



Outlook

Re: [EXTERNAL] Letter of objection to 56 Pratt st development proposal

From <jmartin@providenceri.gov>

Date Thu 8/20/2026 13:11

To Cath C. <caiq17@gouldacademy.org>

Received, thank you. This will be distributed to Commission members and entered into the record. -J

From: Cath C. <caiq17@gouldacademy.org>

Sent: Thursday, August 20, 2026 12:55

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] Letter of objection to 56 Pratt st development proposal

Mr Martin,

My name is Qingqing "Cath" Cai. I live with my husband, Henry Hawk, at 105 Pratt St. I am sure that at this point, you have received several letters of objection from the Pratt st neighbors against the development of 56 Pratt. I live right across from the empty lot of the proposed development.

As I don't want to take up your time reiterating the very well articulated points from my neighbors, I would like to highlight the facts that Pratt St is a quiet residential street, consisting primarily of single-family and small multifamily residences, on very small lots. We have dense, and at times already difficult, parking arrangements. During the winter, when parking becomes even more limited due to snow removal, this can be particularly challenging. Yet the proposed development would introduce a dramatically greater number of residents to the street while providing only limited parking.

What I find particularly troubling is the apparent disregard for the existing character and circumstances of the street. This is not an abstract development project in an empty neighborhood. People are living directly across from and alongside this property who will have to live with the consequences of this decision every single day. Pratt St has been a peaceful and harmonious residential street for many years, and I don't think it is unreasonable for the people who live here to expect that a development of this scale should consider that reality.

I oppose the proposed development at 56 Pratt and ask that you give serious consideration to the concerns of the residents who will be most directly affected by it.

Thank you for your time and consideration.

Yours sincerely,

Qingqing "Cath" Cai and Henry Hawk



Outlook

Re: [EXTERNAL] Development Project on Pratt Street

From Laura Donahue <lauracd713@gmail.com>

Date Wed 8/19/2026 14:30

To Martin, Jason <jmartin@providenceri.gov>

Hi Jason - Thanks for getting back so quickly. This was meant for you to be aware of the concerns, but with a small edit, it can be. Please see below.

I live at 101 Pratt Street in Providence and I am writing to you about concerns with a development at 56 Pratt Street that is currently under review. This development is directly across from my home.

I use the word "development" intentionally. Our street is residential and it has single ownership and multi family homes. We all live together on the street respectfully and harmoniously. All of us know several of our neighbors. I believe that the largest multi family on Pratt Street has 3 units and while I don't have details, the size of the building would indicate each unit would have no more than 3 bedrooms. At the outside, one building with 3 units and 3 bedrooms would have 9 bedrooms total.

This new development includes a significant expansion and restructuring of an existing single family home to become multi family as well as a new building which together would consist of 23 bedrooms. That seems a bit excessive for two buildings on this particular street. It's clear that the person who owns the property does not live on the street and does not care about this street or the neighborhood if this is his proposal. He knows it will change what we have all created here. I originally met the owner a few years ago when he bought the property and he let me know that he bought it for a family member and has plans to build another single family house on the lot next door. We have had several conversations since and he has never mentioned this project. He also recently stated that the relative who he bought the house for is living in the existing single family house currently.

Plans change, of course, but this is an extreme change. Pratt street is quiet and the houses and condos are all on very small lots. Pratt street has problems with parking for the current residents who don't have garages or driveways and parking is only allowed on one side of the street. It is especially difficult in the winter where the street parking is eliminated or limited for snow removal. With the addition of this development, it will be considerable worse as the proposal states there will only be parking for a few cars.

Adding so many units would add more congestion and more parking issues as well as change the make up of the street.

I would ask you to consider the impact of this development and support our concerns for the plan and attend the HDC meeting on Monday August 24 at 4:45 pm and express the neighbor's concerns with this development. Unfortunately I am out of state and can't attend the meeting.

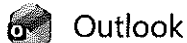
I appreciate your time and support.

Thank you,

Laura Donahue
101 Pratt Street
Providence RI 02906
617 877 1234
lauracd713@gmail.com

On Wed, Aug 19, 2026 at 1:52 PM Martin, Jason <jmartin@providenceri.gov> wrote:

| Hi Laura -



Outlook

Re: [EXTERNAL] Proposed development, 56 Pratt St, PHDC case 26, 101

From Martin, Jason <jmartin@providenceri.gov>

Date Thu 8/20/2026 09:40

To Anne Hart <anne_hart@brown.edu>

Received, thank you. This will be distributed to Commission members and entered into the record. -J

Jason Martin, Preservation Planner
City of Providence
Department of Planning & Development
444 Westminster Street, Ste 3A
Providence, RI 02903
401.680.8517

From: Anne Hart

Sent: Tuesday, August 11, 2026 14:00

To: Martin, Jason

Subject: [EXTERNAL] Proposed development, 56 Pratt St, PHDC case 26, 101

Dear PHDC and Mr. Martin

I'm writing about the past approval of a new apartment building at 56 Pratt Street and the future consideration by PHDC of a revised plan for another apartment building. This is PHDC case 26, 101. I understand the need for more housing and Pratt is already an eclectic street. And, I don't object to a "right-sided" modern apartment building in this part of the Providence Historic District

But, I do object to

1) the enormous size/height.

This is too large and too tall, versus other houses in the neighborhood, including historic landmarks. It will dwarf the historic houses in this district.

2) the lack of parking spaces, versus the number of bedrooms.

This is a huge development with 23 bedrooms in 8 units...and they only provide 7 parking spaces, which is a ridiculously low number. There are only 8 houses on that side of Pratt street; this development would like double the number of residents on this block, making street parking impossible on this very narrow street. This street is on the steepest part of College Hill, which will exacerbate the parking problem... especially in winter as this street is not properly plowed and on trash pick-up days

If Brown University was proposing something of this scale, the project would be given more scrutiny and loud objections would be raised. These apartments are almost certainly going to be rented to undergraduate students, especially with the high number of bedrooms and lack of parking spaces. Families and young couples aren't going to be able to use these apartments, if they can't have a place for

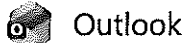
cars.

Please keep these buildings small enough to not detract from the historic district, and require that these 3-bedroom apartments have at least 2 assigned parking spaces for each apartment/unit.

Thanks for your work on this,

Anne Hart

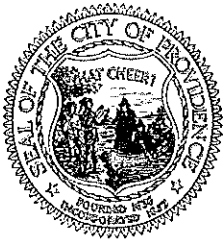
162 Pratt Street



Re: [EXTERNAL] Aug 24 meeting response

From Martin, Jason <jmartin@providenceri.gov>
Date Fri 8/21/2026 09:06
To Lynch, Stephen <SJLYNCH@providence.edu>

Received, thank you. This will be distributed to Commission members and entered into the record.



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From: Lynch, Stephen <SJLYNCH@providence.edu>
Sent: Thursday, August 20, 2026 19:23
To: Martin, Jason <jmartin@providenceri.gov>
Subject: [EXTERNAL] Aug 24 meeting response

Dear Mr. Martin,

I am writing to object to the proposed building on the wooded lot adjacent to 56 Pratt St (case 26.101 and case 26.138). We live in 100 Pratt in the home directly abutting the lot on the south side. I am requesting that this email be added to the official record for the meeting this coming Monday, August 24.

I have no objection to constructing residential housing on the lot, but any construction project should fit within context of the street. All the new buildings on this part of Pratt St over the past 40 years have been duplex condominiums. The current proposal is for two added buildings with a total of 23 bedrooms. That is more in line with a dormitory than a neighborhood residence.

I would welcome a new building next door, but only one that accords with the standards and norms of the neighborhood.

Dr. Stephen J. Lynch
100 Pratt St.
Providence

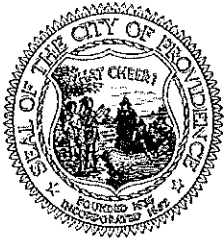
Re: [EXTERNAL] Proposed project at 56 Pratt

From Martin, Jason <jmartin@providenceri.gov>

Date Fri 8/21/2026 09:05

To MICHAEL MILLER <mf.millerri@verizon.net>

Received, thank you. This will be distributed to Commission members and entered into the record.



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From: MICHAEL MILLER <mf.millerri@verizon.net>

Sent: Thursday, August 20, 2026 20:03

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] Proposed project at 56 Pratt

Good evening Mr. Martin,

My name is Michael Miller and I live at 33 Pratt St.

I am emailing you tonight to voice my concern about the proposed project at 56 Pratt St.

The amount of units planned without ample offstreet parking creates a safety concern. Pratt Street is a very narrow road, and adding a significant amount of traffic with the addition of these units, causes several potential hazards.

I would not be in favor of this project unless accommodations could be made for two offstreet parking spaces, for each unit, were made available.

Sincerely

Michael Miller

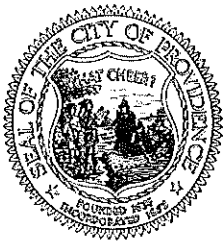
Re: [EXTERNAL] Objection to proposed development at 56 Pratt St

From Martin, Jason <jmartin@providenceri.gov>

Date Thu 8/20/2026 09:32

To Linda Nici <linda_nici@brown.edu>

Received, thank you. This will be distributed to Commission members and entered into the record. -J



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From: Linda Nici <linda_nici@brown.edu>

Sent: Wednesday, August 19, 2026 20:47

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] Objection to proposed development at 56 Pratt St

Dear Mr Martin,

I am writing to formally object to the proposed development at 56 Pratt Street. I would like this objection placed in the official record.

This section of Pratt St is narrow with sparse sidewalks - beginning at Jencks Street and ending in South Court Street. It has limited parking on one side of the street only and egress is challenging for any large vehicles. Currently the block is made up of single family homes and only 2 triple family homes.

The proposal at 56 Pratt St adds 7 apartments (23 bedrooms) on a single historic home (3 as ADUs which will almost certainly be rental apartments) and 4 apartments on a new build which is on a narrow vacant lot. This density is completely out of proportion to the surrounding neighborhood and, with inadequate parking, will cause undue strain on an already small and narrow street. Secondly, the style and scale of both the addition and new building tower over the neighborhood and are of a style that is jarring to say the least.

We are respectfully asking that the City of Providence look at this proposal in relation to its location and ask that it be scaled back to a reasonable size and density.

Thank you for your time and consideration.

Sincerely,

Linda Nici MD

99 Pratt Street

Linda Nici



Outlook

Re: [EXTERNAL] August 24th meeting at 4:45pm - 56 Pratt Street Providence

From Rizvi, Zehra <zrizvi992@g.rwu.edu>
Date Tue 8/18/2026 10:14
To Martin, Jason <jmartin@providenceri.gov>

Thank you Jason. One correction. There are a total of 7 parking spaces for both the north and south project and total of 23 bedrooms. I misspoke and wanted to provide accurate information for the record.

Thank you!

Zehra Rizvi
Juris Doctorate, *Roger Williams University School of Law*
Master of Science Healthcare Communication, *Boston University*
Mediator, *Center for Mediation and Collaboration*
Board Member, *Center for Mediation and Collaboration*
401.499.6171

On Tue, Aug 18, 2026 at 10:12 AM Martin, Jason <jmartin@providenceri.gov> wrote:
Received, this will be distributed and entered into the record. -J

From: Rizvi, Zehra <zrizvi992@g.rwu.edu>
Sent: Tuesday, August 18, 2026 09:29
To: Martin, Jason <jmartin@providenceri.gov>
Subject: [EXTERNAL] August 24th meeting at 4:45pm - 56 Pratt Street Providence

Hi Jason,

I am a resident of 107 Pratt Street and submitting my objection and comments on the new building (empty lot) owner of 56 Pratt Street, Mr. Nathaniel Sliney has proposed.

I attended the last meeting and my understanding is the new construction will have 23 bedrooms based on his architect's plans. There will only be 4 parking spaces in the garage. For those residents who will have an additional car (and they will), they will need to obtain a parking permit on the street. This will flood our already narrow street with parked cars.

Here is the major concern: How will the City do its job properly and plow those streets during the winter months from snowstorms? What will happen during a parking ban? This raises serious safety concerns for the residents who who work and need proper ingress and egress. Some of the residents are physicians and need to go to the hospital in order to take care of patients in critical condition - and their lives are dependent on doctors being able to safely leave their homes to get to the hospital.

Parking will be a logistical nightmare! There will be at least 10 cars on the street with this new development and parking is only allowed on one side of Pratt.

We want to preserve the peace and sanctity of our street. We also want to preserve the historic nature of homes on college hill - even the modern ones on Pratt Street designed tastefully by Friedrich St. Florian. You cannot compare this ugly, gloomy, unusually tall over imposing structure to St. Florian's work.

I urge the Historic Commission to do their homework and research those other modern buildings on Pratt Street. They do not compare in design and plan to this one.

23 bedrooms means overcrowding on our quaint beautiful street and the parking situation will be unlike any other modern building on Pratt that have designed proper garage spaces of their residents.

I strongly oppose Mr. Sliney's proposal and urge the Commission to deny his proposed request to build on both the new lot and addition.

Zehra Rizvi

Juris Doctorate, *Roger Williams University School of Law*

Master of Science Healthcare Communication, *Boston University*

Mediator, *Center for Mediation and Collaboration*

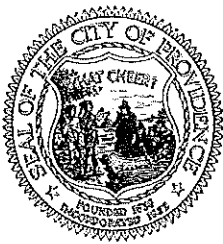
Board Member, *Center for Mediation and Collaboration*

401.499.6171

Re: [EXTERNAL] 56 Pratt - wow

From Martin, Jason <jmartin@providenceri.gov>
Date Thu 8/20/2026 09:44
To Andrew Robin <andrewrobinmd@gmail.com>
Cc Anna gmail <annamacgregor@gmail.com>

Received, thank you. This will be distributed to Commission members and entered into the record. -J



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From: Andrew Robin <andrewrobinmd@gmail.com>
Sent: Monday, August 10, 2026 13:48
To: Martin, Jason <jmartin@providenceri.gov>
Cc: Anna gmail <annamacgregor@gmail.com>
Subject: [EXTERNAL] 56 Pratt - wow

Dear Jason,

Hope you are well. I'm writing to voice my objections to the absurd proposed development at 56 Pratt, Case 26.101. My objections:

- 1) Out of character with the smaller houses nearby.
- 2) Inviting lots of traffic and lots of parking problems on the narrow, hilly streets of the neighborhood.
- 3) Would be another giant, style-less box that tells the world Providence no longer cares about history, style, or flavor (even on College Hill!)... or anything else except jamming more taxpayers into its boundaries.
- 4) Breeds contempt for government and suspicion of corruption in a society growing increasingly sick of self-serving, self-dealing government at every scale.

Having met you and knowing you to be a person who appreciates history, style, character, and personal integrity, I suspect you agree. If there's anything you can do to act on those impulses, please do. And please let me know what else I can do.

Thanks,

Andy Robin

401-257-9287

44 Pratt St., Providence 02906

Re: [EXTERNAL] Case 26.101, 26.138, 56 Pratt St House , 1857-75(College Hill)

From Martin, Jason <jmartin@providenceri.gov>

Date Fri 8/21/2026 10:28

To Michael Sandoval <masdue@live.com>

Received, thank you. This will be distributed to the Commission and entered into the record.



Jason Martin
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From: Michael Sandoval <masdue@live.com>

Sent: Friday, August 21, 2026 10:17

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] Case 26.101, 26.138, 56 Pratt St House , 1857-75(College Hill)

Good morning Jason,

My name is Michael Albert Sandoval, I am a resident at 97 Pratt St on the east side of Providence. I'm writing to you as I have concerns regarding the proposed development at 56 Pratt St. I believe the density of the project is more that the street can absorb, 23 additional bedrooms is too much for an already crowded street , there is not enough parking on the street and as residents we need to apply for special permission to buy overnight parking tickets and still be given tickets when we park on the street overnight. Between delivery trucks, lost out of state drivers, speeding drivers, it will be more chaos that already exist. A smaller scope development project would be acceptable,
I object to the present proposal and please make this part of the official record of the meeting. Thank you for your help in this matter.

Michael S
401-528-7301



Outlook

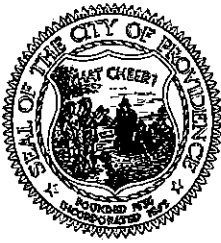
Re: [EXTERNAL] 56 Pratt St project objection

From Martin, Jason <jmartin@providenceri.gov>

Date Fri 8/21/2026 13:58

To Andreas, Peter <peter_andreas@brown.edu>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
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From: Andreas, Peter <peter_andreas@brown.edu>

Sent: Friday, August 21, 2026 13:37

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] 56 Pratt St project objection

Dear Mr. Martin,

I am writing to express serious concern regarding the planned building project at 56 Pratt St. I have happily lived on this quiet residential street for nearly two decades. Adding 8 units (23 bedrooms)--without adequate parking and generating much more traffic--would significantly decrease our quality of life.

Peter Andreas
41 Pratt St.

Re: [EXTERNAL] 56 Pratt Street

From Martin, Jason <jmartin@providenceri.gov>
Date Fri 8/21/2026 13:59
To Charles Wharton <charleshwharton@gmail.com>
Cc jill@jilldavidsonri.com <jill@jilldavidsonri.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
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From: Charles Wharton <charleshwharton@gmail.com>
Sent: Friday, August 21, 2026 13:32
To: Martin, Jason <jmartin@providenceri.gov>
Cc: jill@jilldavidsonri.com <jill@jilldavidsonri.com>
Subject: [EXTERNAL] 56 Pratt Street

Hi Jason,

My wife Joy and I were residents at 44 Pratt Street for 28 year and now have resided at 4Jenckes for the last 10 years. We hereby notify you of our concerns about the proposed development or 8 housing units with a proposed 23 bedrooms combined to possibly be constructed at 56 Pratt Street lot location, cases 26, 101 and 138.

Our concerns include the following:

The intersection of Pratt and Jenckes is a dangerous one where we have witnessed numerous accidents over the years.

There are two stop signs (only) on Pratt going north and south and none on Jenckes, which is a very steep hill as Im sure you are aware.

There is parking on Pratt mostly on the east (uphill) side especially north of Jenckes, but often people have parked their vehicles almost to the respective corners making turning very difficult as it not only restricts visibility but turning space. This is also the case on Pratt going south where parking is on the west (downhill) side of tge street.

Jenckes is a major cut thru street that is used at rush hour. In addition, people regularly violate the 'one way' provision on this part of Jenckes between Pratt and Benefit Street which also has parking on the north side.

Pratt Street has town houses and three family across from the proposed development at 56 which limit parking. There are rental units on both Jenckes and Pratt with limited parking, so residents park on tge street in this area.

Pratt Street 'narrows' somewhat as it moves south to the dead end with North Court, again a blind corner going west to downtown Providence. Pratt between Olney and Halsey is densely populated and both Pratt and Halsey have heavily used parking in this area with cars and trucks parked closer than 15 feet to the intersections. Pratt in this area is a major cut thru via Halsey to Benefit to downtown Providence.

Our concerns are for the safety of people in our neighborhood, current property owners in this congested area, increased density over the mostly single family residences and the fairly common three family housing units and the occasional duplex.

We will continue to follow this proposed development closely and with interest. Please register this letter of concern into the record for your upcoming August 24th HDC meeting Case 26, 201 and Case 26, 138 both at 56 Pratt Street.

Thank you for your attention to this matter.

Sincerely,

Charles H. Wharton

Joy H. Wharton

4Jenckes Street, Providence, 02906

Re: [EXTERNAL] Water pressure at Pratt St

From Martin, Jason <jmartin@providenceri.gov>
Date Fri 8/21/2026 15:06
To Karin Hebb <kjhebb@hotmail.com>
Cc suzannejoylynch@gmail.com <suzannejoylynch@gmail.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
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From: Karin Hebb <kjhebb@hotmail.com>
Sent: Friday, August 21, 2026 15:05
To: Martin, Jason <jmartin@providenceri.gov>
Cc: suzannejoylynch@gmail.com <suzannejoylynch@gmail.com>
Subject: [EXTERNAL] Water pressure at Pratt St

Dear Mr. Martin

I live two houses down from the proposed project at 56 Pratt St.
Ever since moving in, I have been having problems with the water pressure here at the uphill side of Pratt St. We have an "on demand" hot water heater, and there isn't enough pressure to turn on the hot water in my kitchen on the third floor of my single family house at 120 Pratt Street.
It's an ongoing problem, especially in times of great water demand.
I can only surmise the problem we'll be having when all these units will be built, some of them a whole story higher!
I think this should be addressed at the upcoming meeting.
Thank you,
Karin Hebb
120 Pratt St



[EXTERNAL] Development at 56 Pratt Street

From Beth Porter <bporter55@gmail.com>
Date Sat 8/22/2026 16:58
To Martin, Jason <jmartin@providenceri.gov>
Cc Hank Heneghan <hankheneghan@gmail.com>

Dear Mr. Martin:

We are writing to you again in advance of the PHDC meeting scheduled for August 24, which includes discussion of the revised plans for 56 Pratt Street. We previously submitted our concerns and attended the meeting that was held on July 27.

1) We've reviewed the revised plans that have been submitted to the PHDC and are still concerned about the scale, massive visual impact, and density of both projects (Case 26.101 and Case 26.138). From our understanding of PHDC standards, specifically Standard 8, neither project is compatible with the size, scale, and form of other properties in our neighborhood. In addition, both projects will certainly have several adverse effects on our neighborhood.

Although the specific adverse effects (primarily parking, fire safety, water/electric/sewerage infrastructure, and traffic safety issues) are not within the scope of PHDC, they are clearly expected outcomes of these two developments. Therefore, we believe that PHDC should not approve these high-density developments. Our objection is not to development itself but to large-scale, high-density, and physically imposing development that is not compatible with our neighborhood.

2) Related to the density issue, we're concerned about the occupancy limits for the existing home at 56 Pratt Street. Rhode Island caps unrelated occupants at a maximum of 5 individuals per residential unit. If the existing home is to be rented out, its mostly likely use, why does it have 7 bedrooms? Apparently this entire development (the new structures on both north and south lots) is meant as a private dorm space and, again, is not compatible with the 2-3 occupants living in just about every other dwelling unit on our street. We understand that different regulations may apply to rooming houses or recovery facilities. However, different permits are required for those uses and we're not aware that such permits have been granted.

3) Although it's hard to tell from the provided drawings, there may be another issue with the location of the south building, namely the proximity of open/unprotected balconies so close to the 12.74Kv transmission line and transformer that extend about 7 feet from the street. The location of the south building, with its overhang, appears to violate not only the zoning setback requirements but the clearance requirements of 15 to 25 feet from an area facing a power transformer. In addition, this does not allow RI Energy the workspace they will require to safely work on their overhead infrastructure when it needs repair, often in less than ideal conditions.

Please enter our concerns into the record for the August 24 PHDC meeting.

Sincerely,

Elizabeth Porter and Henry Heneghan
109 Pratt Street - Unit 3, Providence

Re: [EXTERNAL] 56 Pratt Street

From Martin, Jason <jmartin@providenceri.gov>
Date Mon 8/24/2026 09:42
To KAREN BORGER <kborger@aol.com>
Cc Ward Councilor Jill Davidson <jill@jilldavidsonri.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
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From: KAREN BORGER <kborger@aol.com>
Sent: Friday, August 21, 2026 16:16
To: Martin, Jason <jmartin@providenceri.gov>
Cc: Ward Councilor Jill Davidson <jill@jilldavidsonri.com>
Subject: [EXTERNAL] 56 Pratt Street

Jason, hope you're well! Because I'm unable to attend the Monday meeting, I'm writing to profusely object to the proposed construction at 56 Pratt Street.

After having the front door I wanted denied and two other of my home projects met with some subjective opposition ("why do I need another closet" was asked for my first addition proposal and "you can't always have what you want" was a retort to my garage proposal) and tremendous additional expense because of HDC objections, I'm hopeful you will put your organizational muscle where it's really needed to prevent this construction. I'm shocked it's even gotten to this point. Are there any zoning regulations that prohibit an apartment building amongst single family homes on our particular streets? Next the Hallworth House will become a Brown dorm.

I'm not certain but I THINK one of the men involved in this project was part of the group that developed my house and the Pratt St townhouses. If so, he's known for using low quality materials to which we can all attest. It's impossible to imagine what a circus this would create both during and after construction in terms of traffic flow, parking and density.

The neighborhood is depending on you to maintain its integrity.

Please add my objection to the record.

Karen Borger
11 Jenckes

Re: [EXTERNAL] 56 Pratt St.

From Martin, Jason <jmartin@providenceri.gov>
Date Mon 8/24/2026 09:47
To H.G. Grundman <grundman7@yahoo.com>

From: H.G. Grundman <grundman7@yahoo.com>
Sent: Sunday, August 23, 2026 13:20
To: Martin, Jason <jmartin@providenceri.gov>
Subject: [EXTERNAL] 56 Pratt St.

Dear Sir,

You are listed as the person to contact at the HDC. I hope that this is correct.

I am writing to let you know that I am extremely concerned about the proposed construction projects at 56 Pratt St. In my view, there are two major problems.

The most significant problem is parking. Most of the time there is very little street parking available on Pratt street. We live near the south end, where the street is more narrow and no parking is allowed at all. As it is, people (including the daily mail delivery truck) park ON the sidewalk in front of our house. There just aren't other places on the street for parking.

The proposed constructions at 56 Pratt currently include only 6 (or perhaps 7) planned parking spaces, but have 22 bedrooms (plus 2 offices that could be converted). If these proposed units are rented to students (which is very likely in this area) that would be adding a huge number of cars needing parking onto our street. Even if they are rented to families, the number of bedrooms in the proposed units is large enough that we should expect an average of at least 2 cars per unit, requiring 12 parking spaces.

I thought that I'd understood that Providence was requiring new construction for housing to include sufficient parking. Perhaps I was mistaken.

My other major concern is the height of the stand-alone building. It is proposed not only to be taller than the buildings around it, but also to be squared off at the top, rather than having a pointed roof. This means that even if they proposed not having the top floor, the vertical walls of the building would still be taller than those of the buildings around it.

I am also rather put off by the developers' claim that other "modern" buildings were built on our street as an experiment and therefore they should be allowed to experiment. Was there any evaluation of the so-called (by the architect) experiment? If mistakes were made, that does not imply that we need to repeat them.

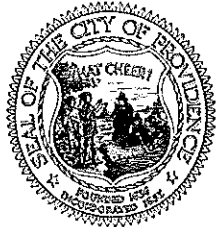
Many thanks for your attention to this,

Helen G. Grundman
169 Pratt St.

Re: [EXTERNAL] Re: official complaint for Case 26.101 and Case 26.138 (56 Pratt Street , Providence)

From Martin, Jason <jmartin@providenceri.gov>
Date Mon 8/24/2026 09:51
To Jill Davidson <jill@jilldavidsonri.com>; Dr. Karim Khanbhai <kkhanbhai@yahoo.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
Preservation Planner
City of Providence
Department of Planning and Development
Joseph A. Doorley Municipal Center
444 Westminster Street, Suite 3A
Providence, Rhode Island 02903-3215
401.680.8400
www.providenceri.gov/planning
Call to Connect | PVD311
TTY Relay: via 711

From: Jill Davidson <jill@jilldavidsonri.com>
Sent: Sunday, August 23, 2026 22:32
To: Dr. Karim Khanbhai <kkhanbhai@yahoo.com>
Cc: Martin, Jason <jmartin@providenceri.gov>
Subject: [EXTERNAL] Re: official complaint for Case 26.101 and Case 26.138 (56 Pratt Street , Providence)

Dear Dr. Khanbhai,

Thank you for this. I have cc-ed Jason Martin in this reply. You may want to email Mr. Martin directly to ensure that he receives your feedback.

Councilor Jill Davidson

On Aug 23, 2026, at 8:48 PM, Dr. Karim Khanbhai <kkhanbhai@yahoo.com> wrote:

Dear Miss Davidson, my name is Karim Khanbhai . I live at 103 Pratt Street in Providence, directly opposite to the proposed construction site of the case mentioned above. Kindly accept this as a formal objection to the development of this project. Please add this email to public records pertaining to this hearing/ case.

As a local resident I am most concerned about the scale and mass of this project and its deviation from the design and historic nature of this neighborhood. The proposed construction of this multi story and multi bedroom unit is not in alignment with the historic architecture and specifications of the existing historic home. This project needs to be reviewed more carefully and the scale and design needs to be reviewed in detail.

Thank you in advance for your kind consideration in this matter.

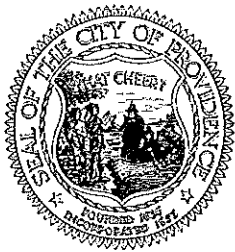
Sincerely your

karim Khanbhai, MD

Re: [EXTERNAL] Formal objection to Cases 26.101 and 26.138, 56 Pratt St.

From Martin, Jason <jmartin@providenceri.gov>
Date Mon 8/24/2026 11:01
To Douglas Grundman <dgrundman@gmail.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
Preservation Planner
City of Providence
Department of Planning and Development
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From: Douglas Grundman <dgrundman@gmail.com>
Sent: Monday, August 24, 2026 10:42
To: Martin, Jason <jmartin@providenceri.gov>
Subject: [EXTERNAL] Formal objection to Cases 26.101 and 26.138, 56 Pratt St.

Formal notice of objection re: CASE 26.101 and CASE 26.138, 56 Pratt Street.

To:
Jason Martin, Principal Planner
Providence Historic District Commission
Providence City Hall
25 Dorrance Street
Providence, Rhode Island 02903
jmartin@providenceri.gov

Dear Mr. Martin,

I am writing to file a formal notice of objection to the housing construction projects proposed for 56 Pratt Street, referred to as Cases 26.101 and 26.138. Despite protestations to the contrary, the proposed constructions do not fit the neighborhood in terms of size or appearance, and introduce additional problems into the community for which there are no mitigations being considered. I urge that the Commission reject the proposals.

Many points against the proposals have been made by others; here are three that I see as particularly relevant:

1. **Parking.** The new three-story construction ("south project", case 26.101) provides four parking spaces - but its construction requires demolishing the existing two-car garage. That garage also has space in front of it for two more cars. In other words, **the new construction adds no new parking** to the neighborhood, while adding four Units worth of cars that need to be parked. Meanwhile, the existing house will have but two newly-built spaces for its 15 bedrooms-worth of residents, having lost its four to the new construction. Most families, and a great many students who live off-campus, have cars. The math here just doesn't work.
2. **Visibility of the Addition (26.138).** With respect to the proposed addition to 56 Pratt, the proposal states that "its height and width are minimally to not discernible from the public rights-of-way." This is only true if the south project, case 26.101, is completed, as that building would serve to obscure it. Absent that other construction, the 26-138 addition would be quite obvious from the street. If these two proposals are to be considered separately (which they should be, having been separated), then this argument holds no water.
3. **Style of the new construction (26.101):** Yes, Pratt Street can support contemporary and modern architecture, and the proposers are happy to cite Friedrich St. Florian's "laboratory for architectural expression" quote. But where in this proposal is the venturesome expression that would be an addition to a laboratory-like setting? I admit to not being an architect, but in 26.101, I see a cube that fairly fills its containing space. That experiment has been done before. If Pratt Street is to be a home for interesting experimental architecture, this proposal doesn't seem to fill that bill.

In consideration of these and the many other objections to these projects, I urge the Commission to reject Cases 26.101 and 26.138.

Please add this objection to the record for the August 24, 2026 Historic District Commission meeting.

Respectfully,

Douglas Grundman
169 Pratt St.
Providence, RI 02906
484-598-3437
dgrundman@gmail.com

Re: [EXTERNAL] Concern over Proposal for 56 Pratt St - 23 Bedroom building

From Martin, Jason <jmartin@providenceri.gov>

Date Mon 8/24/2026 12:10

To Sally Herreid <sallyherreid@gmail.com>

Received, thank you. This will be distributed to Commission members and entered into the record.



Jason Martin
Preservation Planner
City of Providence
Department of Planning and Development
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Providence, Rhode Island 02903-3215
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From: Sally Herreid <sallyherreid@gmail.com>

Sent: Monday, August 24, 2026 11:13

To: Martin, Jason <jmartin@providenceri.gov>

Subject: [EXTERNAL] Concern over Proposal for 56 Pratt St - 23 Bedroom building

Hi Jason - I am a new resident on Pratt street and am very upset to hear of the planned building at 56 Pratt St. - 8 units.

The area is clogged and tight as it is. This will make a huge impact on the parking, busyness which is already at capacity.

I am strongly opposed to this development.

Thank you,

Sarah "Sally" Herreid
37 Pratt St
Providence RI 02906

cell 401-965-5816
sallyherreid@gmail.com

PETITION OF RESIDENTS OPPOSING THE 56 PRATT STREET APPLICATIONS

Before the Providence Historic District Commission
Providence, Rhode island

Re: Petition of Opposition to applications 26.101 and 26.138, requesting construction of a three-story addition to an existing building and a new three-story residential building.

Property: 56 Pratt Street, Providence, Rhode Island
Plat 10, Lot 163

PETITION

To the Honorable members of the Providence Historic District Commission:

We, the undersigned residents and property owners of College Hill respectfully request that the PHDC deny applications 26.101 and 26.138, seeking a certificate of appropriateness and conceptual approval of:

- The construction of a four-unit, three-story with cellar residential building; and
- The construction of a two-unit, three-story with cellar addition to rear of existing building.

at 56 Pratt Street, Providence, Rhode Island, Plat 10, Lot 163.

Grounds for Opposition

Neither the proposal for new construction nor the three-story addition at 56 Pratt street are appropriate for the College Hill National Register Historic District, and the PHDC should deny the applications.

1. 56 Pratt Street is a contributing historic resource in the district.

The College Hill Historic District comprises 381 acres and contains almost 1000 listed structures, some of which date back to the early 1700s.¹ The district was described in the College Hill study of 1956-1960 and then revised and turned into a National Register District by 1976. <https://artinruins.com/essay/erosion-of-college-hill-historic-district/#inref>

As the Commission already found, 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 proposed addition is incompatible in size, scale, massing, and form.

The proposed addition is not subservient to the historic resource. It is too large in both height and width, and the design is incongruous to the resource and district. These massing, scale, and form problems are exacerbated by the property's location on a hill. The elevated setting makes the additional height and bulk substantially more prominent and visually imposing, further diminishing the historic building's architectural presence. Rather than allowing the historic building to remain the dominant architectural element, the proposed addition would overwhelm it. Its excessive massing and scale would fundamentally alter the historic building's relationship to the property and diminish its visual prominence.

3. The proposed new construction compounds the problem.

The proposed three-story new building, together with the oversized addition, would introduce an overall scale and massing that completely frustrates the historic character of 56 Pratt Street and its surroundings. The Commission should consider the cumulative impact of both applications on the historic resource and district.

4. The proposal is inconsistent with PHDC Standard 8.

The proposed new construction and addition are of inappropriate size, scale, and form for the immediate surroundings and the district in general. The proposals are architecturally and historically incompatible with the existing property and the district. Thus, granting the application would have an adverse effect on the property and historic district, in violation of Standard 8.

Request

For these reasons, we respectfully ask the Providence Historic District Commission to deny Applications 26.101 and 26.138 as currently proposed. Any revised proposal should substantially reduce the size and massing of the construction and ensure that any addition remains clearly subservient to, and compatible with the historic resource. We respectfully urge the Commission to protect the architectural integrity and historic character of 56 Pratt Street and the College Hill Historic District.

Residents Supporting this Petition

Printed Name	Property Address	Signature	Date
Lila	107 Pratt Street	[Signature]	8/18/26
Zehra Rizvi	107 Pratt Street	[Signature]	8/19/26
Cath Cai	105 Pratt St	[Signature]	8/19/26
Darryl Smith	91 Pratt St	[Signature]	8/14/26
Linda Neri	99 Pratt St	[Signature]	8/20/26
Lloyd Feit	99 Pratt St	[Signature]	

MICHAEL ALBERT SANDON	97 Pratt St	8-21-26
KAREN BORGER	11 JENCKES	8-21-26
DONNA M. SANDOVAL	97 Pratt St.	8-21-26
Suzanne Lynch	100 PRATT ST.	8-22-2026
Stephen Lynch	100 Pratt St	Aug 22, 2026
GEORGE WISHART	147 BENEFIT #1	Aug 22, 2026
Anna Macgregor Robin	44 Pratt St	8/22/26
ANDREW E. ROBIN	"	Aug 22, 2026
LINNA KITE	134 CONGDON ST	Aug. 23, 2026
Alice Berresheim	112 Congdon St	Aug 23 2026
Frank Smith	17 Halsey St.	8/23/2026
Peter Levine	165 Pratt St	8/23/2026
William	111 Pratt St	8/23/2026
Elizabeth P. Porter	109 Pratt St - Unit 3	8/23/2026
John	109 PRATT ST #3	8/23/2026
Dr. Sugarmann	115A PRATT ST.	8/23/2026
Lloyd Sugarmann	115A PRATT ST	8/23/2026
Temela Dwight	28 Souter Court	8/23/2026
Baldi Kibbler	93 Pratt Street	8/23/2026
Shirley	8 Jorckes St	8/24/2026
CHRISTINE KINGLOU	8 JENCKES ST.	24 AUG 2026
Helen G. Grandman	169 Pratt St.	8/24/2026
Douglas R. Grandman	169 Pratt St.	8/24/2026
Katie Selar	49 Benefit	8/24/26
MAE	49 Benefit	8/24/26
CHRIS BURGSTROM	54 PRATT	8/24/26
OLIVIA KATZ	54 PRATT	8/24/26