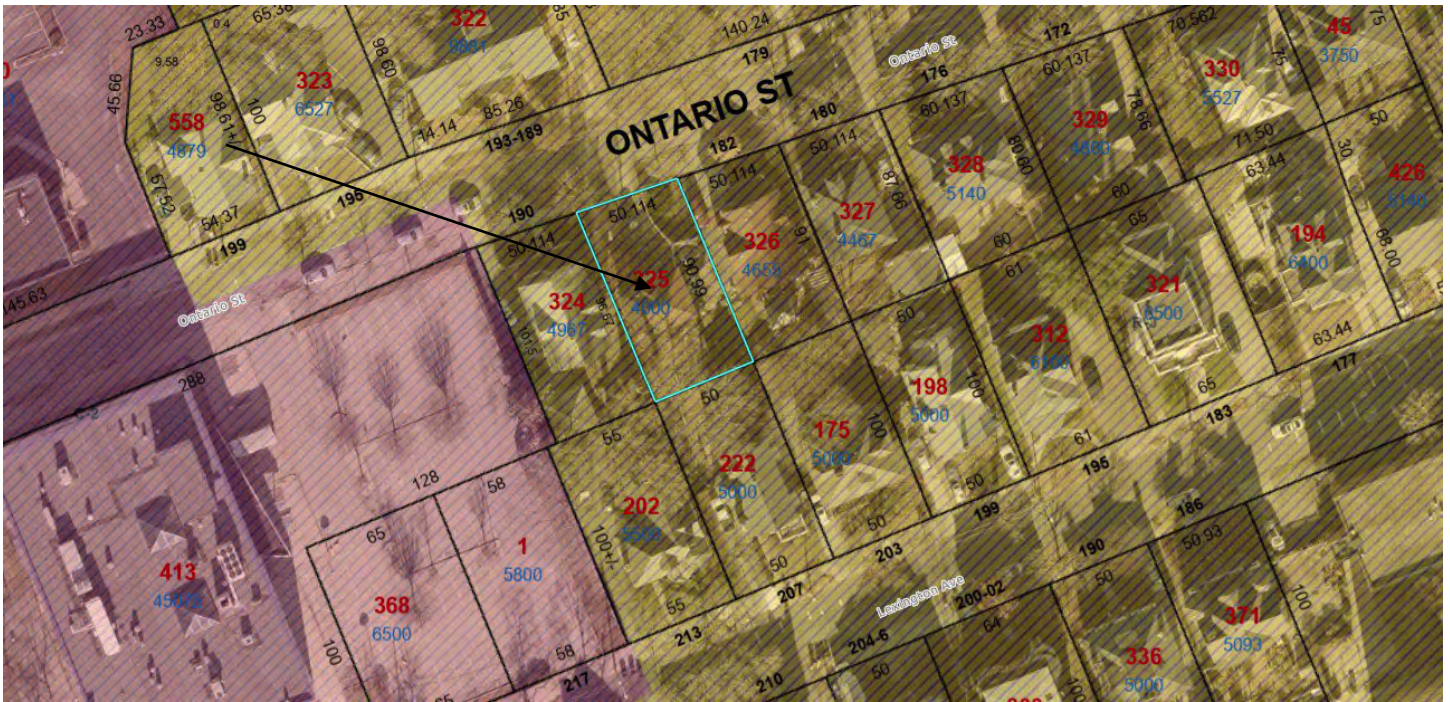
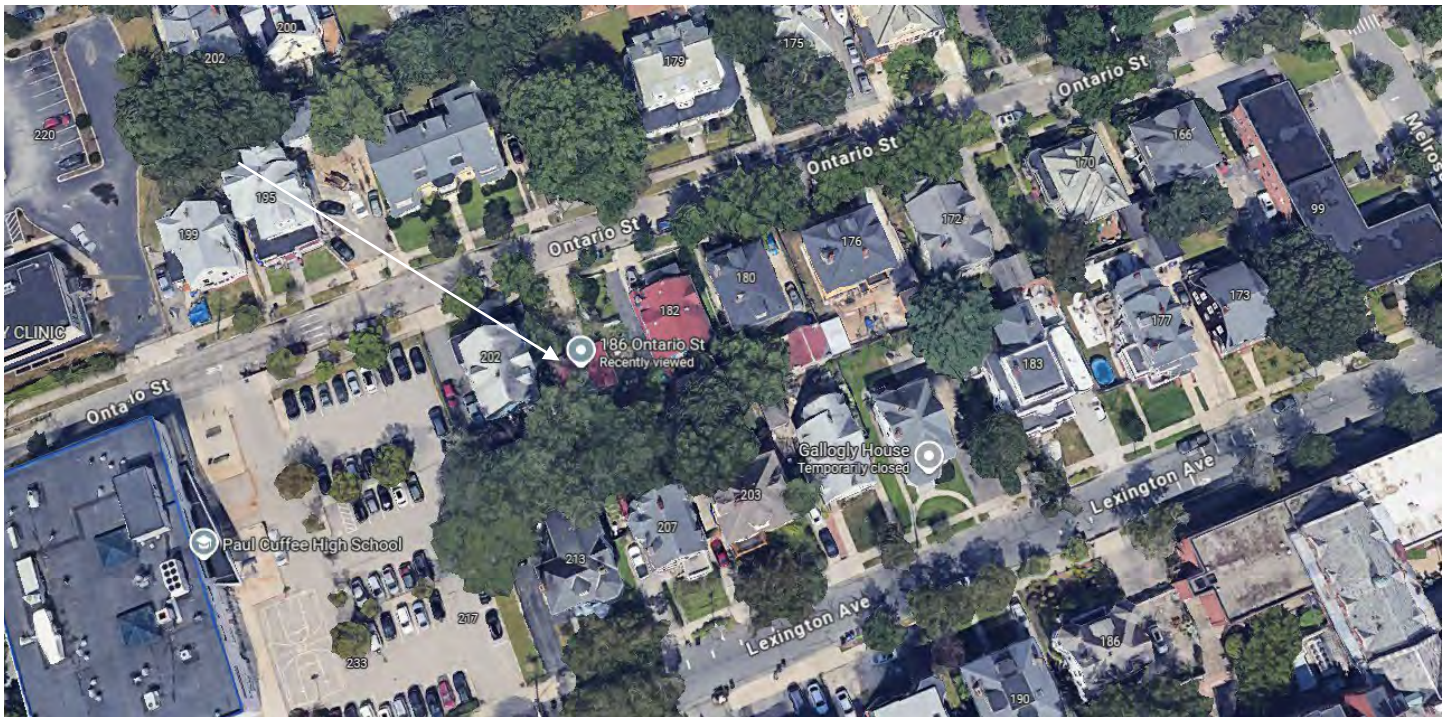


2. CASE 26.072, 186 ONTARIO STREET, Two-bay garage, before 1918 (SOUTH ELMWOOD)
Wood, two-bay, one-story with hip roof garage.
NON-CONTRIBUTING



Arrow indicates 186 Ontario Street.



Arrow indicates project location, looking north.

Applicant/Owner: Carlos Quezada, Homes R Us, 117 Niagara Street, Providence, RI 02907

Proposal: The scope of work proposed consists of Demolition and includes:

- demolition of the existing garage, a secondary, non-contributing structure.

Issues: The following issues are relevant to this application:

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 Elmwood . Research of Sanborn maps show the garage originally belonged to the house to the south, 207 Lexington Avenue. At some point the garage was separated and was then associated with 182 Ontario Street. That property was subdivided and we now have the current situation, where the garage sits individually on its own lot. The owner's intent is to build a residence on this parcel. 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.

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

- a) The wood, two-bay, one-story with hip roof garage at 186 Ontario 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 South Elmwood local historic district. 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 separated and no longer associated with its original property;
- 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 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.

Staff recommends a motion be made stating: The wood, two-bay, one-story with hip roof garage at 186 Ontario 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 South Elmwood local historic district, having been separated and no longer associated with its original property. 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, having been separated and no longer associated with its original property, and the recommendations in the staff report, with staff to review any additional required details

LEGEND

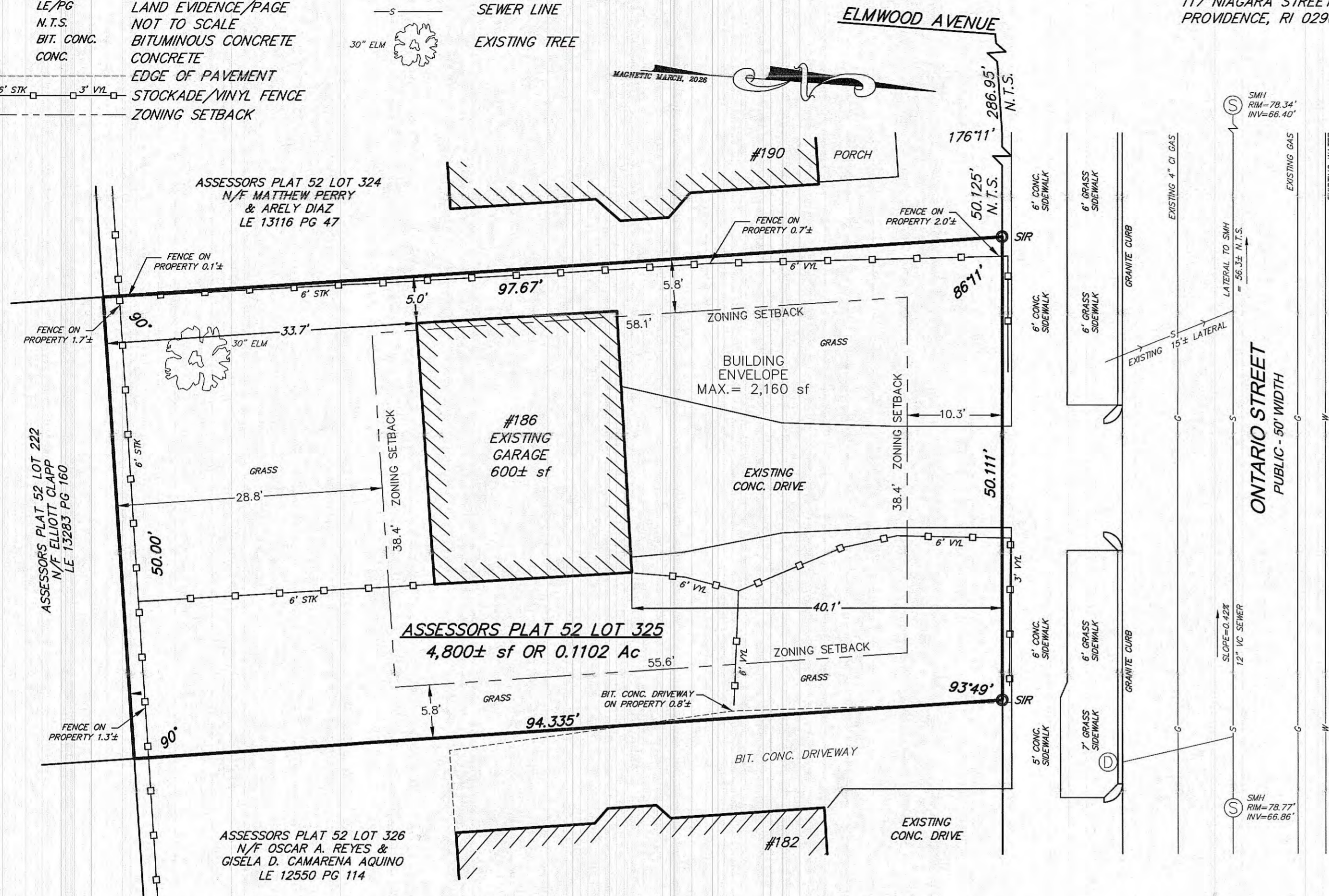
- SIR ○ IRON ROD SET
- N/F NOW OR FORMERLY
- LE/PG LAND EVIDENCE/PAGE
- N.T.S. NOT TO SCALE
- BIT. CONC. BITUMINOUS CONCRETE
- CONC. CONCRETE
- 6" STK — STOCKADE/VINYL FENCE
- 3" VYL — ZONING SETBACK
- W — WATER LINE
- G — GAS LINE
- S — SEWER LINE
- 30" ELM ○ EXISTING TREE

PROPERTY OWNER

KAIMANES HOME IMPROVEMENT, LLC
 HOMES R US, LLC
 117 NIAGARA STREET
 PROVIDENCE, RI 02907

ZONING TABLE

ZONE R-3	REQUIRED	SUBJECT LOT
		A.P. 52 LOT 325
		EXISTING
MINIMUM SQUARE FEET	5,000 sf	4,800 sf
MINIMUM FRONTAGE	50'	50.00'
MAXIMUM BUILDING COVERAGE	45%	12.5%
MAXIMUM HEIGHT & FLOORS	45' & 3 FLOORS	1 FLOOR
MAXIMUM IMPERVIOUS SURFACE COVERAGE FRONT YARD	33%	25.9%
MAXIMUM IMPERVIOUS SURFACE COVERAGE REAR YARD	50%	0%
MAXIMUM IMPERVIOUS SURFACE COVERAGE	65%	23.7%
MINIMUM PERVIOUS SURFACE COVERAGE	1,000 sf	3,660± sf
FRONT SETBACK	15.3' ±5' BUILD TO ZONE SEE NOTE #5	40.1'
SIDE SETBACK	LESS THAN 60' FRONTAGE: 5.8' SEE NOTE #6	5.0'
REAR SETBACK	28.8' SEE NOTE #6	33.7'
TREE CANOPY	30% OF LOT sf (1,440 sf) SEE NOTE #5	20.8% (1,000 sf)



SURVEY CERTIFICATION

435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 15, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III, T-2

THE PURPOSE OF THIS CONTENT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH RECORD BOUNDARY LINES, IN ORDER TO EVALUATE THE PROPERTY.

BY: *Robert S. Engelhardt* DATE: 6/1/2026
 BY: ROBERT S. ENGELHARDT, PLS; LICENSE #1949; COA # A-437



EXISTING CONDITIONS PLAN

#186 ONTARIO STREET
 ASSESSORS PLAT 52 LOT 325
 PROVIDENCE, RHODE ISLAND
 PREPARED FOR: HOMES R US, LLC
 PREPARED BY: ENGELHARDT SURVEYING, LLC
 18 TIMBERLINE DRIVE
 WARWICK, RHODE ISLAND 02886
 TEL. 401-467-1940

SCALE 1"=10' JUNE, 2026 SHEET 1 OF 1

FLOOD NOTE

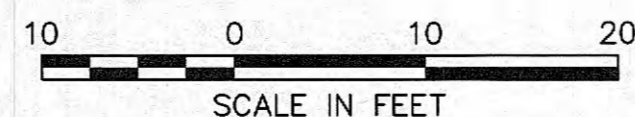
ALL OF PROJECT AREA FALLS WITHIN ZONE "X" (AREAS OUTSIDE OF 0.2% ANNUAL FLOOD CHANGE). FEMA MAP: 44007C0316G EFFECTIVE: 03/02/2009

NOTES

- CONTRACTOR SHALL CONTACT "DIG SAFE" PRIOR TO ANY CONSTRUCTION ON AND OFF PREMISES FOR VERIFICATION OF UNDERGROUND UTILITIES.
- ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE CITY'S STANDARD DETAILS AVAILABLE AT:
[https://www.providenceri.gov/public-works/forms/UNDER "REPORTS + PUBLICATIONS" OR AT:](https://www.providenceri.gov/public-works/forms/UNDER%20REPORTS%20AND%20PUBLICATIONS)
<https://www.providenceri.gov/wp-content/uploads/2019/06/providence-dpw-standard-details.pdf>
- PROVIDENCE DIVISION OF FORESTRY TREE LIST:
http://www.providenceri.gov/wp-content/uploads/2017/05/Providence_Tree_List.pdf
- THERE ARE NO SIGNIFICANT TREES (>32") ON THE PARCEL.
- FRONT SETBACK IS CALCULATED AS THE AVERAGE OF THE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100' ON EITHER SIDE OF THE SUBJECT LOT. SEE CITY OF PROVIDENCE ZONING ORDINANCE SECTION 402 B.
- FOR REDUCED SIDE & REAR YARDS, SEE CITY OF PROVIDENCE ZONING ORDINANCE SECTION 2003 B.

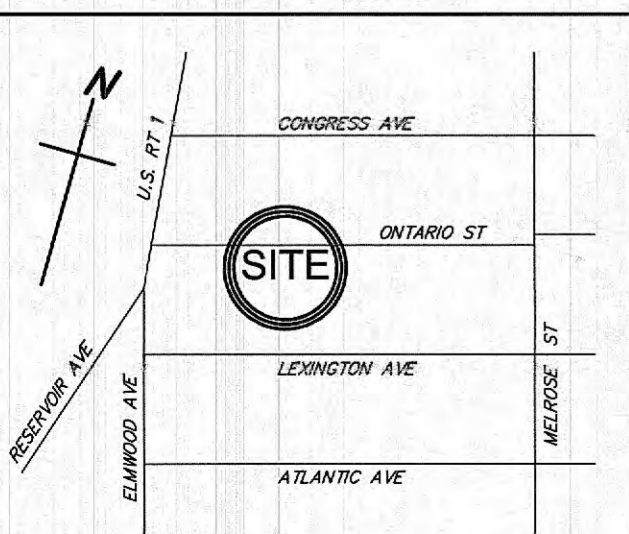
REFERENCES

- LAND EVIDENCE 14555 PAGE 33 (SUBJECT DEED)
- PLAN ENTITLED: "PLAT OF LAND IN ELMWOOD" BELONGING TO JOSEPH COOKE SMITH & ADELAIDE M. SMITH BY J.A. LATHAM, DEC. 1896 PLAT CARD 725
- SEWER PLAN AND PROFILE OF ONTARIO STREET. AT CITY ENGINEERS OFFICE. PLAN #175-34.
- PLAN ENTITLED: "PLAT OF WINCHESTER PLACE" FROM ELMWOOD AVE. TO MELROSE ST. SCALE 60 FEET PER INCH MAY 17, 1900. AT CITY ENGINEERS OFFICE. PLAN #85 B-30. (CHANGED TO ONTARIO STREET MARCH 21, 1901)



LOCUS MAP

NOT TO SCALE











3. PRELIMINARY APPLICATION, 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.