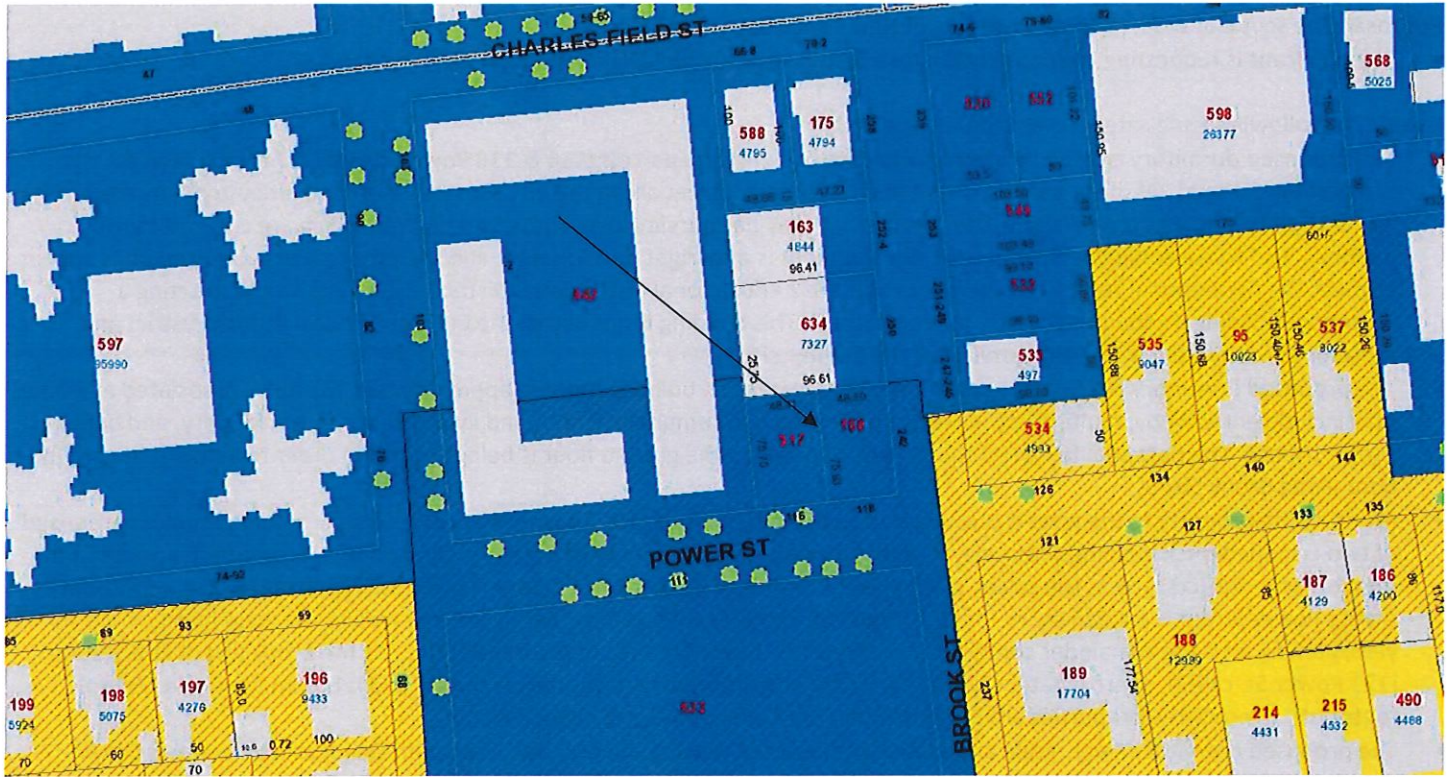


**6. CASE 21.011, 116 & 118 POWER STREET, Vacant lots (COLLEGE HILL)**  
Currently a vacant lot within the College Hill local historic district.



Arrow indicates 116 & 118 Power Street.



Arrow indicates project location, looking north.

**Applicant/Owner:** Brown University, Providence, RI 02912  
**Architect:** Deborah Berke Partners, 220 Fifth Avenue, New York, NY 10001

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

- The applicant is requesting the construction of a 5-story, approx. 80,000 sq. ft. dormitory.

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

- The proposed dormitory is to be located on what are currently six parcels (116 & 118 Power, 248 & 252 Brook, 66 & 68 Charlesfield Streets). Of these parcels, only 116 & 118 Power Street are in the City's historic district overlay zone, located within the College Hill local historic district. The Commission only has purview over these two parcels, which are currently surface parking lots. From a zoning perspective the development is a by-right development and the proposal as submitted does appear to meet the dimensional zoning requirements of the 1-2 Educational Institutional District. Brown is also constructing a dormitory building on the eastern side of Brook Street. This building is not within the College Hill local historic district and therefore does not fall within the purview of the Commission;
- The proposed dormitory is a 5-story, approx. 80,000 gross sq. ft. building housing approximately 231 beds. Associated amenities may include entry lobby, multi-purpose room, study rooms, communal kitchens and living areas, central laundry, and building support space. The potential for 2,500 square feet of retail on the ground floor is being studied in order to activate the ground floor along Brook Street;
- Abutting the property to the west is Brown's Vartan Gregorian Quad (101 Thayer Street, 1990) a dormitory complex comprised of two L-shaped brick buildings, four-stories with a two-story gable roof with dormers (this property is also partially within the local historic district). Across the street is Brown's Parking deck (101 Power St, 1988, two-levels, approx. 47,000 sq. footprint). Across Power Street is a 4,933 sq. ft. lot (126 Power St, by 1908) with approximately 2/3 the area to the west having a yard/parking area the remainder containing the house. To the southwest of the development is the Brook Street Fire Station (121 Power St, c1950, approximately 17,700 sq. ft. lot. The firehouse is centered on the lot and is has an approx. 4,600 sq. footprint). These three properties are located within the College Hill local historic district;
- The proposed dormitory's size, scale and mass is reflective of the adjoining Vartan Gregorian Quad, as well as other Brown dormitory structures in the area. The properties within the local historic directly abutting the 116 & 118 Power Street are all 20<sup>th</sup> Century buildings (all deemed non-contributing to the College Hill National Historic Landmarks District) with the exception of the house at 126 Power Street; and,
- Plans, elevations, renderings and photos have been submitted.

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

- a) 116 & 118 Power Street are currently vacant lots within the College Hill local historic district;
- b) The application for New Construction is considered complete for conceptual approval; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed 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.

**Staff recommends a motion be made stating that:** The application is considered complete. 116 & 118 Power Street are currently vacant lots within the College Hill local historic district. The Commission grants Conceptual Approval of the proposal as submitted 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, citing and agreeing to the recommendations in the staff report, with the applicant to return to the Commission for final approval.

EXHIBIT 2  
PHOTOGRAPHS



VIEW LOOKING NORTH ON BROOK ST FROM POWER STREET



VIEW LOOKING NORTH ON BROOK STREET



VIEW LOOKING WEST ON BROOK STREET BETWEEN POWER STREET AND CHARLESFIELD STREET



VIEW LOOKING EAST ON POWER STREET



VIEW LOOKING NORTHWEST ON BROOK STREET



VIEW LOOKING WEST ON POWER STREET



**DEBORAH  
BERKE  
PARTNERS**

**Brook Street Residence Hall**  
**Brown University**  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Existing Site Photos**  
Preliminary - Not for Construction

# Brook Street Residence Hall

## Brown University

New undergraduate student housing increases on-campus student housing in order to strengthen the undergraduate experience in university housing, promote well-being, and reduce the number of Brown students in the off-campus housing market.

The architecture is designed to be integrated into the fabric of the surrounding context through massing, scale, materials, and texture. The project seeks to provide welcoming spaces that enable community at varying levels and scales; places that are active and inviting, and add to the vibrancy of the campus and neighborhood street life.

In addition, this project will deliver an integrated approach to sustainability that contributes to the University's campus-wide energy conservation and carbon reduction goals.



BROWN UNIVERSITY, PROVIDENCE, RI



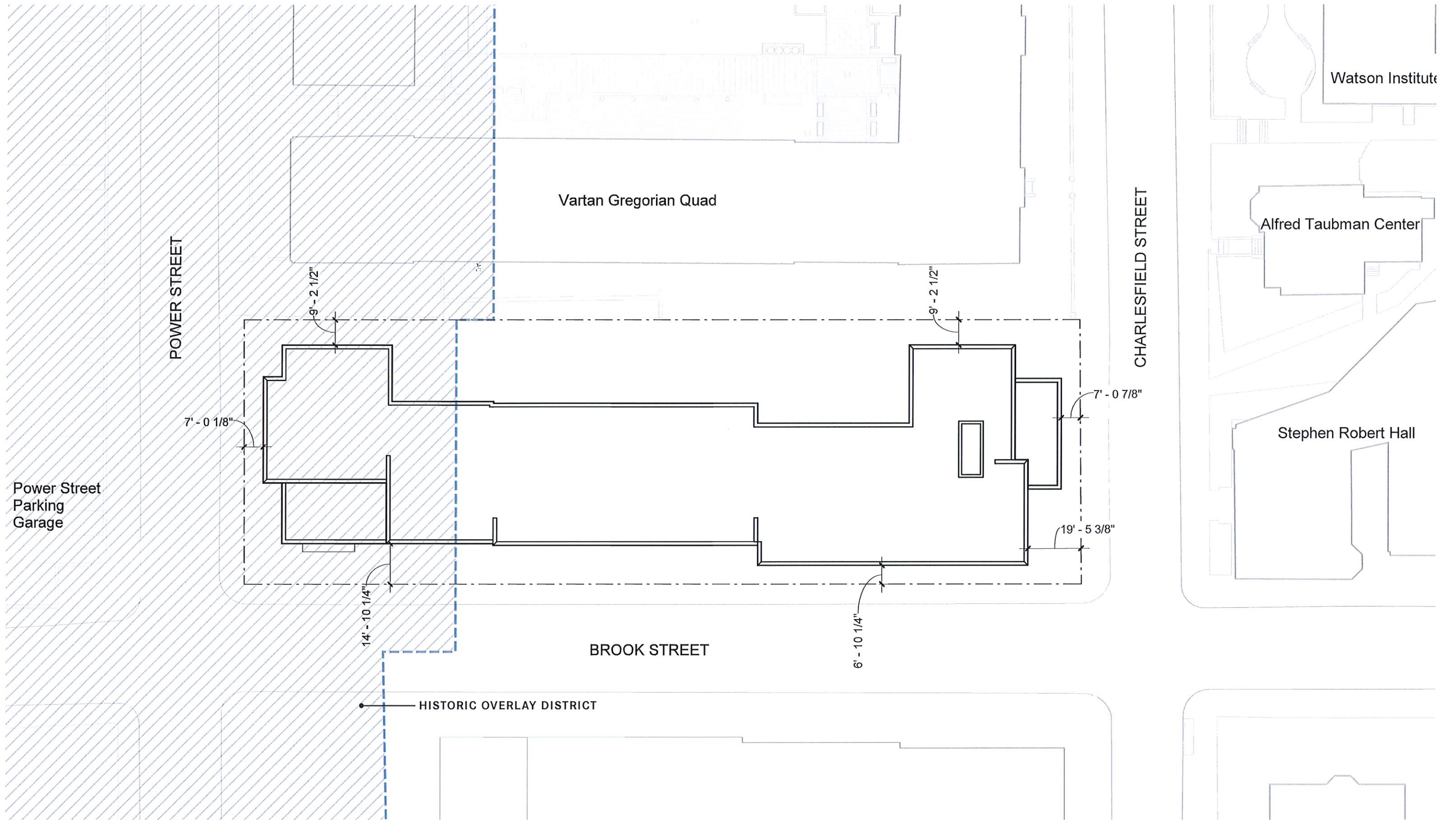
DEBORAH  
BERKE  
PARTNERS

Brook Street Residence Hall  
Brown University  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Project Description**  
Preliminary - Not for Construction

EXHIBIT 3  
DRAWINGS



1/32" = 1'-0"

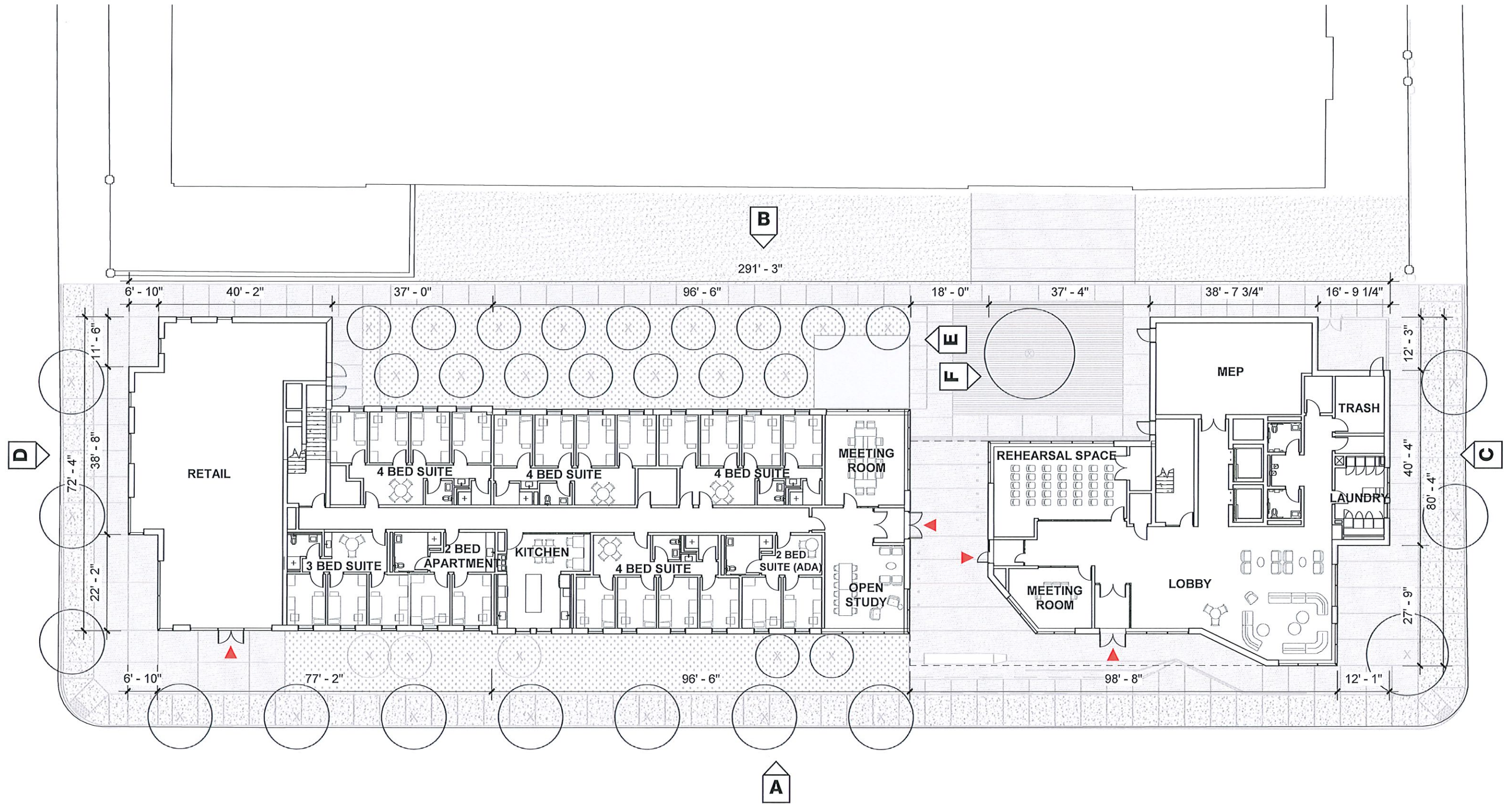


**DEBORAH  
BERKE  
PARTNERS**

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Brown University  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Site Plan**  
Preliminary - Not for Construction



3/64" = 1'-0"



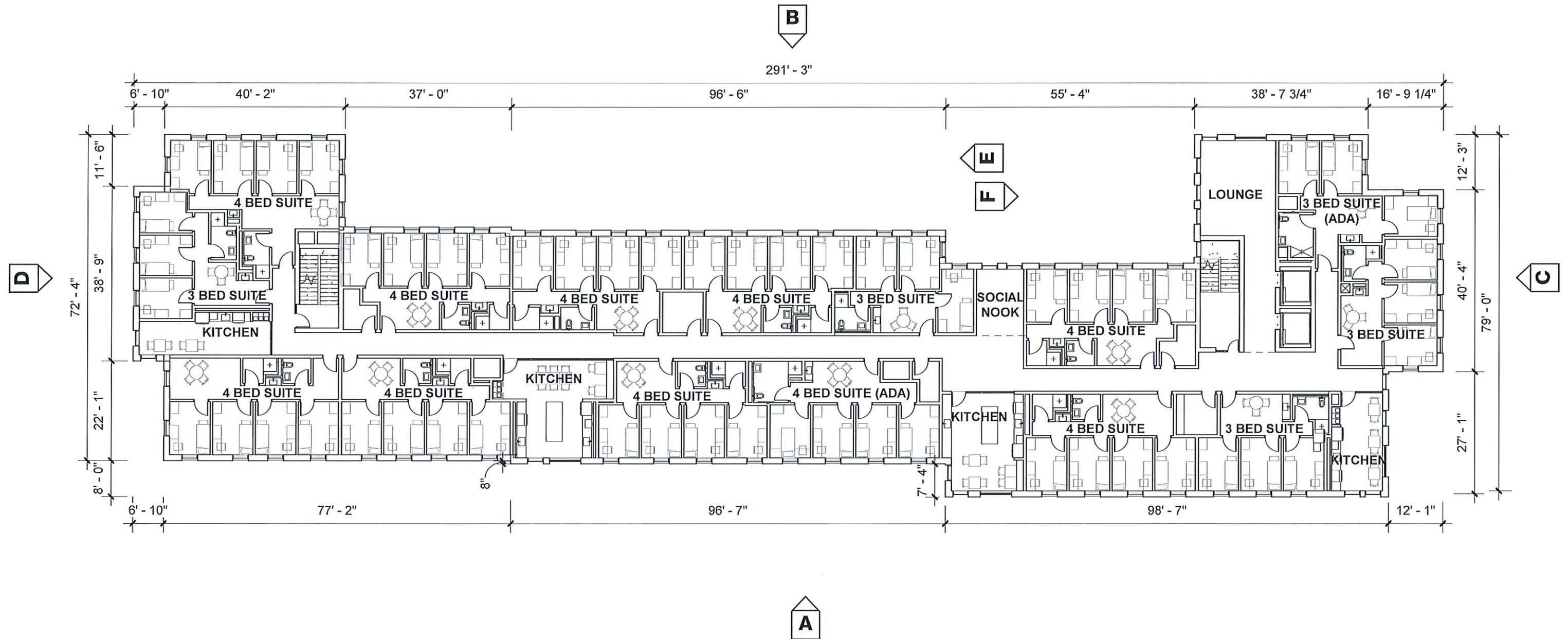
**DEBORAH  
BERKE  
PARTNERS**

**Brook Street Residence Hall**  
**Brown University**  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Ground Floor Plan**  
Preliminary - Not for Construction





3/64" = 1'-0"

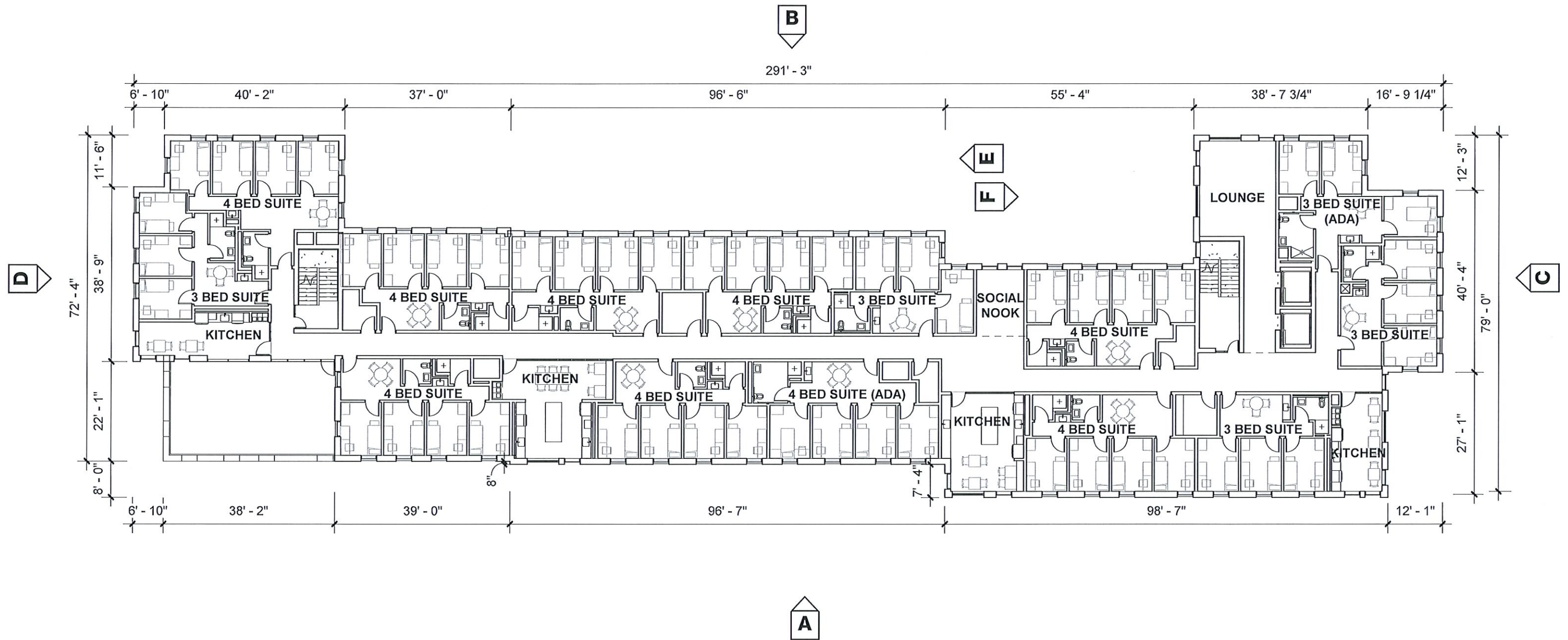


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BERKE  
PARTNERS**

**Brook Street Residence Hall**  
Brown University  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Level 2-3 Floor Plan**  
Preliminary - Not for Construction



3/64" = 1'-0"

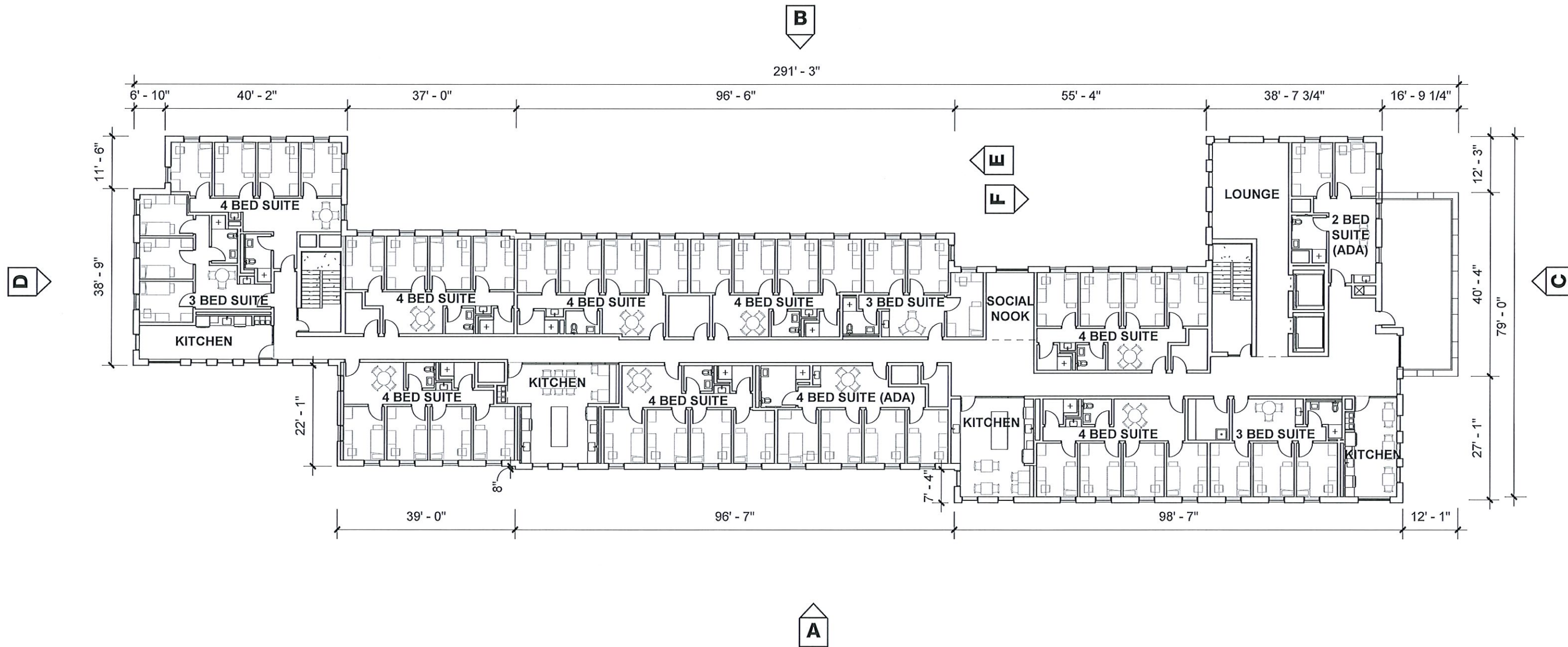


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8 February 2021

**Level 4 Floor Plan**  
Preliminary - Not for Construction



3/64" = 1'-0"

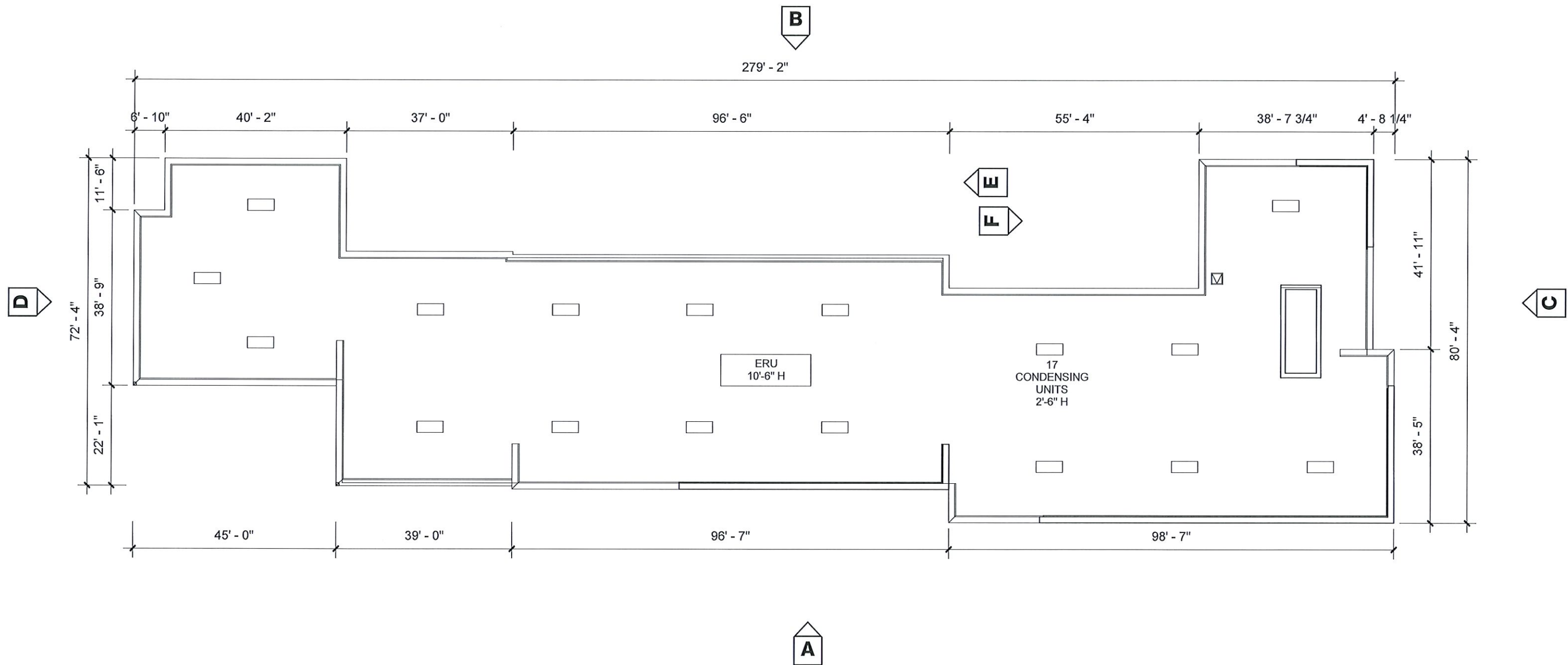


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**Brook Street Residence Hall**  
Brown University  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Level 5 Floor Plan**  
Preliminary - Not for Construction



3/64" = 1'-0"

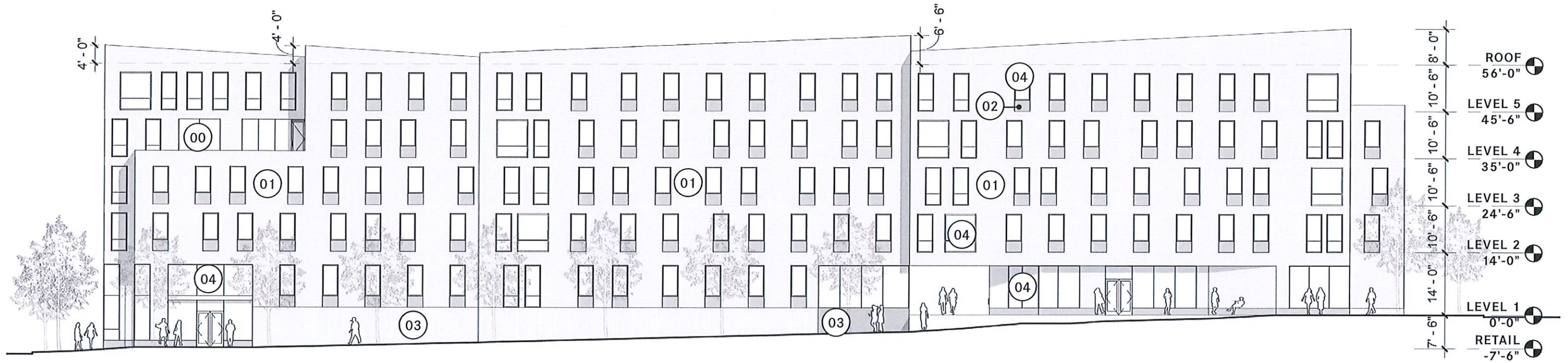


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PARTNERS**

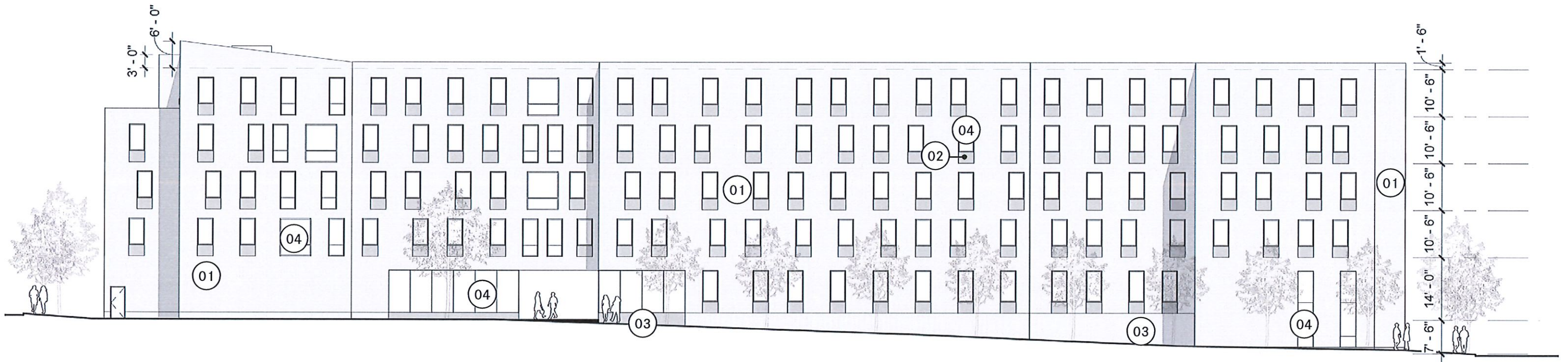
**Brook Street Residence Hall**  
Brown University  
TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Roof Plan**  
Preliminary - Not for Construction



B - EAST ELEVATION



**MATERIAL CONCEPT KEY**

- 01. BRICK
- 02. INSET BRICK OR TEXTURED GFRG
- 03. SOLDIER COURSE BRICK
- 04. VISION GLAZING

3/64" = 1'-0"



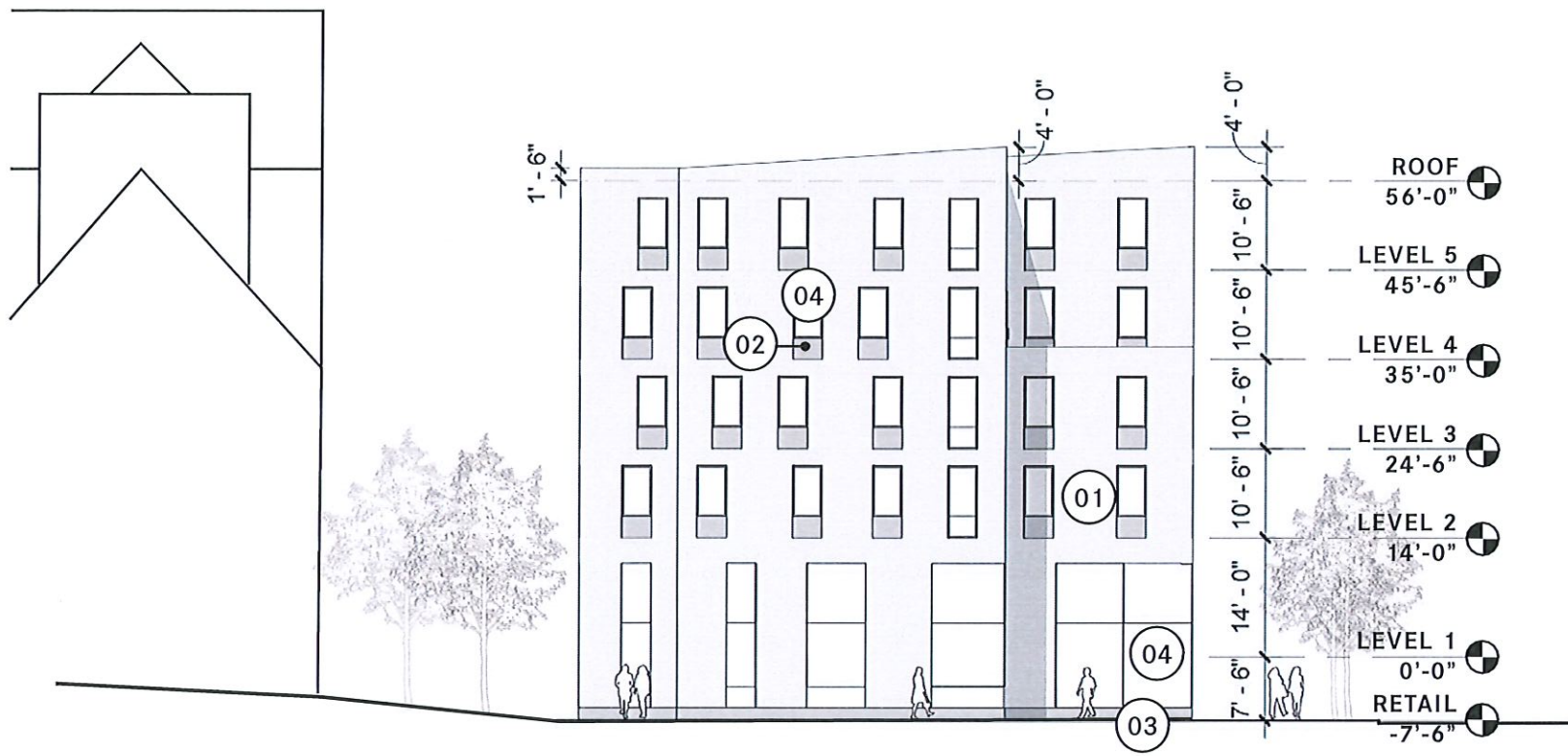
**DEBORAH  
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**Brown University**  
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PHDC Application  
8 February 2021

**Elevations**

Preliminary - Not for Construction



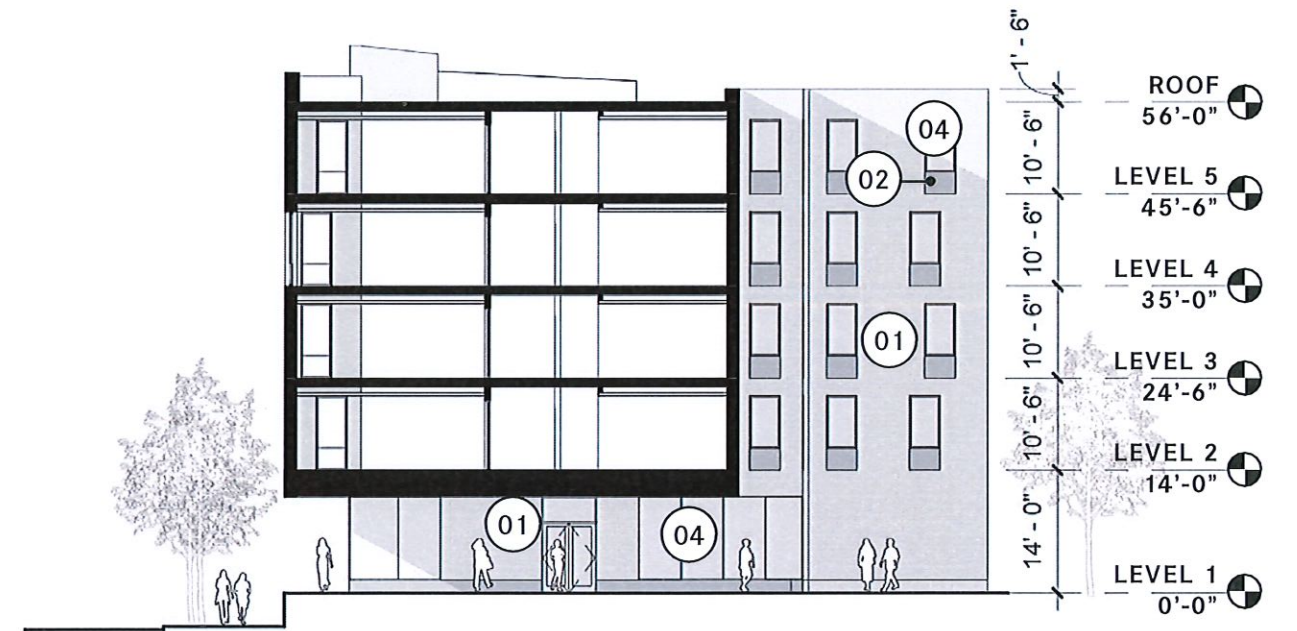
D - SOUTH ELEVATION



C - NORTH ELEVATION



F - SECTION THROUGH PORTAL LOOKING NORTH



E - SECTION THROUGH PORTAL LOOKING SOUTH

**MATERIAL CONCEPT KEY**

- 01. BRICK
- 02. INSET BRICK OR TEXTURED GFRC
- 03. SOLDIER COURSE BRICK
- 04. VISION GLAZING

3/64" = 1'-0"



**DEBORAH  
BERKE  
PARTNERS**

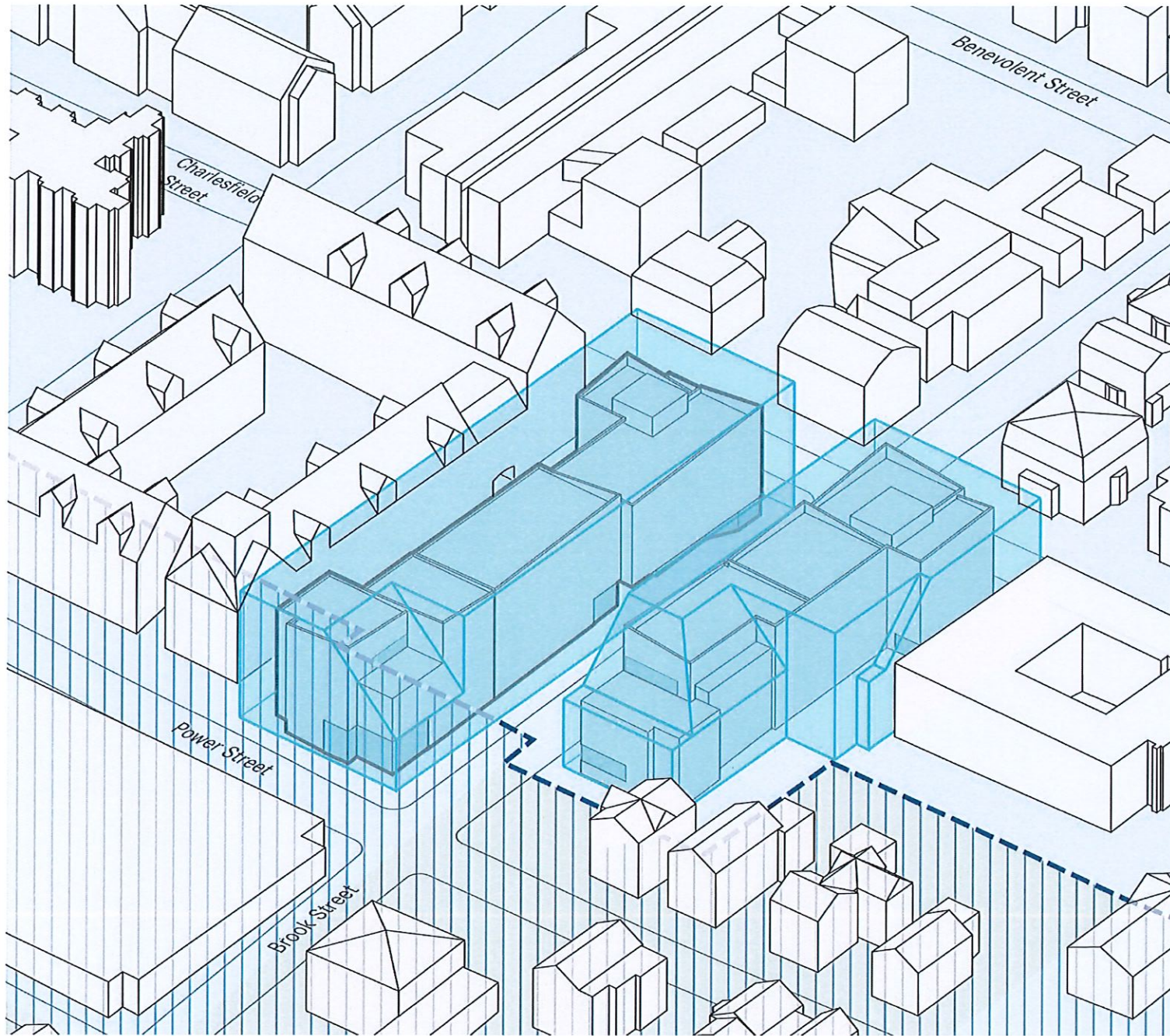
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TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Elevations**

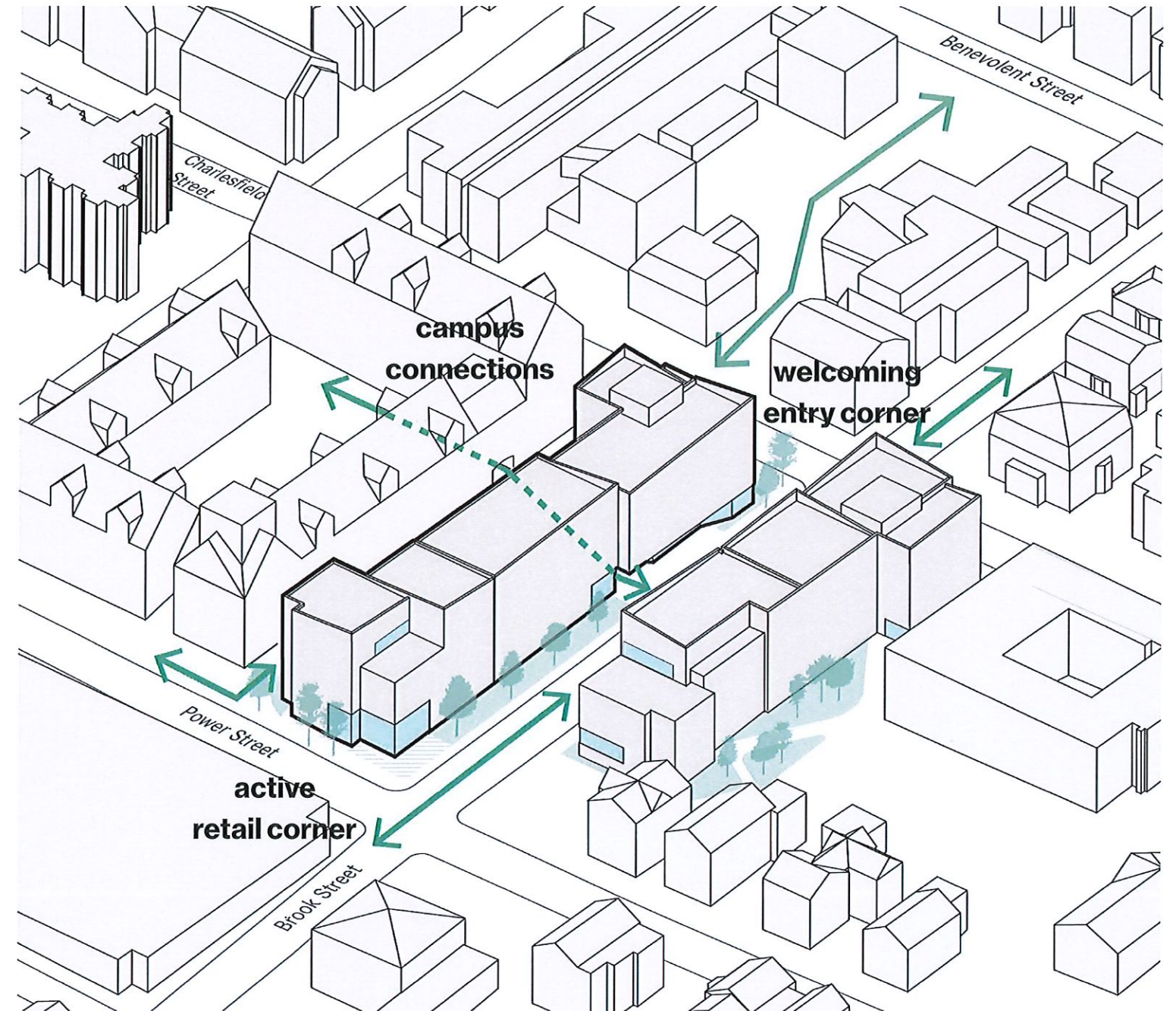
Preliminary - Not for Construction

EXHIBIT 7  
MODEL



ZONING ENVELOPE

- I-2 EDUCATIONAL INSTITUTIONAL DISTRICT
- R-1 RESIDENTIAL DISTRICT
- HISTORIC OVERLAY DISTRICT
- AS-OF-RIGHT ZONING ENVELOPE



MASSING AND SITE CONNECTIONS



**DEBORAH  
BERKE  
PARTNERS**

**Brook Street Residence Hall**  
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Providence, RI 02906

PHDC Application  
8 February 2021

**Axonometric Drawings**  
Preliminary - Not for Construction





VIEW FROM CHARLESFIELD STREET LOOKING SOUTHWEST



VIEW FROM POWER STREET LOOKING NORTH



VIEW FROM POWER STREET LOOKING NORTHWEST



VIEW OF BUILDING ENTRY AND PORTAL



**DEBORAH  
BERKE  
PARTNERS**

**Brook Street Residence Hall**  
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TBD Brook Street  
Providence, RI 02906

PHDC Application  
8 February 2021

**Perspective Drawings**  
Preliminary - Not for Construction



W-E SECTION THROUGH POWER STREET  
LOOKING NORTH



S-N SECTION THROUGH BROOK STREET  
LOOKING WEST



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PHDC Application  
8 February 2021

**Site Elevations**

Preliminary - Not for Construction

EXHIBIT 8  
MATERIAL SAMPLES



CONCEPTUAL RENDERING WITH MATERIALS

**MATERIAL CONCEPT KEY**

- 01. BRICK
- 02. INSET BRICK OR TEXTURED GFRC
- 03. SOLDIER COURSE BRICK
- 04. VISION GLAZING
- 05. BRICK OR TEXTURED GFRC SOFFIT
- 06. TEXTURED BRICK ACCENT WALL



BRICK COLOR SAMPLE CONCEPT

EXHIBIT 10  
LIST OF EXPERT WITNESSES  
OR OWNER'S REPRESENTATIVES

## **OWNER'S REPRESENTATIVES**

### **Owner's Representative #1**

Name and Title: Craig Barton, University Architect  
Business: Brown University  
Providence, RI 02912

### **Owner's Representative #2**

Name and Title: Paul Dietel, Assistant Vice President, Planning, Design, & Construction  
Business: Brown University  
Providence, RI 02912

### **Owner's Representative #3**

Name and Title: Al Dahlberg, Assistant Vice President, Government & Community Relations  
Business: Brown University  
Providence, RI 02912

### **Owner's Representative #4**

Name and Title: Andrew M. Teitz, Esq., AICP  
Business: Ursillo, Teitz & Ritch, Ltd.  
2 Williams Street  
Providence, RI 02903

## **EXPERT WITNESSES**

### **Expert Witness #1**

Name and Title: Craig Barton, University Architect  
Business: Brown University  
Providence, RI 02912

### **Expert Witness #2**

Name and Title: Noah Biklen, AIA, LEED AP, Partner  
Business: Deborah Berke Partners  
220 Fifth Avenue  
New York, NY 10001

### **Expert Witness #3**

Name and Title: Deborah Berke, FAIA, LEED AP, Partner  
Business: Deborah Berke Partners  
220 Fifth Avenue  
New York, NY 10001