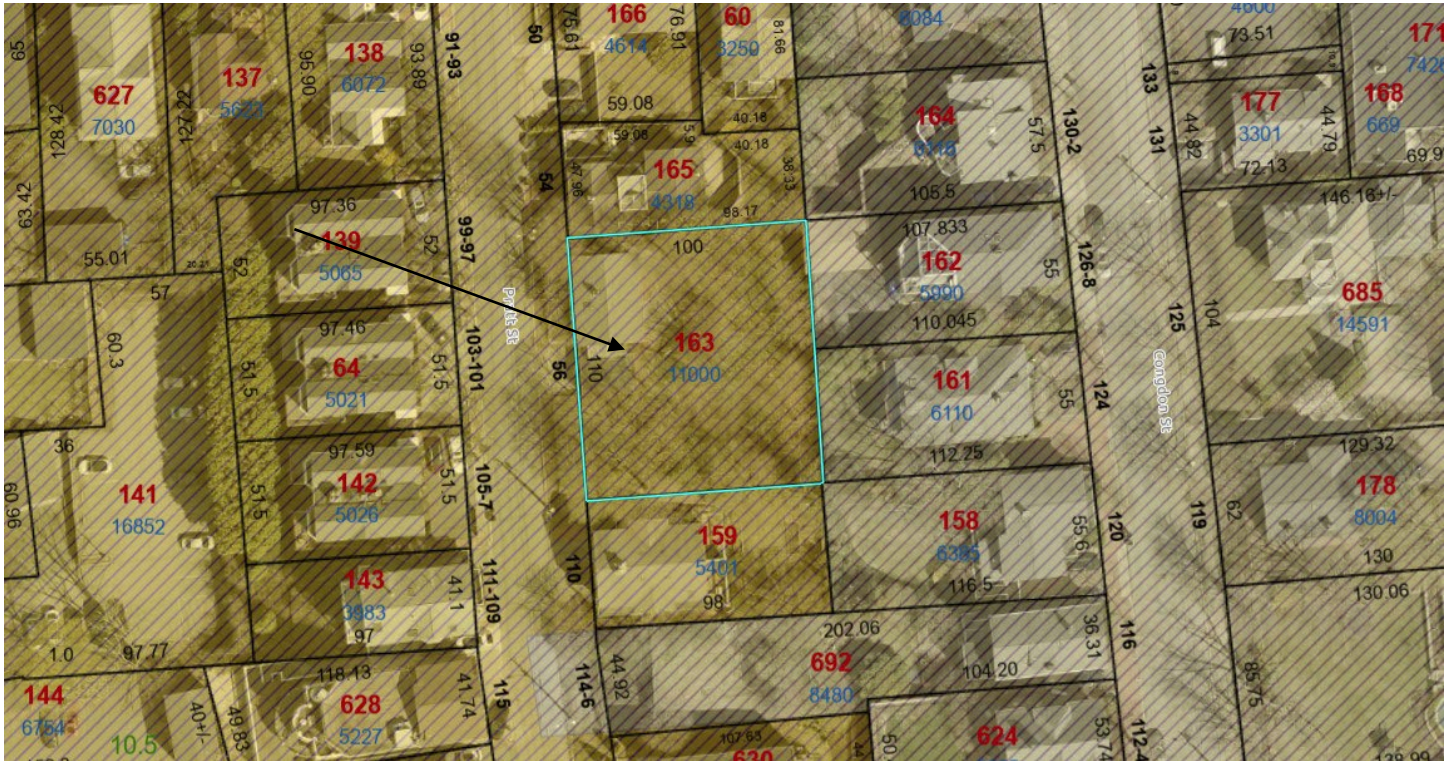


PROJECT REVIEW

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 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:

- 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; and,
- Revised 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; The parcel shall be subdivided to create 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.

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1

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'	110' 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)	61% (3,081 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF	2,166 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (22.8 SF)	18% (4.2 SF) PROPOSED	NO
MAX IMPERV. REAR YARD COVERAGE	50% (1572 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

2

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'

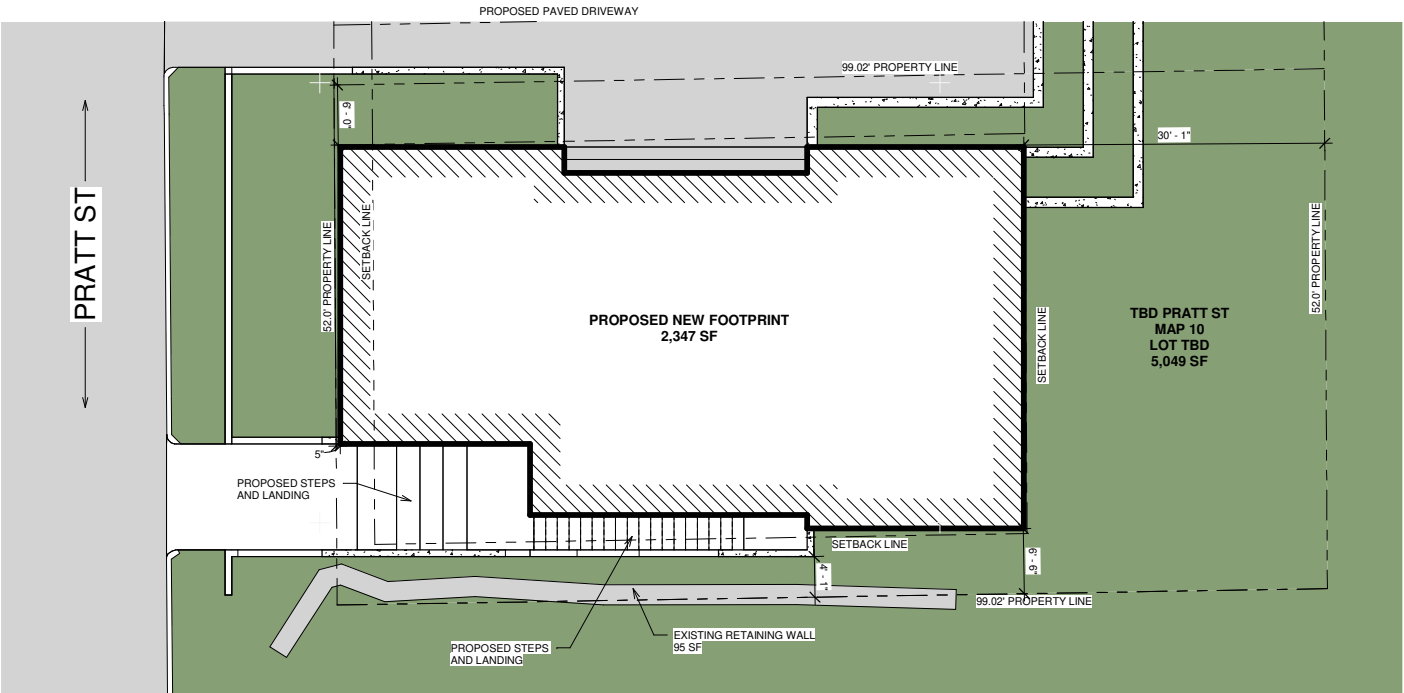
FRONT YARD CALCULATION

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

REAR YARD CALCULATION

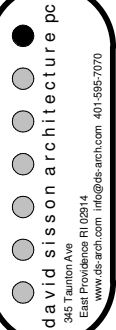
REAR YARD	SF
50% ALLOWED	1572 SF
IMPERVIOUS	786 SF
	0 SF (0%)

3



4

C-3 SITE - PROPOSED
1/8" = 1'-0"



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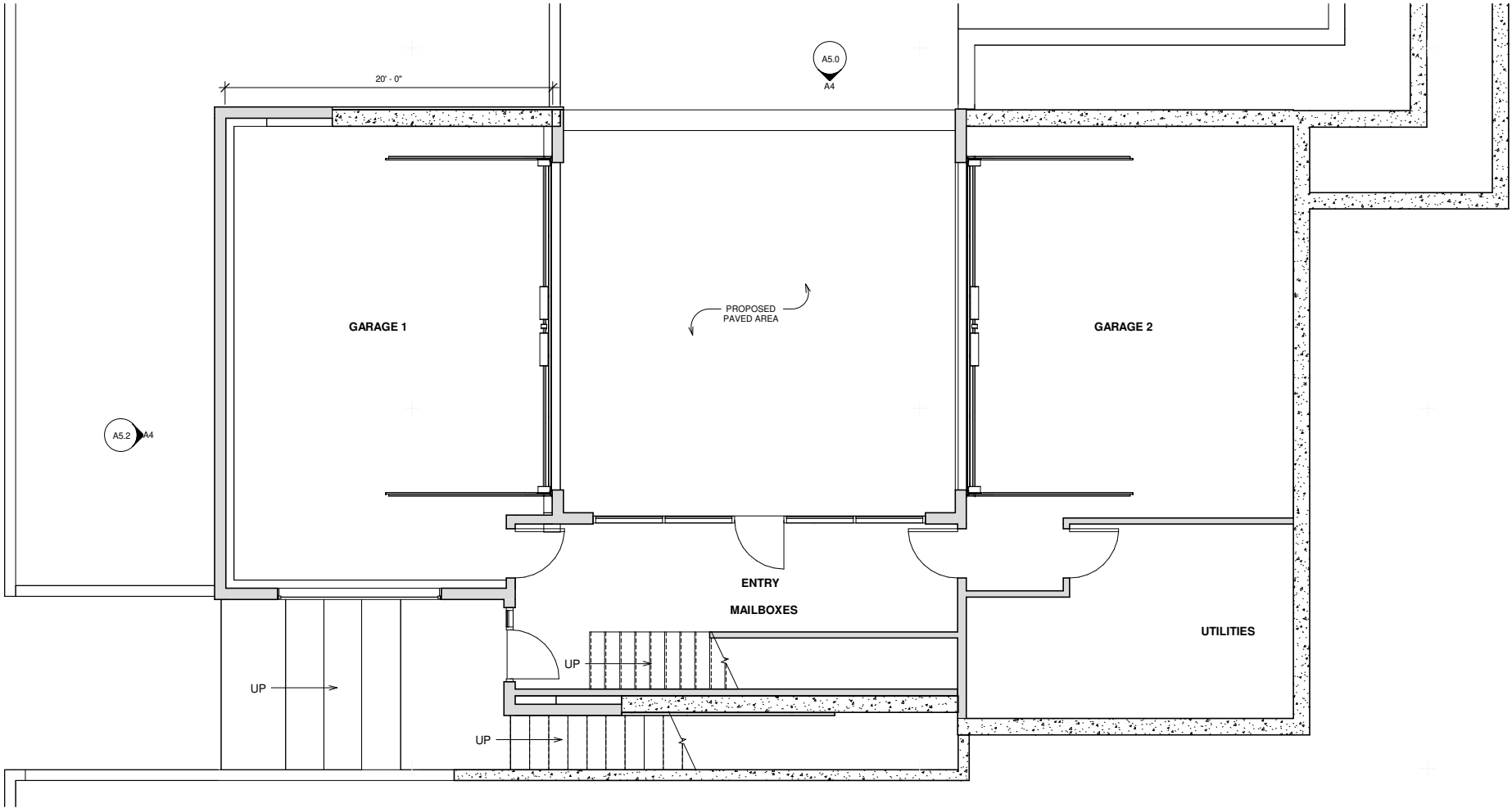
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

SITE PLAN

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A0.1

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

- 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
- CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

- VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
- ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0
- ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
- CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
- PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.
- PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
- PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
- PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
- PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
- DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
- PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
- PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
- HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
- PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
- PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL
- INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)
- COVER ALL WALLS AND CEILINGS W/ 1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE
- PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
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- RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.
- PROVIDE DIMMERS AS DIRECTED BY OWNER
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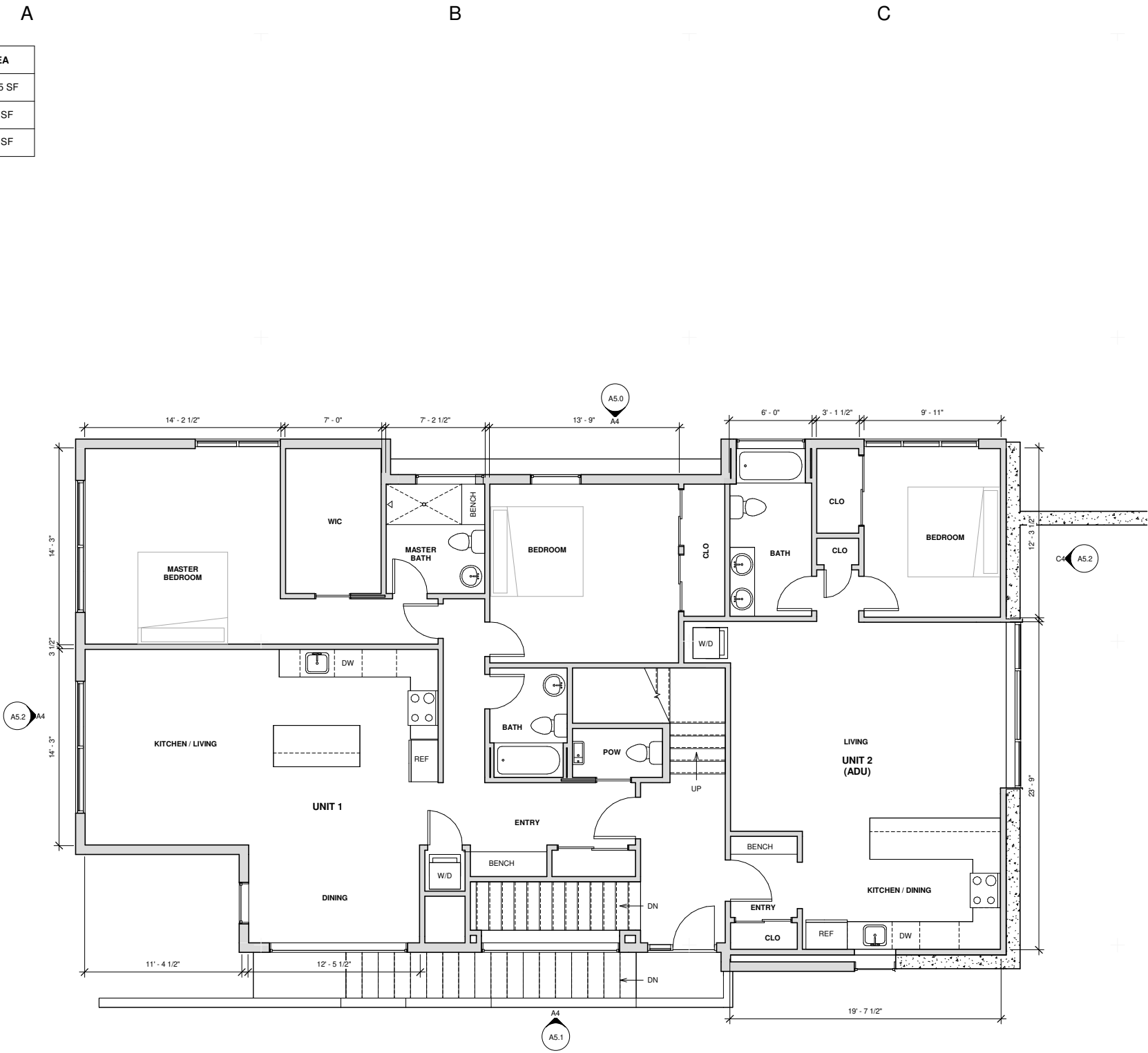
PROJECT NUMBER: 25005

PLANS CELLAR

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A4.0

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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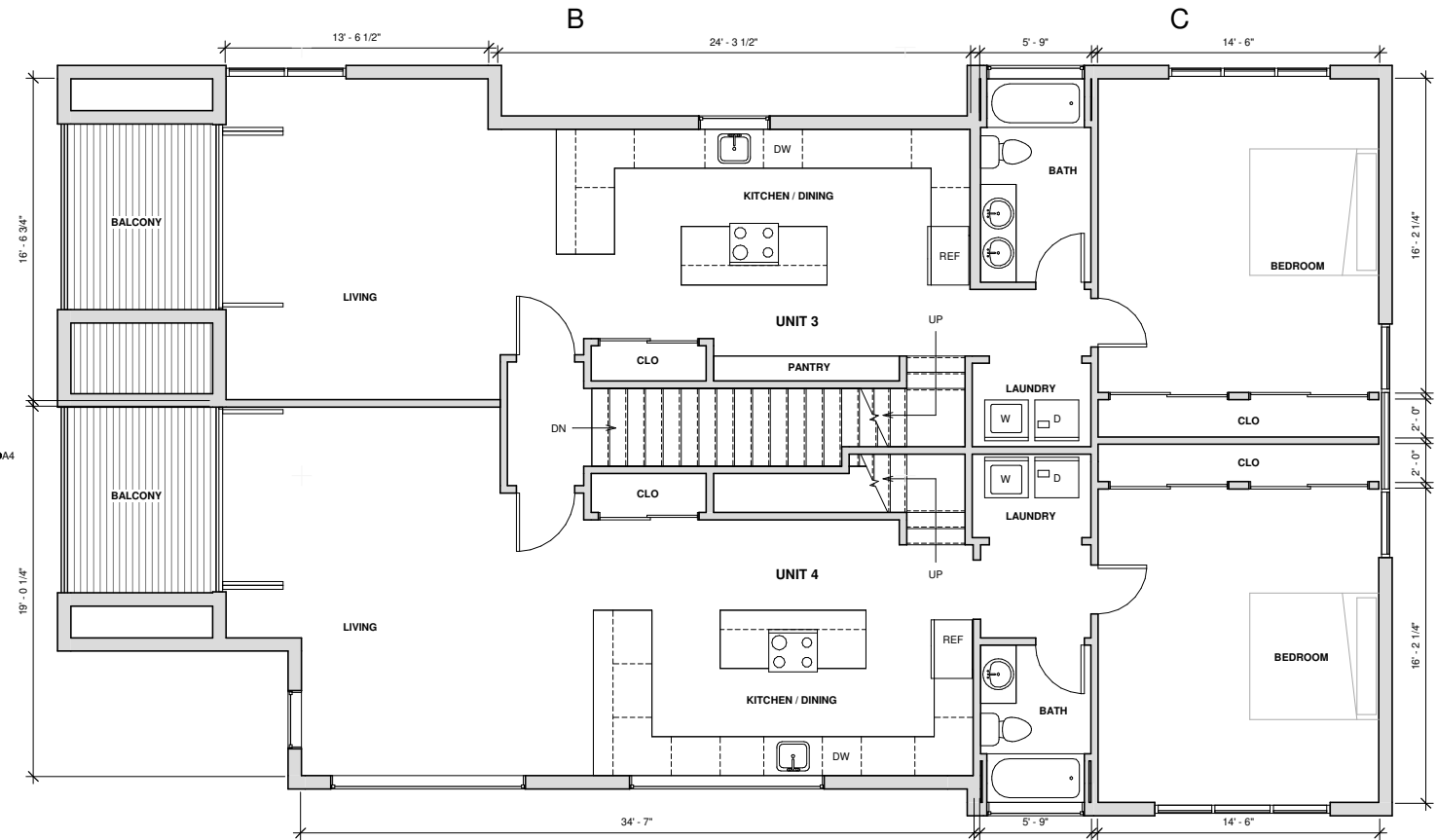
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PLANS 1ST FL

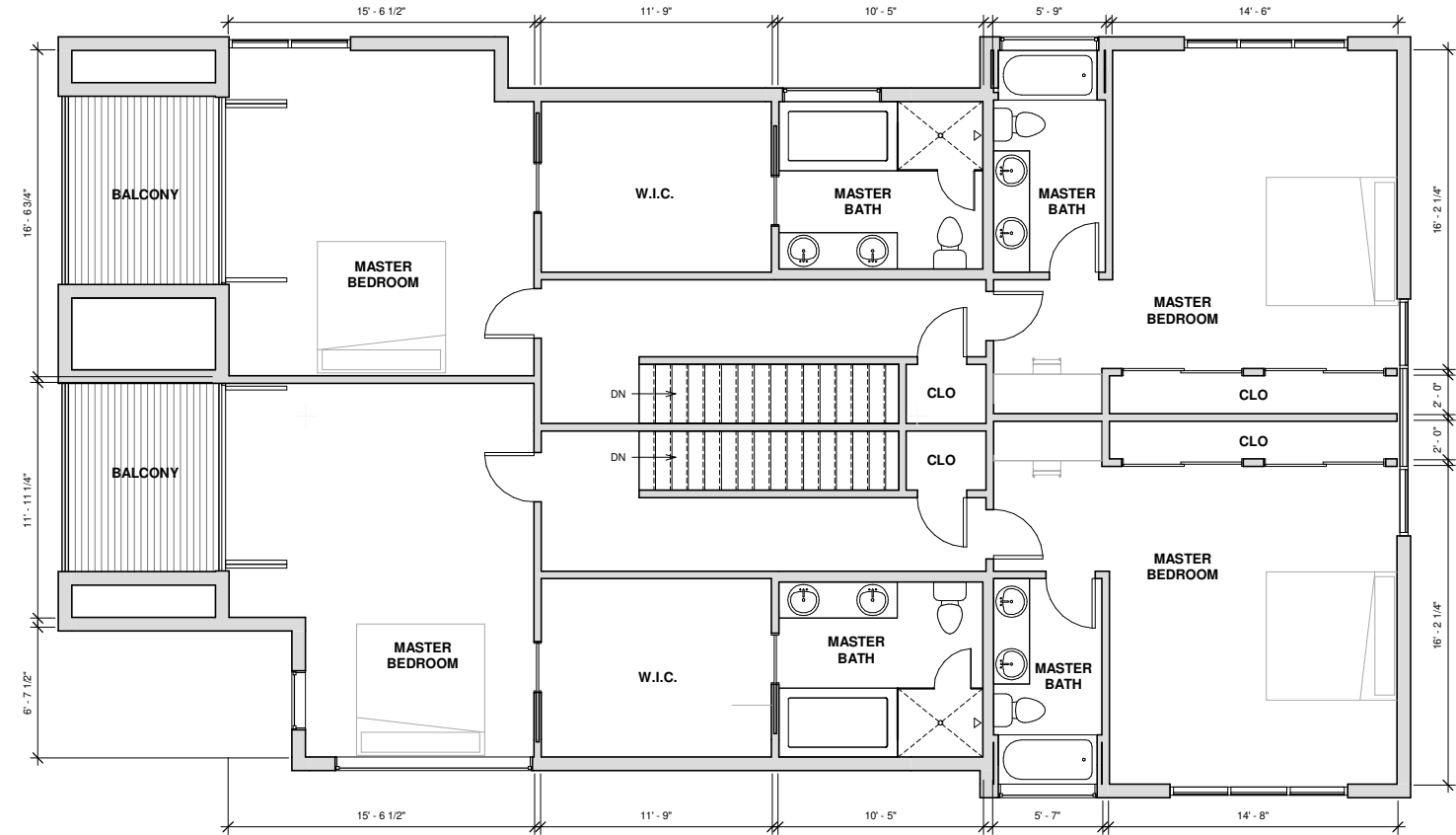
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A4.1

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



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



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
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ELEVATIONS

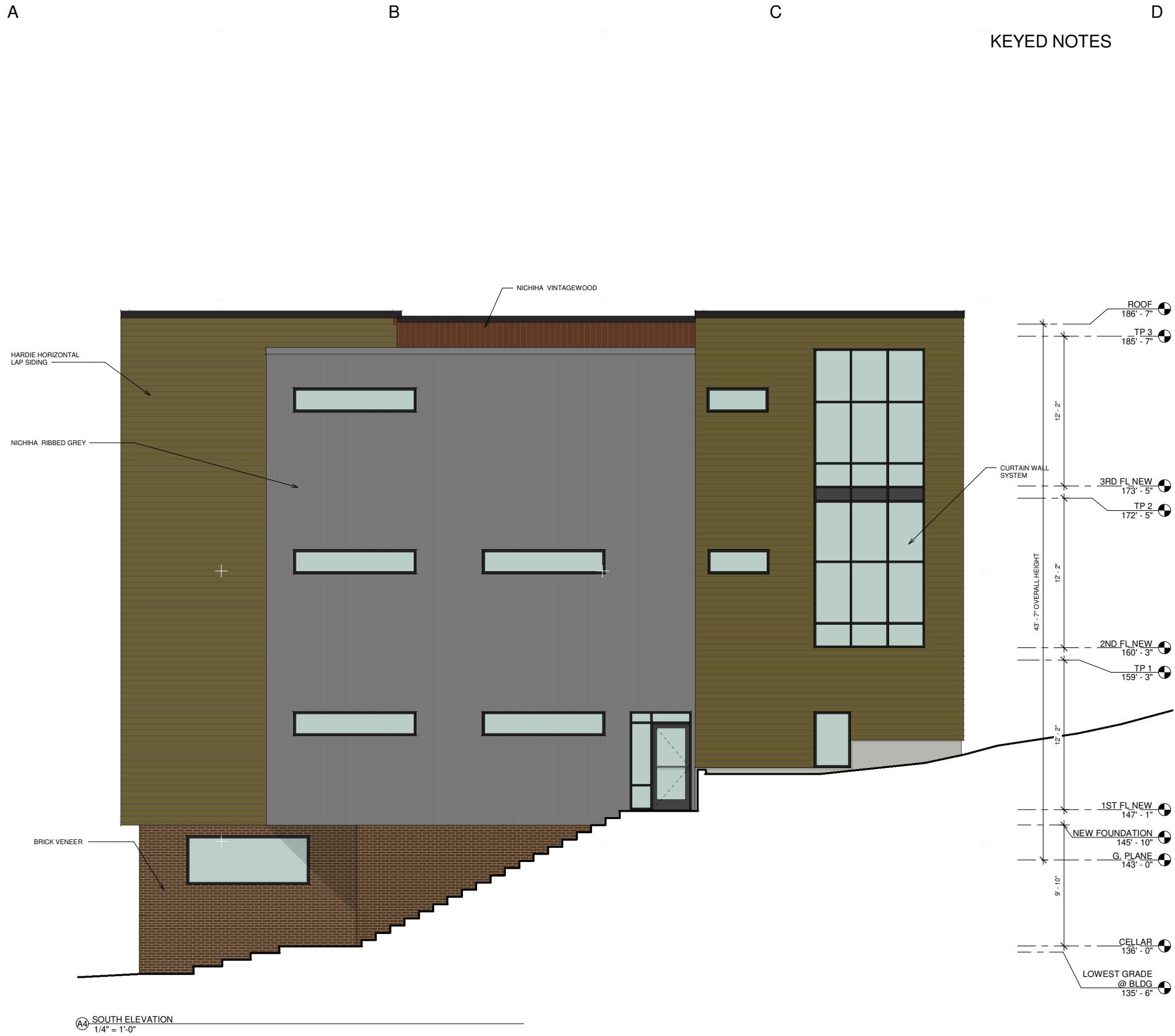
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ELEVATIONS

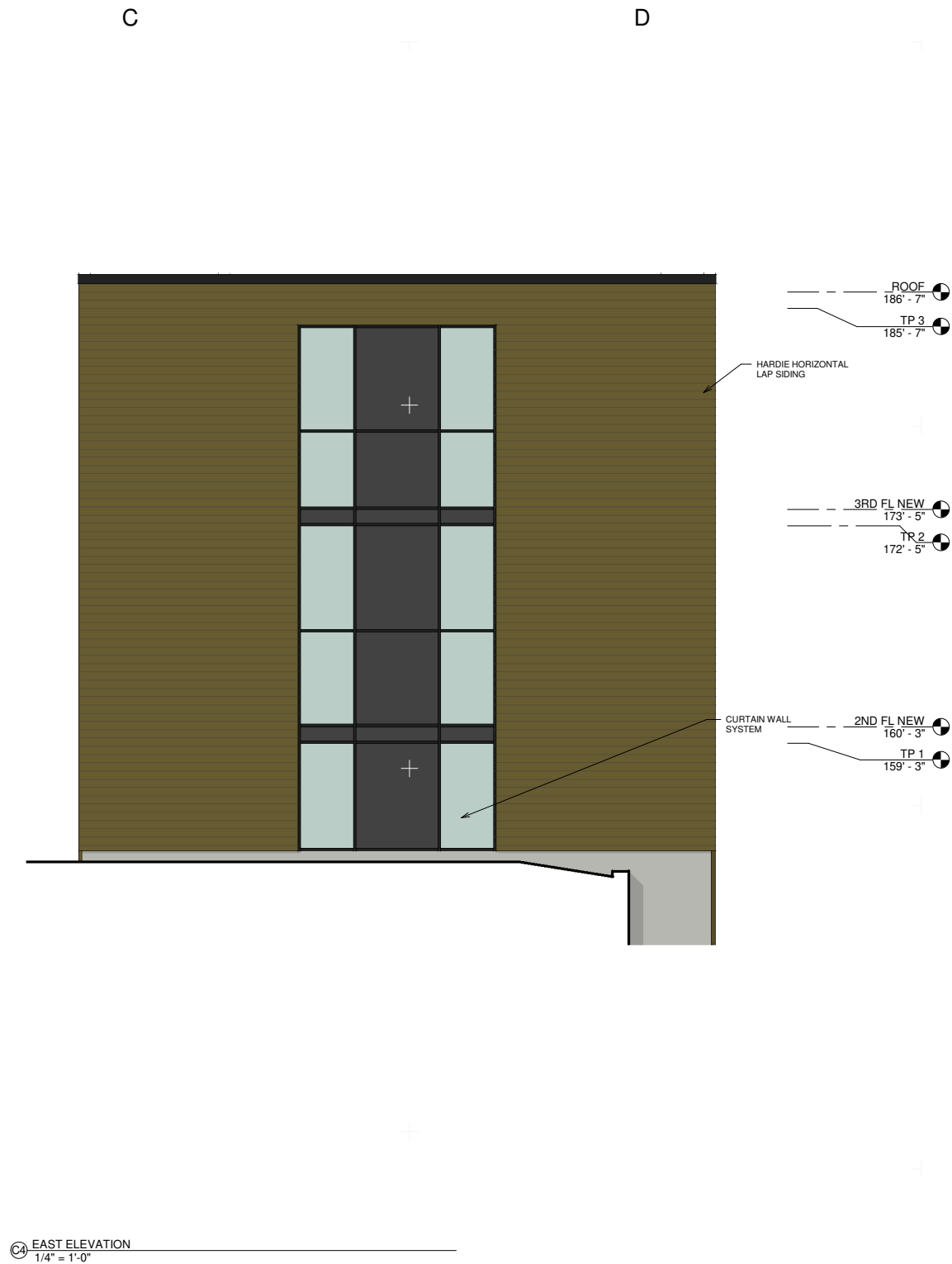
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56 Pratt St
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3D

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4



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3D

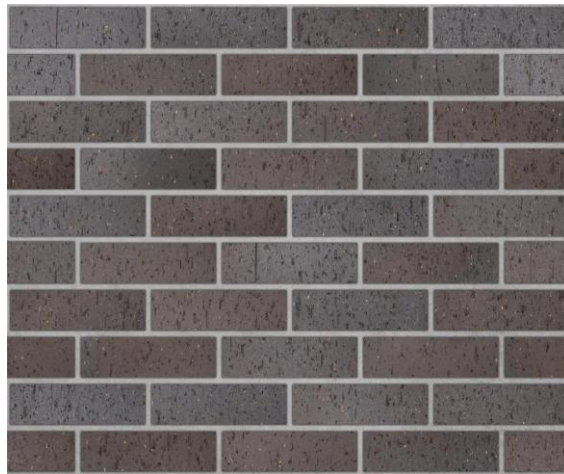
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A10.2

**56 Pratt Street, Providence, RI
Product Summary
South Building**

Brick – Material

- Endicott
- Sienna Ironspot Velour



Lap Siding – Material

HardiePlank® Lap Siding (0.312" in x 6.25" -in x 144 in) – primed

Color: Painted – SW 6180 Oakmoss



Fiber cement siding – Material

Nichiha Vintage wood – Cedar color



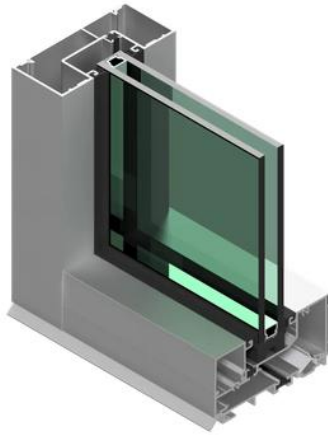
Nichiha Ribbed– Costume color Grey



Windows

APOGEE Architectural metals – Storefront

403 Storefront – Color black



Windows

Anderson E-Series casement window

Color Black



Balconies doors

Nana wall system

NW Clad 740 – wood interior, Black aluminum exterior



Entry doors

Anderson - Modern style front doors with panel style 102 w/sidelight



Garage doors

CLOPAY – Avante : W 20'x H 8'0"

Design - Clear Acrylic

Color - Black (anodized)

Glass - translucent

