

The public and applicants may also participate and remotely view the meeting on the Zoom platform using the following link: https://providenceri-gov.zoom.us/j/84843355047 Participation is also available by telephone by dialing one of the following toll-free numbers: 301 715 8592, 305 224 1968, 309 205 3325, or 646 931 3860. The Webinar ID is: 848 4335 5047
Virtual access options are being provided only as a convenience and not as an official "location" where access to the meeting is guaranteed. Being physically present at the meeting is the only way to guarantee access to the meeting.

OPENING SESSION/ROLL CALL

PROJECT REVIEW

1. **CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   The applicant is requesting the construction of a four-unit, three-story with cellar residential building.

2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**
   The applicant is requesting the construction of a two-unit, three-story with cellar addition to rear of existing building.

ADJOURNMENT

POSTED 09/29/26

IMPORTANT INFORMATION

- All documents for the agenda items can be found at:
  http://www.providenceri.gov/planning/providence-historic-district-commission-phdc/
  Those who cannot access the documents electronically may call 401.680-8517 to make other arrangements to view the documents.
- The Commission encourages comments to be submitted no later than 24 hours before the meeting. Comments received after noon on the day of the meeting will not be considered. Comments accepted via email will be will be distributed and entered into the record.
- The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate in and benefit from the City's programs, activities, and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401.680.5333 or LFelix@ProvidenceRI.gov. Providing at least 72 hours' notice will help to ensure availability.
- Contact Jason Martin with the Department of Planning and Development at 401.680.8517, jmartin@providenceri.gov if you have any questions regarding this meeting.