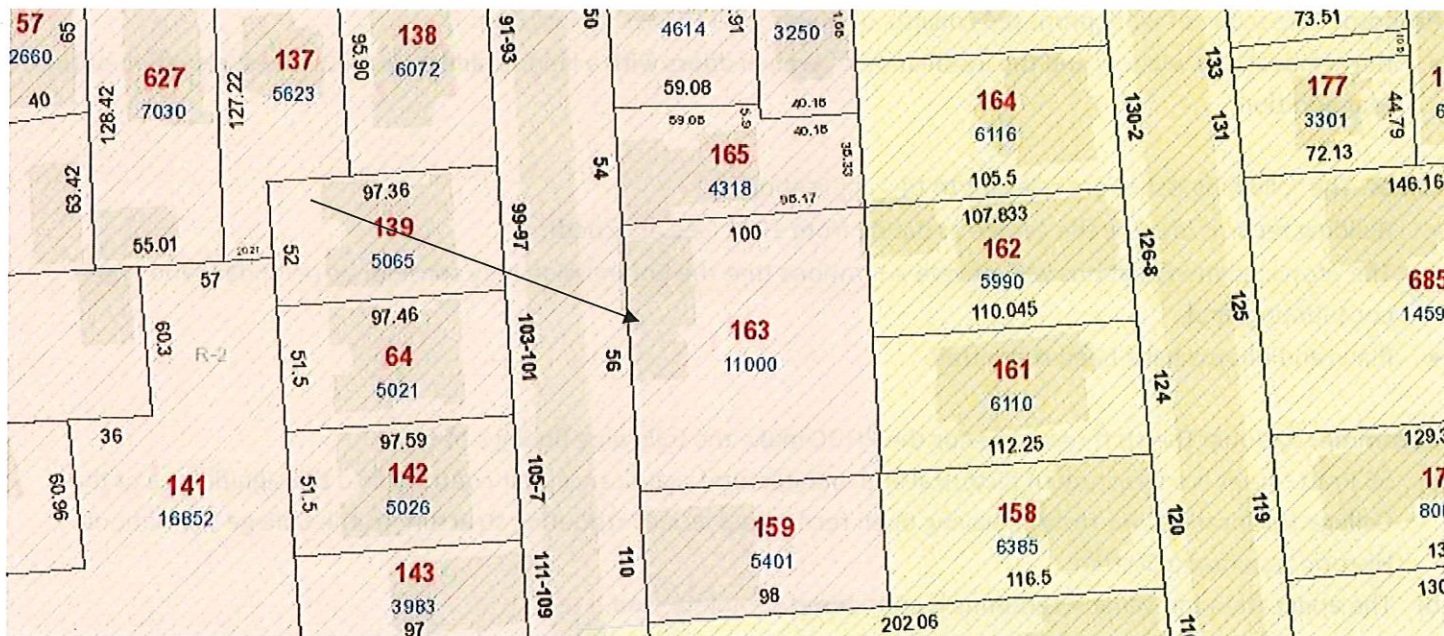


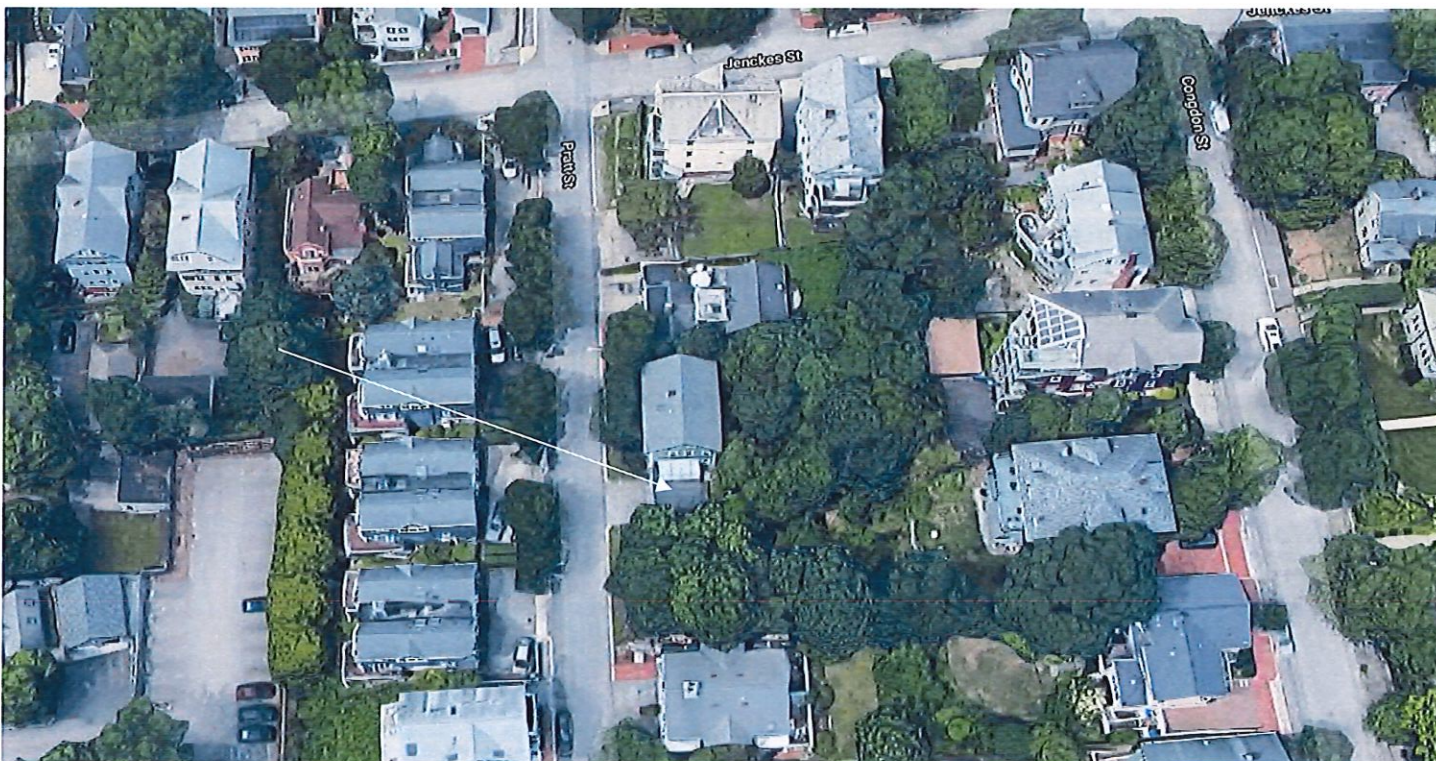
4. CASE 21.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

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.

Applicant: Alfred Sliney, 56 Pratt Street, Providence, RI 02906

Owner: Anthony Andrade, 56 Pratt Street, Providence, RI 02906

Architect: Jonathan F. Bell, AIA, LEED-AP, 426 Washington Street, Providence, RI 02903

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

- the removal of a window and the installation of French doors with a landing and stair on the west elevation of the rear addition.

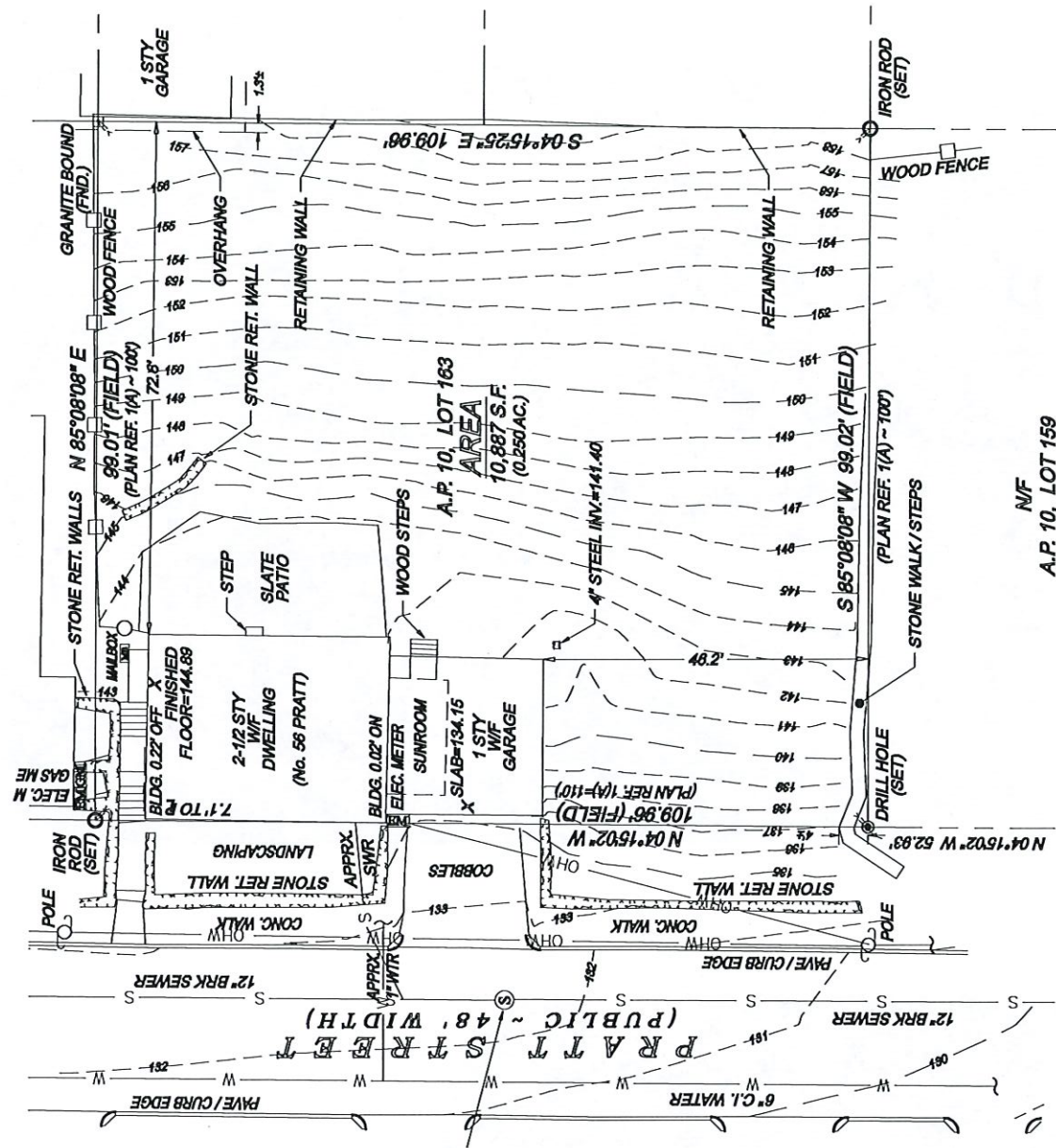
Issues: The following issues are relevant to this application:

- Building records identify the garage as dating from 1971 (see attached);
- The proposed modifications will remove alterations that the Commission may consider as secondary and non-contributing; and,
- Plans and photos have been submitted.

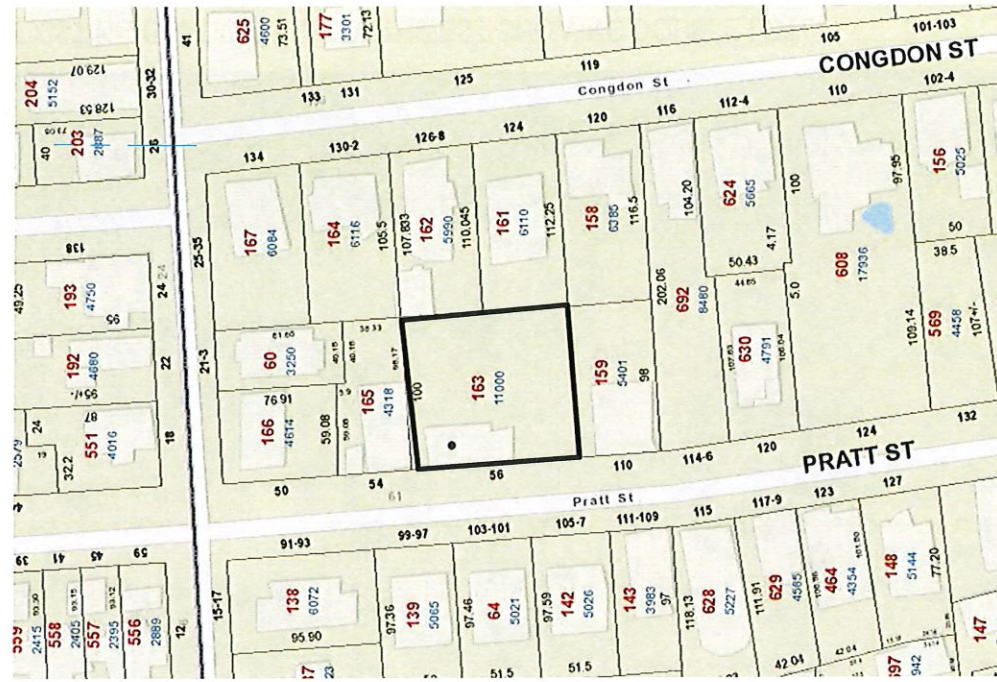
Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 56 Pratt Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are 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 the proposed modifications will remove alterations that the Commission considers secondary and non-contributing.

Staff recommends a motion be made stating that: The application is considered complete. 56 Pratt Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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 modifications will remove alterations that the Commission considers secondary and non-contributing, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



1 PARTIAL SURVEY INFORMATION: 56 PRATT ST.
NOT TO SCALE: FOR REFERENCE ONLY



1 LOCUS PLAN: 56 PRATT ST.
NOT TO SCALE



PROJECT INFORMATION	PROJECT DESCRIPTION
Owner: Anthony Andrade	Proposed removal of double garage and sunroom addition to a c.1850 house. A planting bed and trellis will line the existing rear garage retaining wall. A new side retaining wall will follow a new lot line about 17' from the south wall of the existing house. A new balcony will be installed at the patio door where the sunroom is being removed, and a new wood door will replace an existing metal garage door.
Address: 56 Pratt St. Providence, RI 02906	
PLAT/LOT: 10/163	

LIST OF DRAWINGS

- PHDC.0 COVER SHEET
- PHDC.1 EXISTING CONDITION PHOTOGRAPHS
- PHDC.2 PARTIAL PLANS: EXISTING CONDITIONS & DEMOLITION
- PHDC.3 ELEVATIONS: SOUTH & WEST EXISTING CONDITIONS
- PHDC.4 ELEVATIONS: SOUTH & WEST DEMOLITION
- PHDC.5 PROPOSED ELEVATIONS
- PHDC.6 PROPOSED PLANS & DETAILS
- PHDC.7 BALCONY DETAILS

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426 Washington St, Providence, RI 02903
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401.830.0835 voice/text

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PHDC Review	12/06/2021

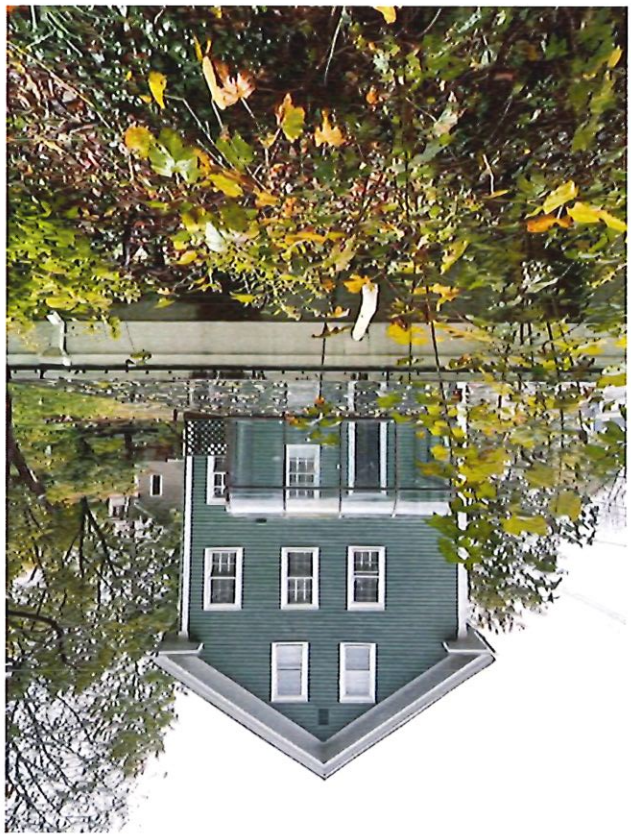
56 Pratt Street
Providence RI 02906

COVER SHEET

PHDC.0

ISSUED FOR:		PHDC Review	
		12/06/2021	
56 Pratt Street Providence RI 02906		EXISTING CONDITION	
		PHOTOGRAPHS	
PHDC.1			

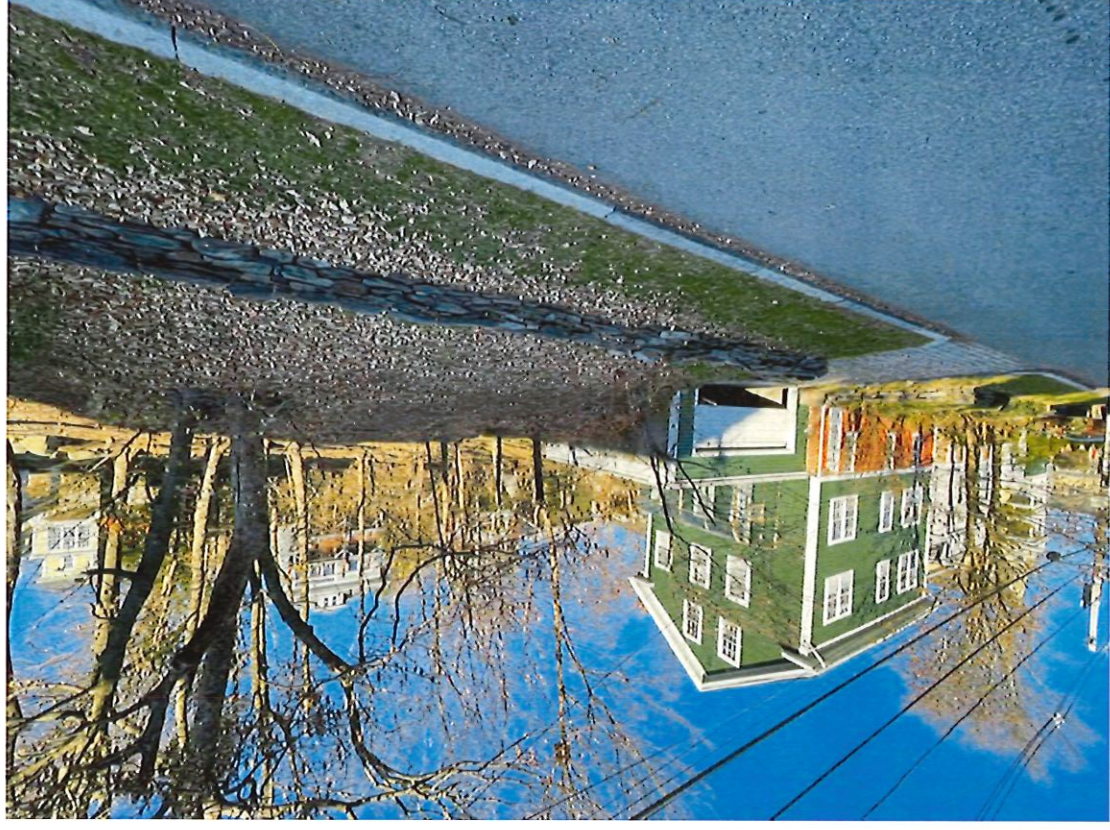
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 401.830.0835 voice/text



3 EXISTING CONDITIONS: SOUTH
56 PRATT ST.



4 EXISTING CONDITIONS: EAST
56 PRATT ST.



1 EXISTING CONDITIONS: SOUTHWEST SHOWING DOUBLE LOT
56 PRATT ST.



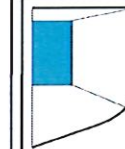
2 EXISTING CONDITIONS: WEST
56 PRATT ST.



4 EXISTING CONDITIONS: EAST
56 PRATT ST.



3 EXISTING CONDITIONS: SOUTH
56 PRATT ST.



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56 Pratt Street
Providence RI 02906

EXISTING CONDITION
PHOTOGRAPHS

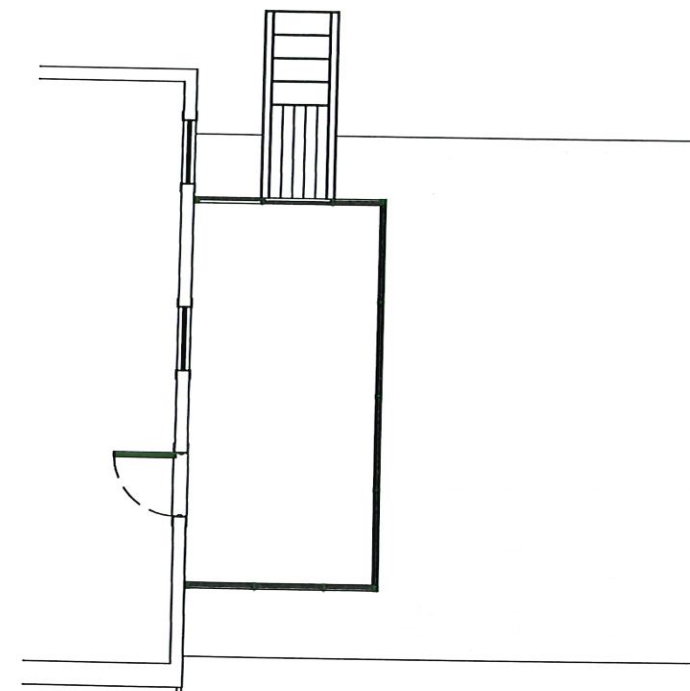
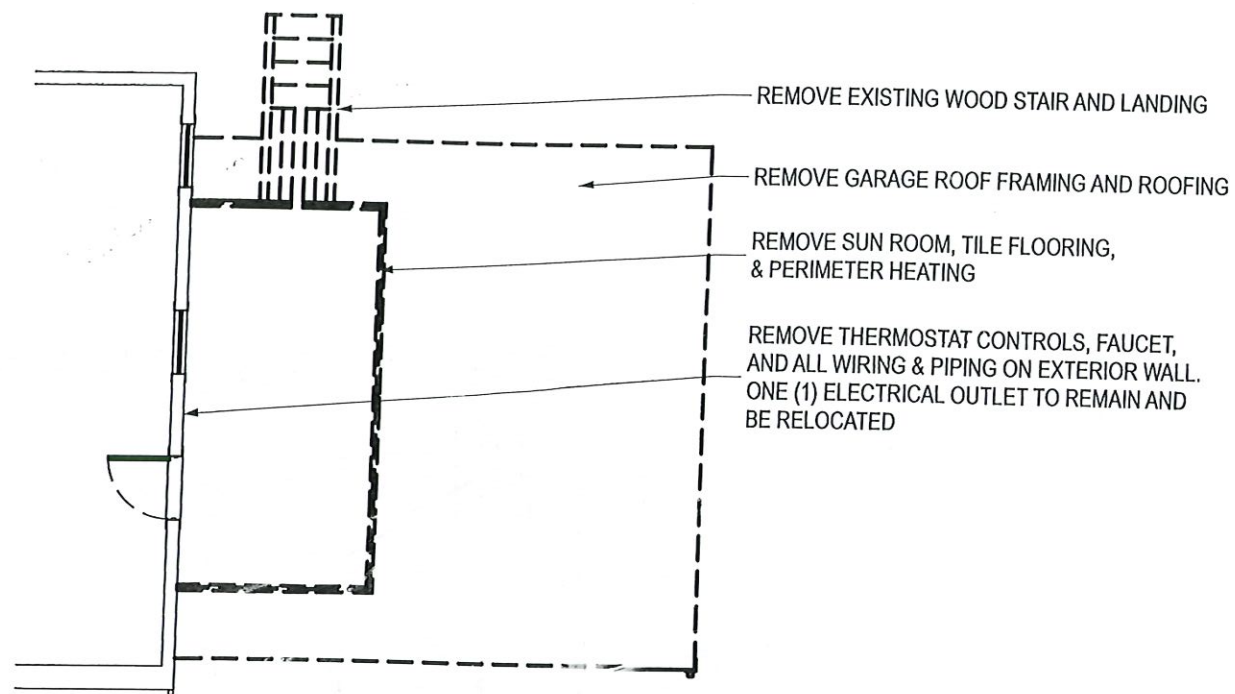
PHDC.1



2 EXISTING CONDITIONS: WEST
56 PRATT ST.

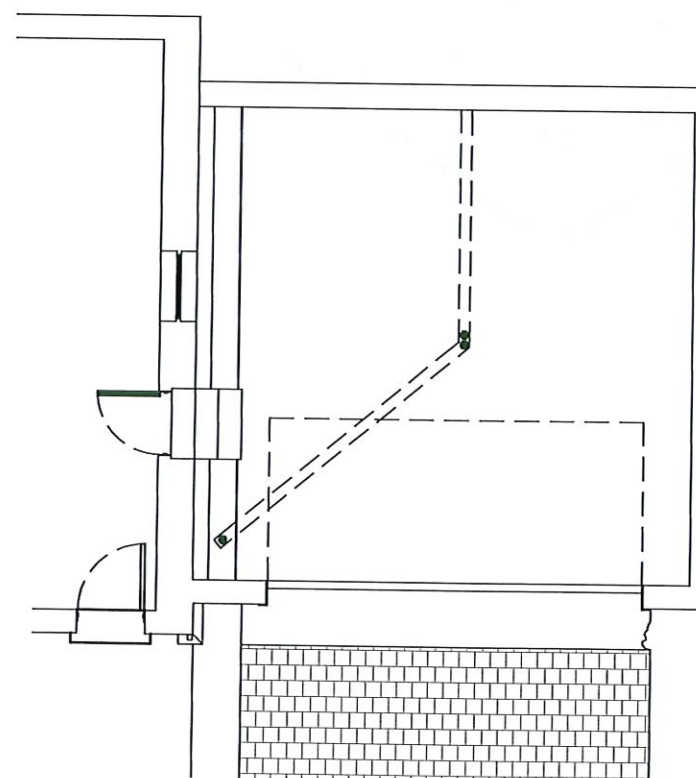
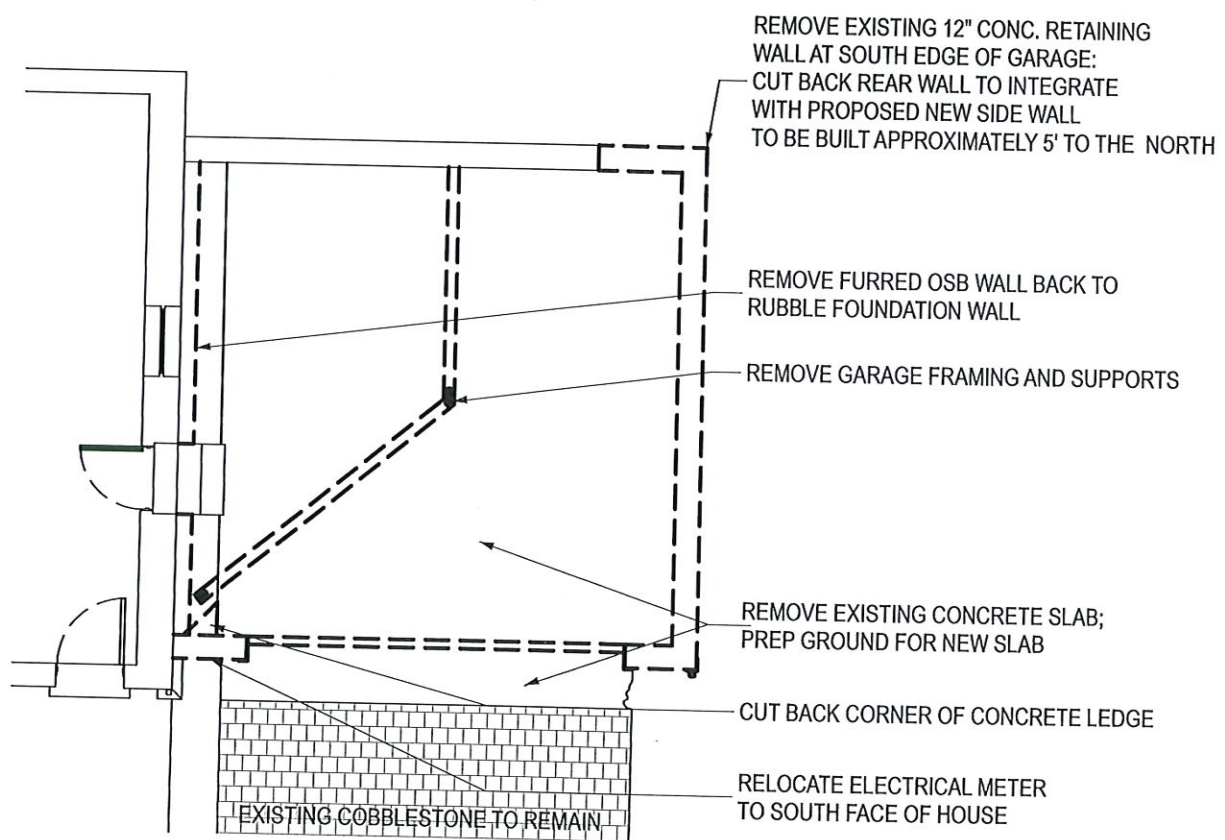


1 EXISTING CONDITIONS: SOUTHWEST SHOWING DOUBLE LOT
56 PRATT ST.



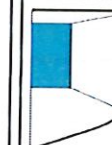
4 PARTIAL PLAN: LEVEL 2 DEMOLITION
SCALE: 1/8" = 1'-0"

2 PARTIAL PLAN: EXISTING LEVEL 2
SCALE: 1/8" = 1'-0"



3 PARTIAL PLAN: LEVEL 1 DEMOLITION
SCALE: 1/8" = 1'-0"

1 PARTIAL PLAN: EXISTING LEVEL 1
SCALE: 1/8" = 1'-0"



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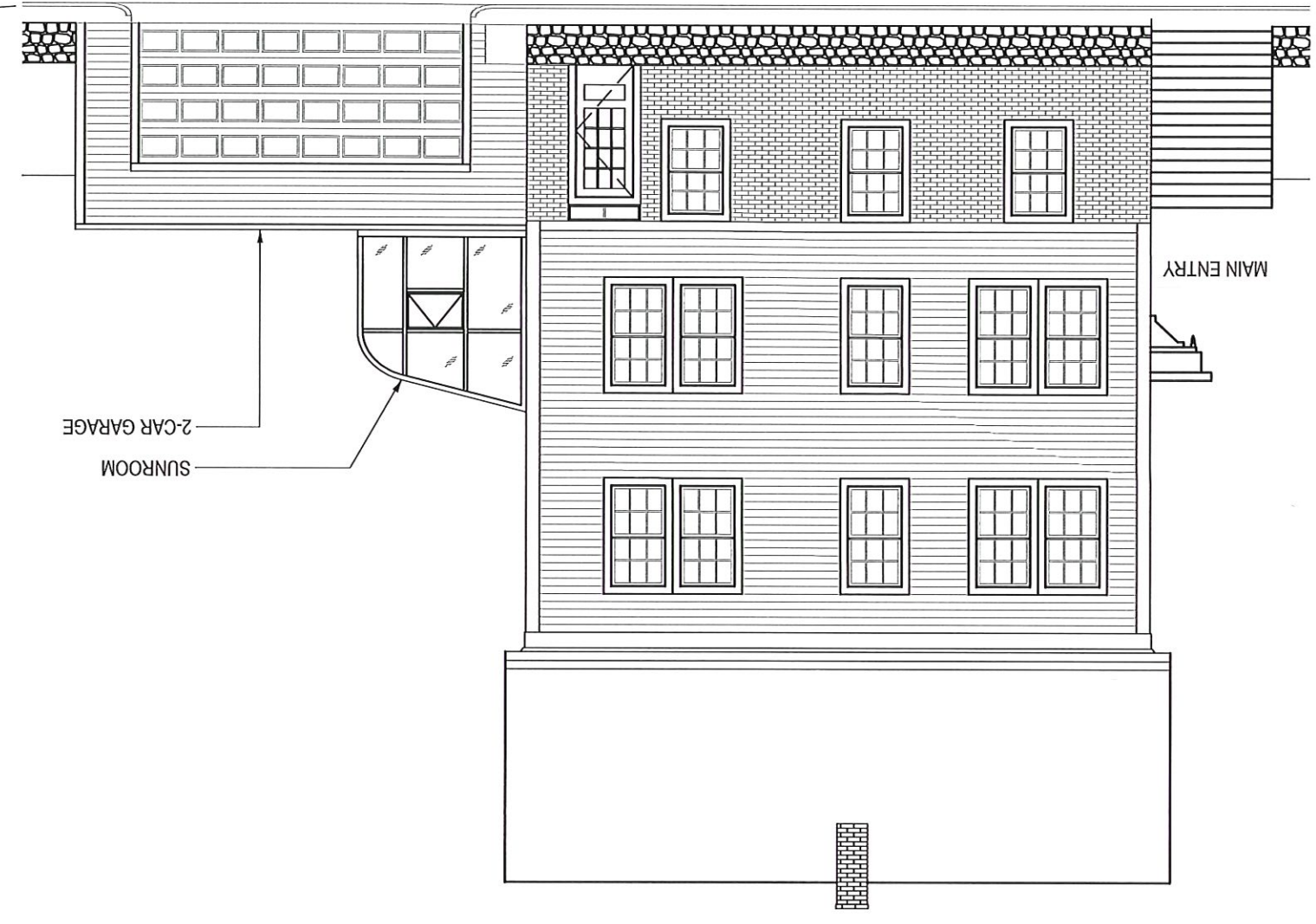
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PHDC Review	12/06/2021

56 Pratt Street
Providence RI 02906

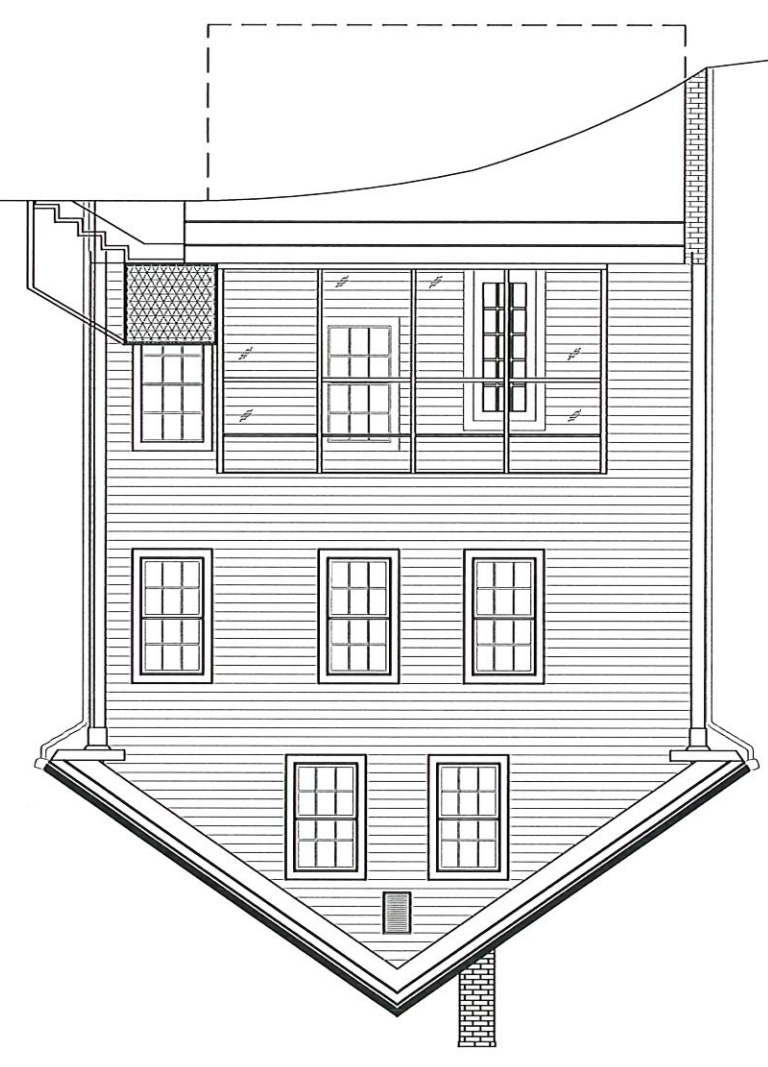
PARTIAL PLANS:
EXISTING CONDITIONS &
DEMOLITION

PHDC.2

2 WEST ELEVATION EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION EXISTING CONDITIONS
SCALE: 1/8" = 1'-0"



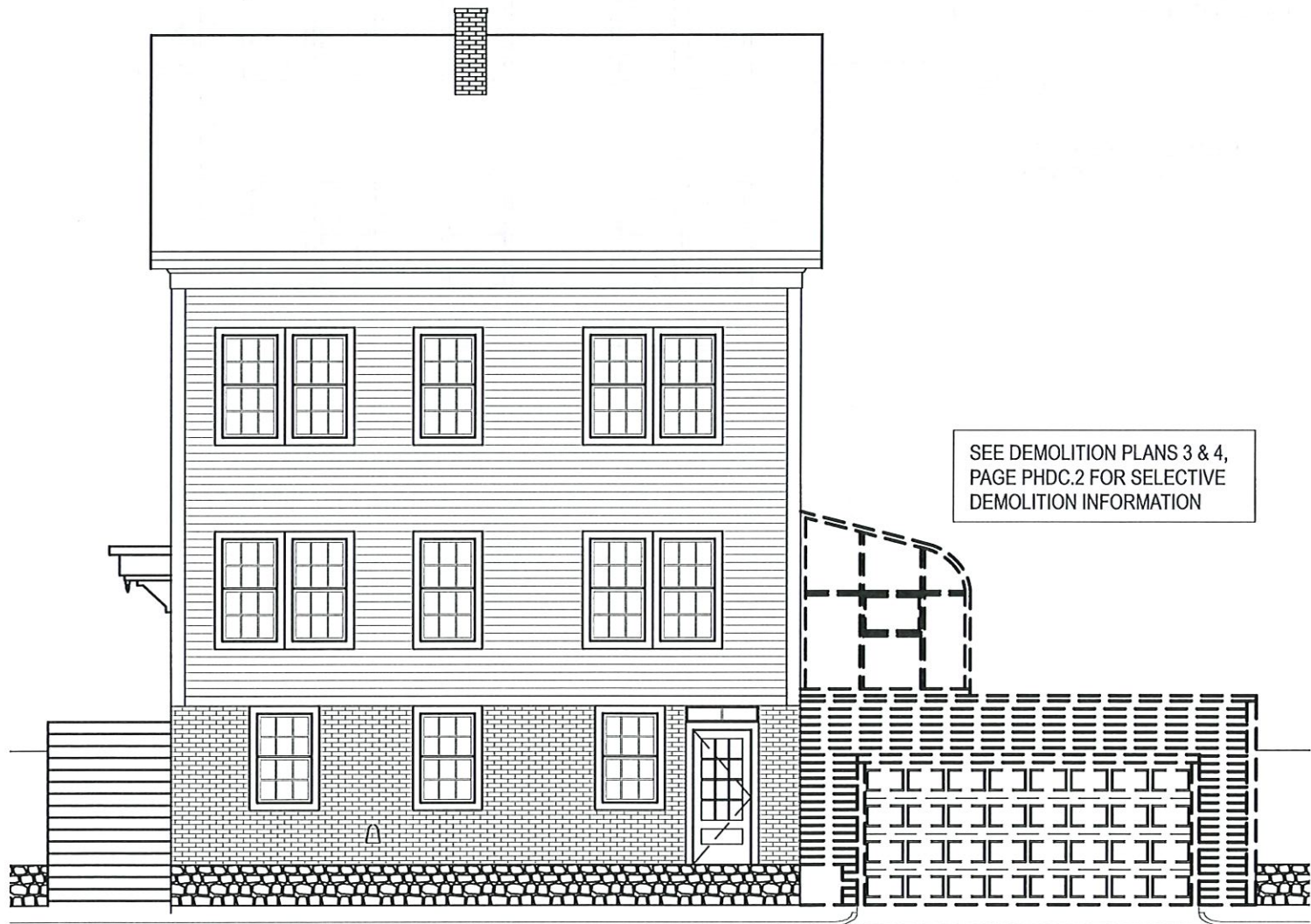
PHDC.3

ELEVATIONS: SOUTH & WEST
EXISTING CONDITIONS

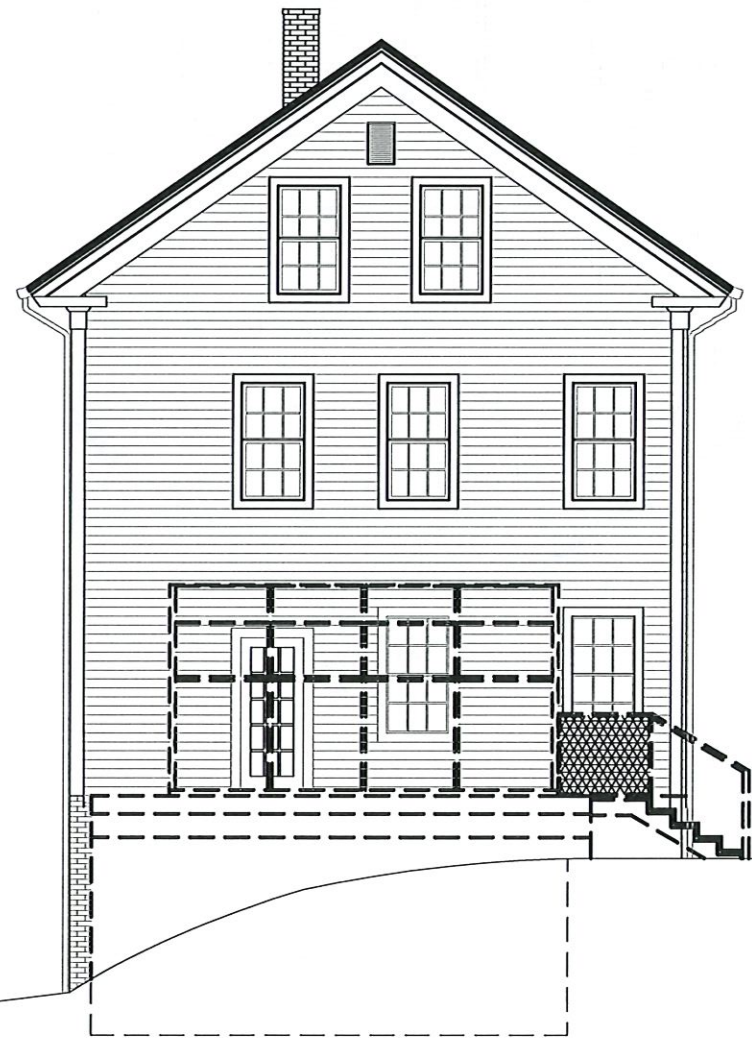
56 Pratt Street
Providence RI 02906

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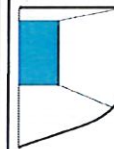
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2 WEST ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"



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56 Pratt Street
Providence RI 02906

ELEVATIONS: SOUTH &
WEST DEMOLITION

PHDC.4

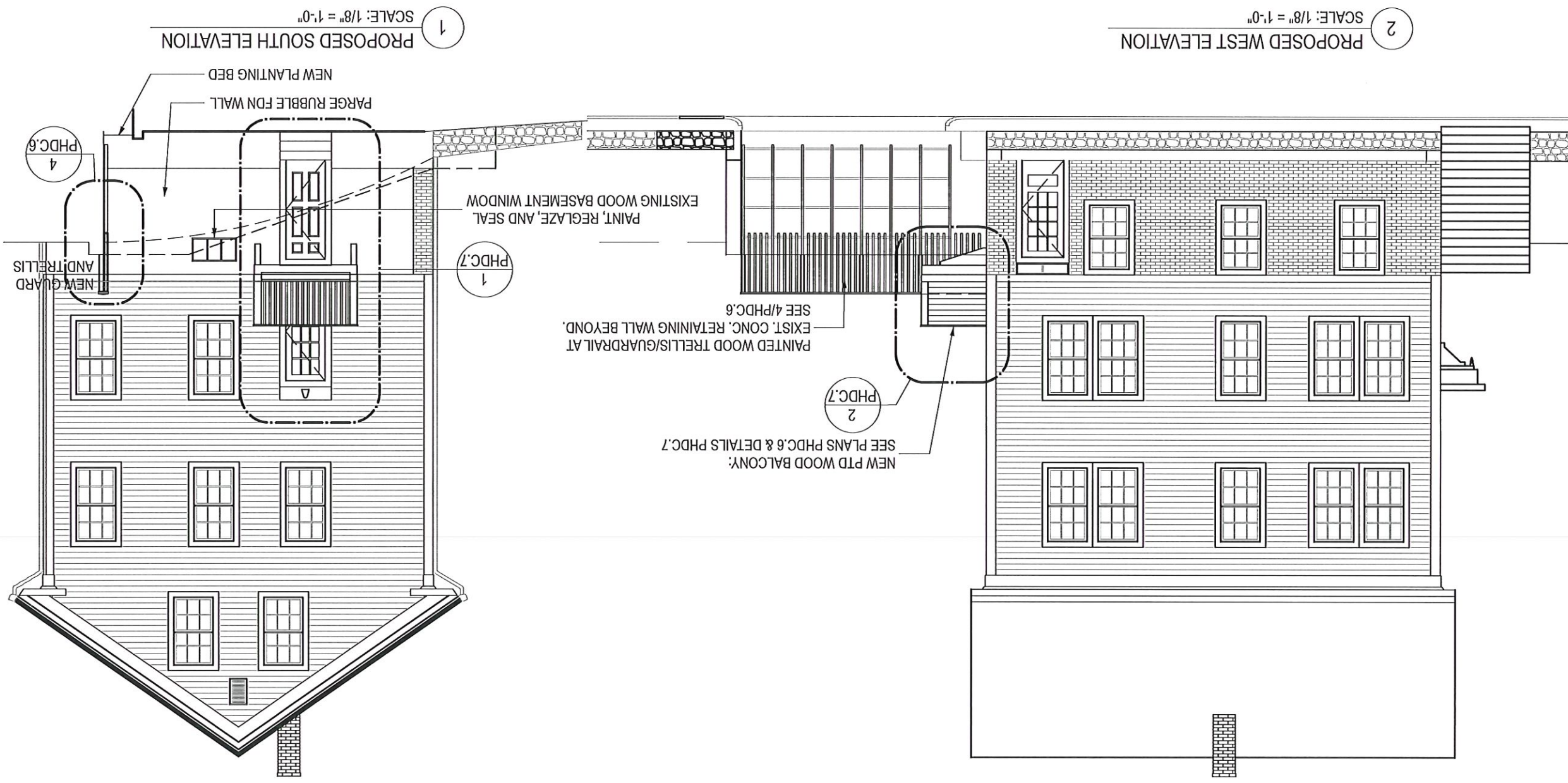
PHDC.5

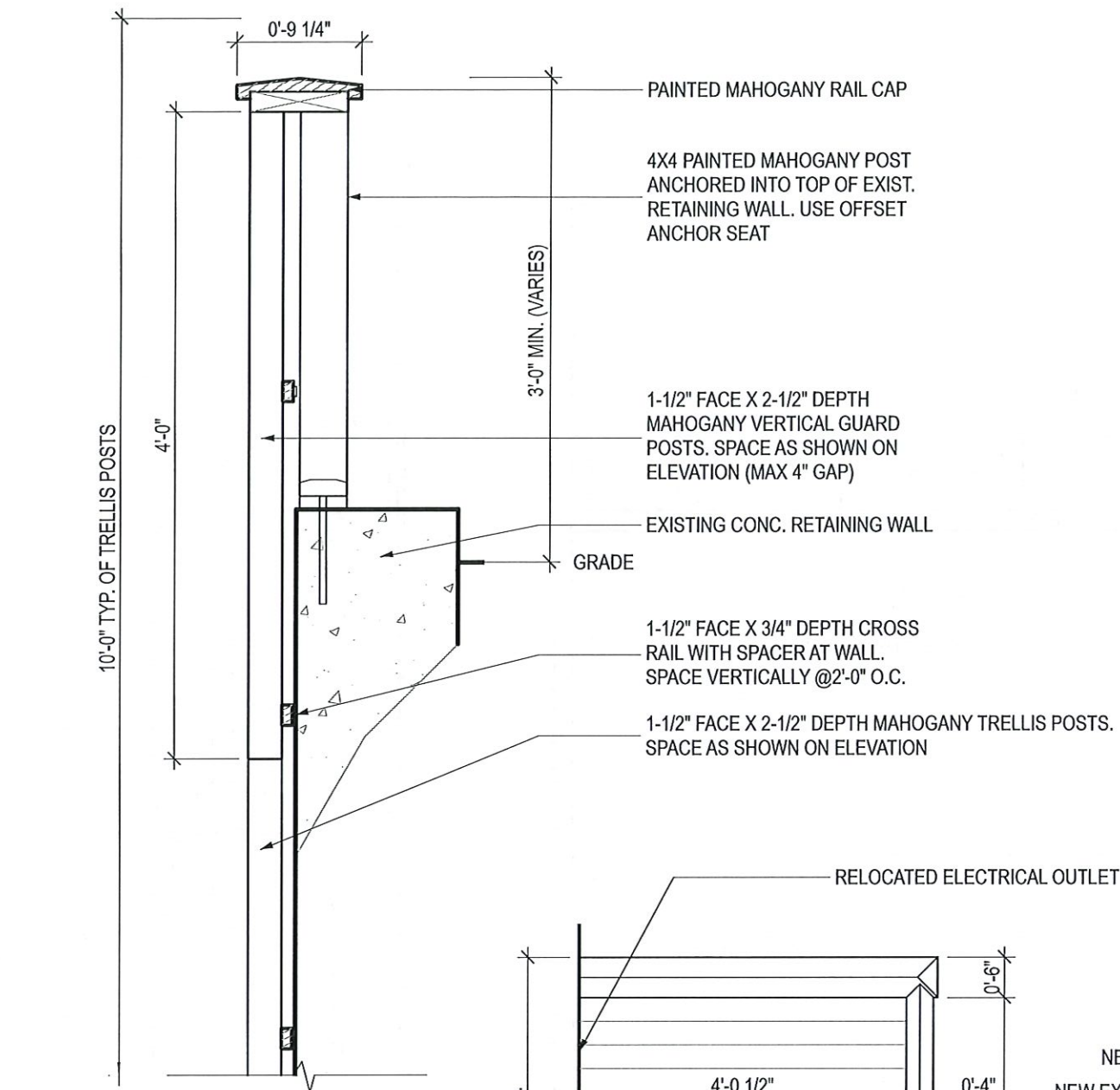
PROPOSED ELEVATIONS

56 Pratt Street
Providence RI 02906

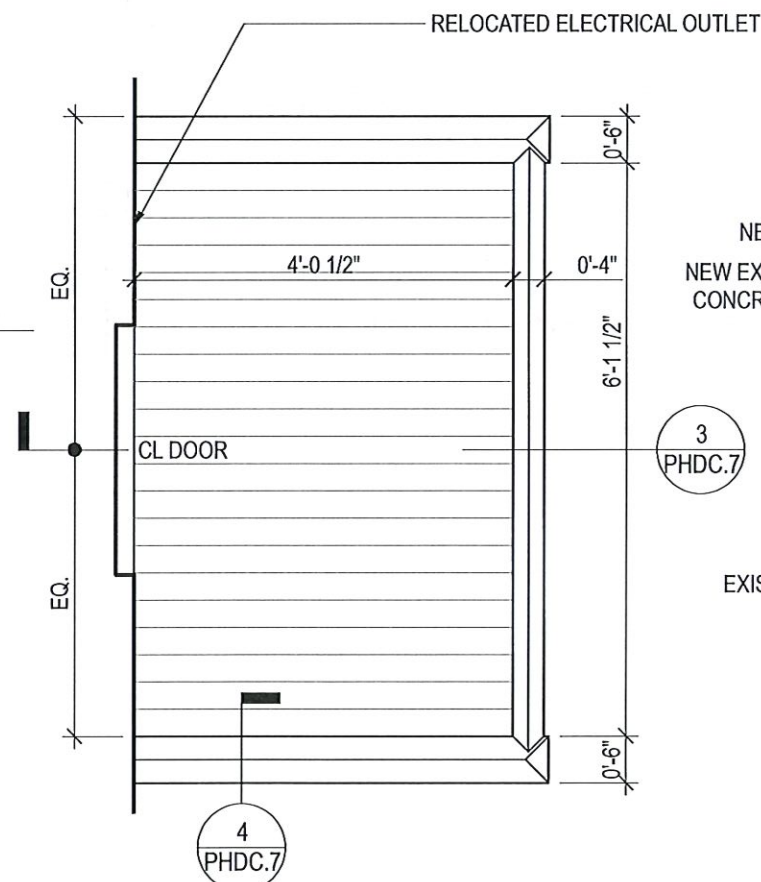
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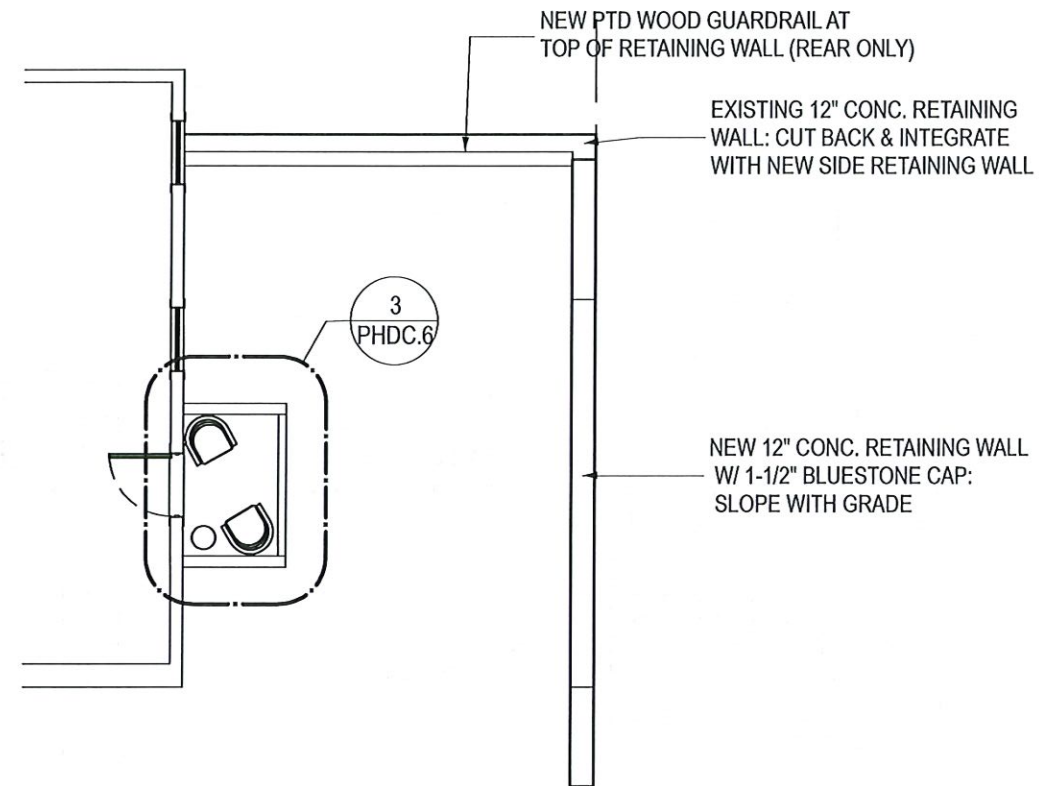




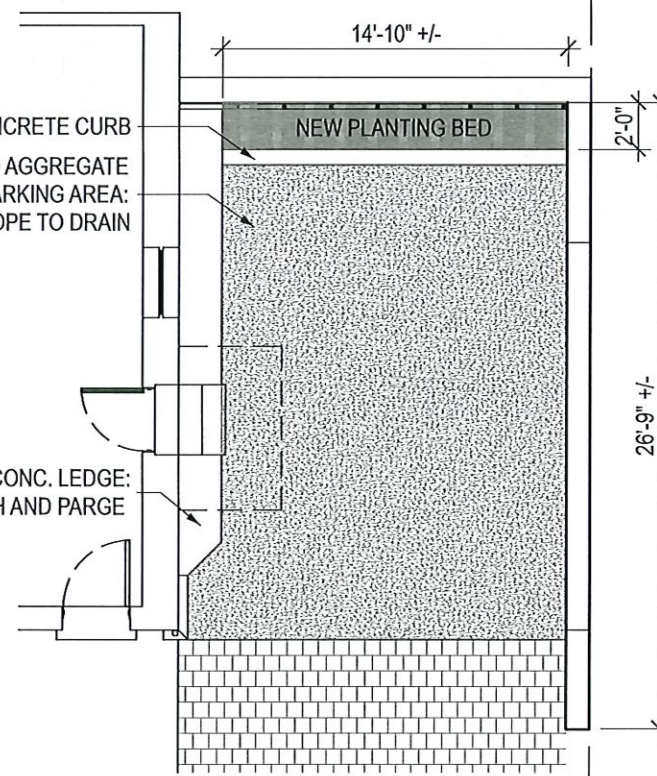
4 DETAIL: GUARD RAIL AND TRELLIS
SCALE: 1" = 1'-0"



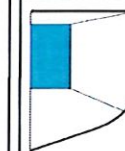
3 DETAIL PLAN: BALCONY
SCALE: 1/2" = 1'-0"



2 PARTIAL PLAN: PROPOSED LEVEL 2
SCALE: 1/8" = 1'-0"



1 PARTIAL PLAN: PROPOSED LEVEL 1
SCALE: 1/8" = 1'-0"



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56 Pratt Street
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PROPOSED PLANS &
DETAILS

PHDC.6

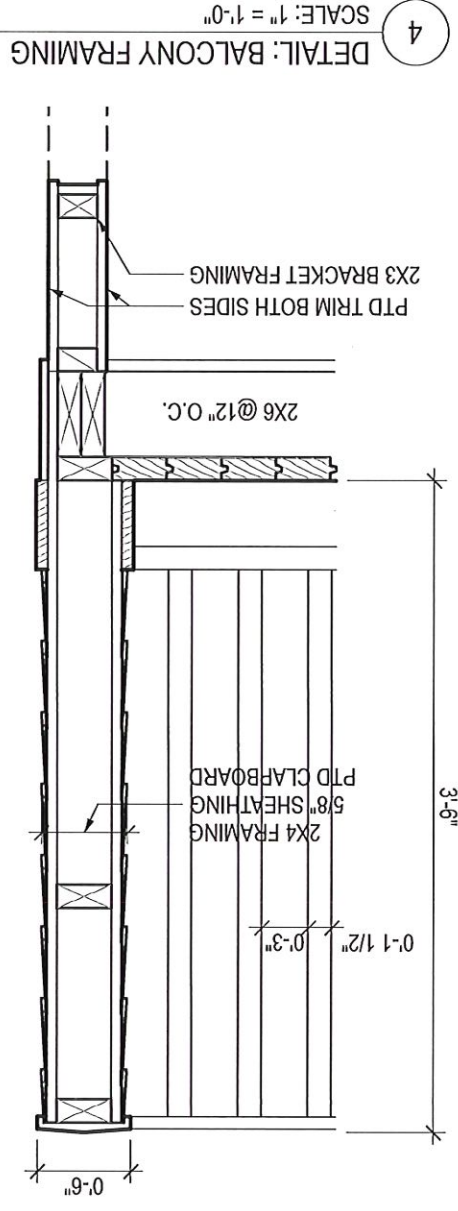
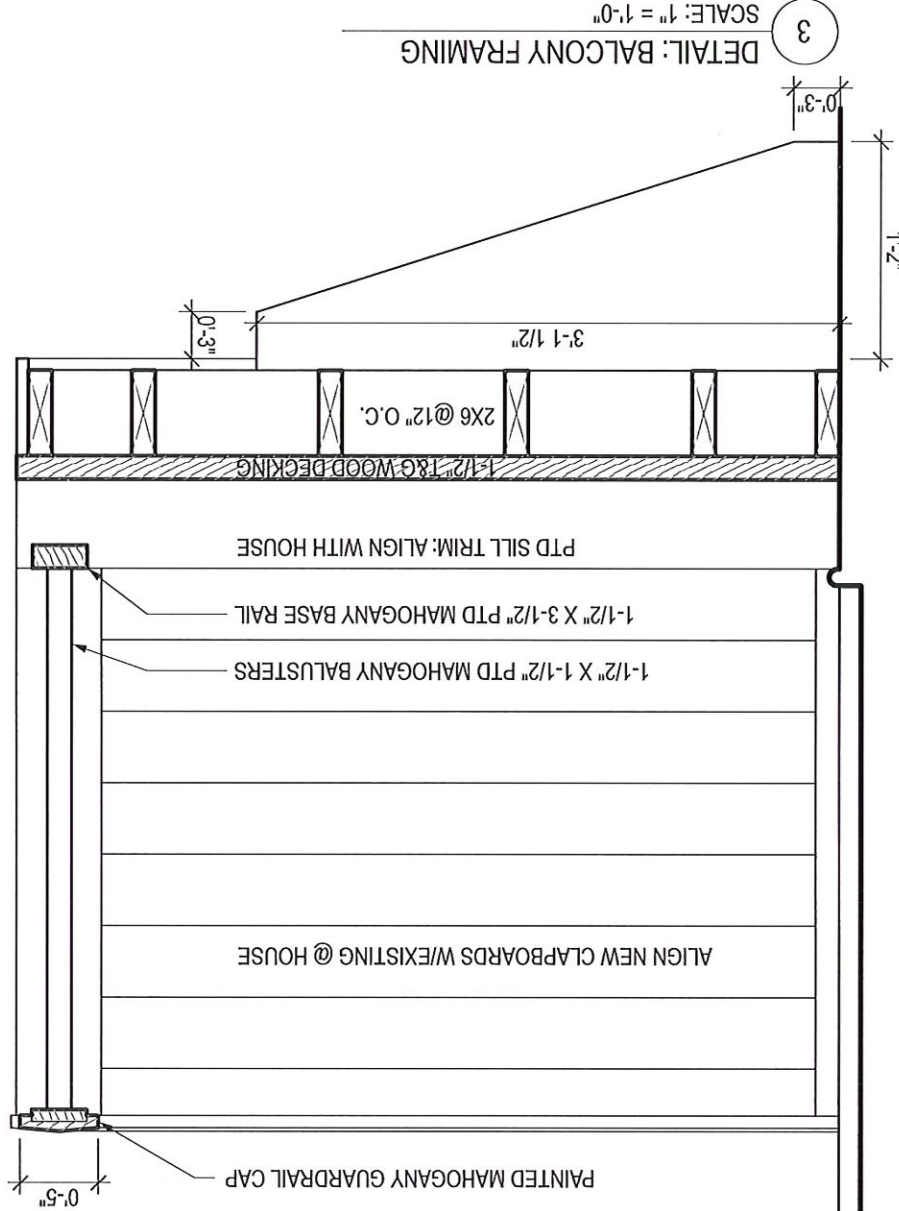
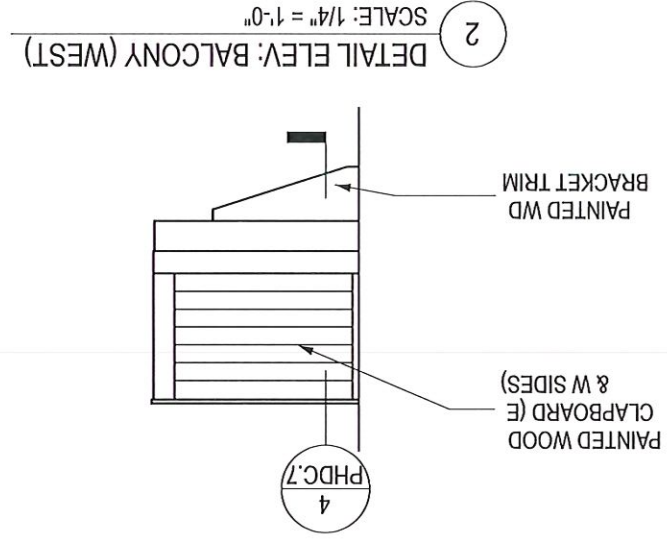
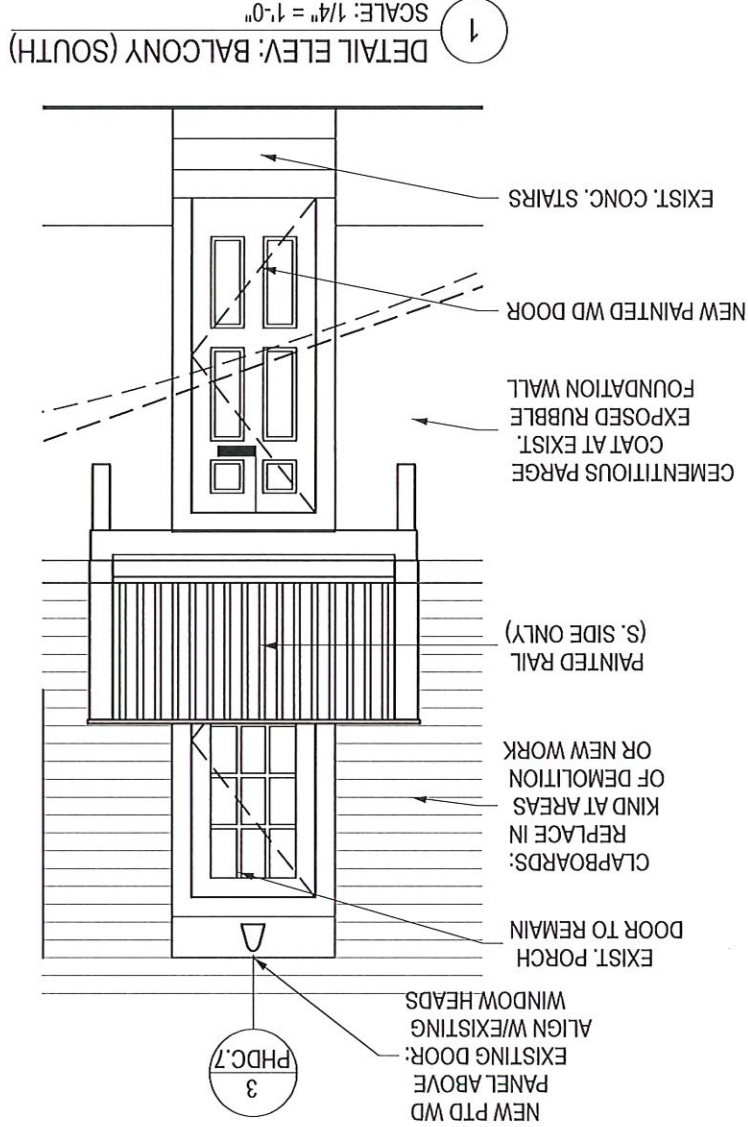
PHDC.7

BALCONY DETAILS

56 Pratt Street
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DEPARTMENT OF BUILDING INSPECTION

DATE Oct. 4, 1971 PERMIT NO. 658
LOCATION 56 Pratt
WARD 1 PLAT 10 LOT 160, 163
OWNER David Bell
ARCHITECT Lester J. Millman
BUILDER Ernest Hopkins
MATERIAL WOOD
NATURE OF WORK erect an addition (garage) 22'0" x 22'0"
NO. OF BLDGS. 1/at right, reroof dwelling with asph.
NO. OF STORIES 2 $\frac{1}{2}$ /replace shingles at front with clapboard
TO BE USED FOR dwelling, garage 2 cars/replace 4 double
NO. OF FAMILIES 1/hung windows at front with new
FIRE DISTRICT 2/mullion-type windows
\$6,000