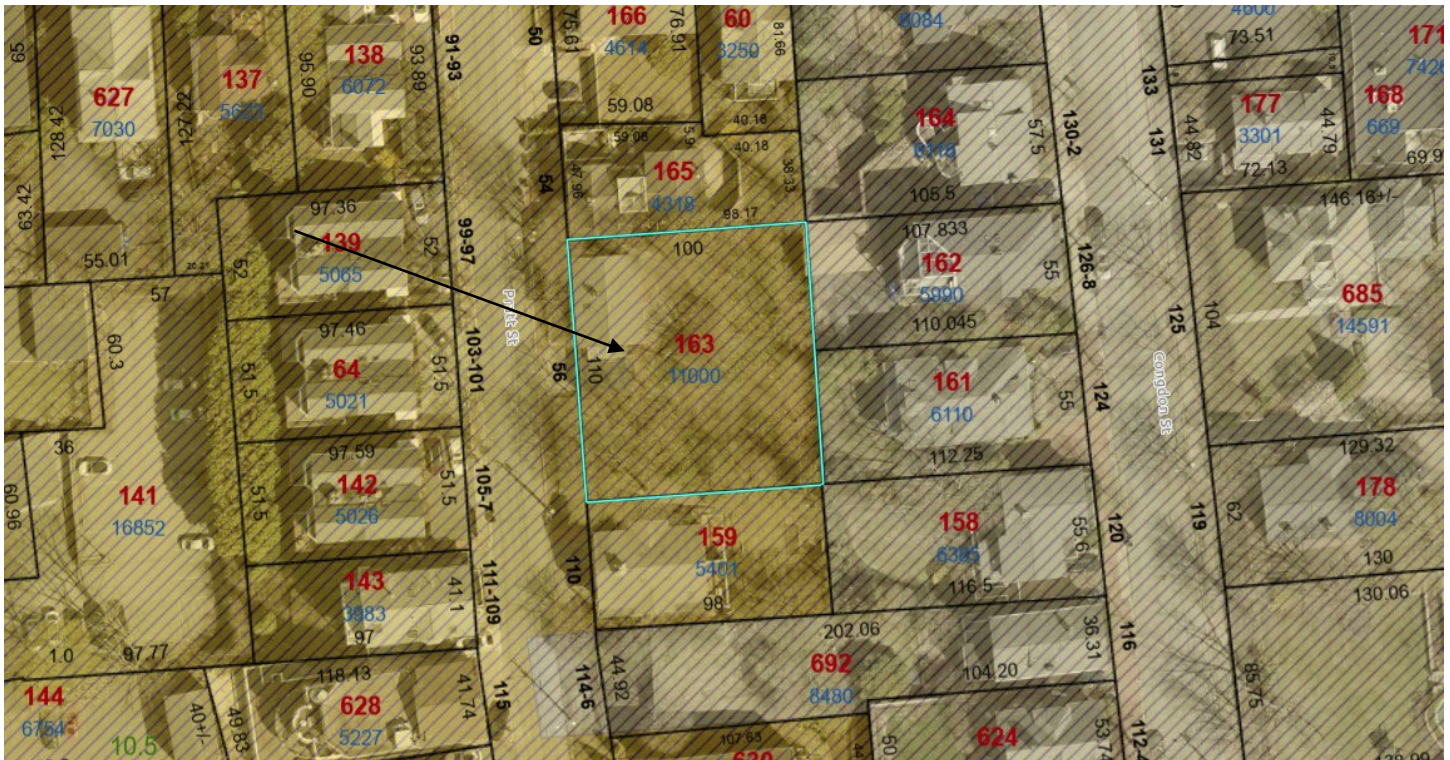


2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**

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.

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 Major Alterations and includes:

- As part of the subdivision of the property into two parcels, the applicant is requesting the construction of a two-unit, three-story with cellar addition to the existing building (aka north parcel).

Issues: The following issues are relevant to this application:

- The applicants previously appeared as a Preliminary Application at the Commission's June 22nd meeting where the previous proposal was discussed. The Commission's general consensus was that it was inappropriate as it is too large and needs to be subservient to the existing house. Suggestions were to reduce the mass and also to camouflage the addition with material color to help minimize its appearance;
- The applicant appeared at the July 27th meeting. The applicant had revised the drawings, and the proposal was slightly smaller in height but still too large in scale and mass. The upper floor of the addition is a full story above the historic resources' roofline. The submission is not zoning compliant, at minimum not conforming to section 402.A, exceeding the number of allowed stories. It is definitively not subservient to the historic resource. The application was denied (Res26-08);
- The new submission is substantially and materially different from the denied application and is considered complete for review; Staff recommends a motion be made from the Commission stating this;
- The work as proposed is in accord with PHDC Standard 8 being 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 addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

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 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;
- b) The application for Major Alterations is considered complete for review; and,
- c) The work as proposed is in accord with PHDC Standard 8 being 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 addition is subservient to the historic resource, being of a size where its height and width are minimally to not discernible from the public rights-of-way.

Staff recommends a motion be made stating that: The application for 56 Pratt Street, a structure of historical and architectural significance to the College Hill local historic district, recognized as a contributing structure to the College Hill National Register Historic District is considered complete. The Commission cites Standard 8 in granting Final Approval for the proposed addition to 56 Pratt Street as it is in accord with PHDC Standard 8, being 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, being of a size where its height and width are minimally to not discernible from the public rights-of-way, citing and agreeing to the recommendations in the staff report, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

1

ZONING TABLE
MAP - 10
LOT # 163

BASE ZONING DISTRICT: R-2
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE:

ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO
MINIMUM LOT WIDTH	EXISTING LOT NONE NEW SUBDIVISIONS 50'		110' EXISTING 57.96' PROPOSED	NO
HEIGHT	45' NOT MORE THAN 3 STORY		30'-11" / 3 STORY PROPOSED	NO
MAX BUILDING COVERAGE	45% (2,584 SF)		887 SF EXISTING 42% (2,391 SF) PROPOSED	NO
MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)	3918 SF	34.1% (1,961 SF) EXISTING 65.5% (3,761 SF) PROPOSED	NO
MIN PERV. SURFACE COVERAGE	1,000 SF		3,781 SF EXISTING 2,351 SF PROPOSED	NO
MAX IMPERV. FRONT YARD COVERAGE	33% (NA)		N/A - NO FRONT YARD	NO
MAX IMPERV. REAR YARD COVERAGE	50% (824 SF)		14.2% (571 SF) EXISTING 4.7% (77 SF) PROPOSED	NO
FRONT SETBACK	3.8' (AVERAGE WITHIN 100')	28.5'	0' - 0' EXISTING	NO
REAR SETBACK	30'		72.6' EXISTING	NO
SIDE SETBACK	6'		28' - 6" PROPOSED	NO
SIDE SETBACK	6'		7' - 2" EXISTING	NO
SIDE SETBACK	6'		7' - 2" PROPOSED	NO
SIDE SETBACK	6'		16' - 5" EXISTING 15' - 8" PROPOSED	NO

2

GRADE PLANE CALCULATION

NW CORNER AT EXISTING GRADE	135.75
NE CORNER AT EXISTING GRADE	151.75
SE CORNER AT EXISTING GRADE	151
SW CORNER AT EXISTING GRADE	134.17

AVERAGE 143.17

BUILDING COVERAGE CALCULATION: SE

EXISTING HOUSE	887
PROPOSED ADDITION	1,504

TOTAL: 2,391 SF

IMPERVIOUS SURFACE COVERAGE CALCULATION:

EXISTING	SF
EXISTING HOUSE	887
EXISTING GARAGE	317
EXISTING STEP AND PAVED AREA	550
EXISTING SUNROOM STEPS	10
EXISTING RETAINING WALL AND STEPS	130
EXISTING RETAINING WALL	21
EXISTING RETAINING WALL	46

TOTAL: 1,961 SF

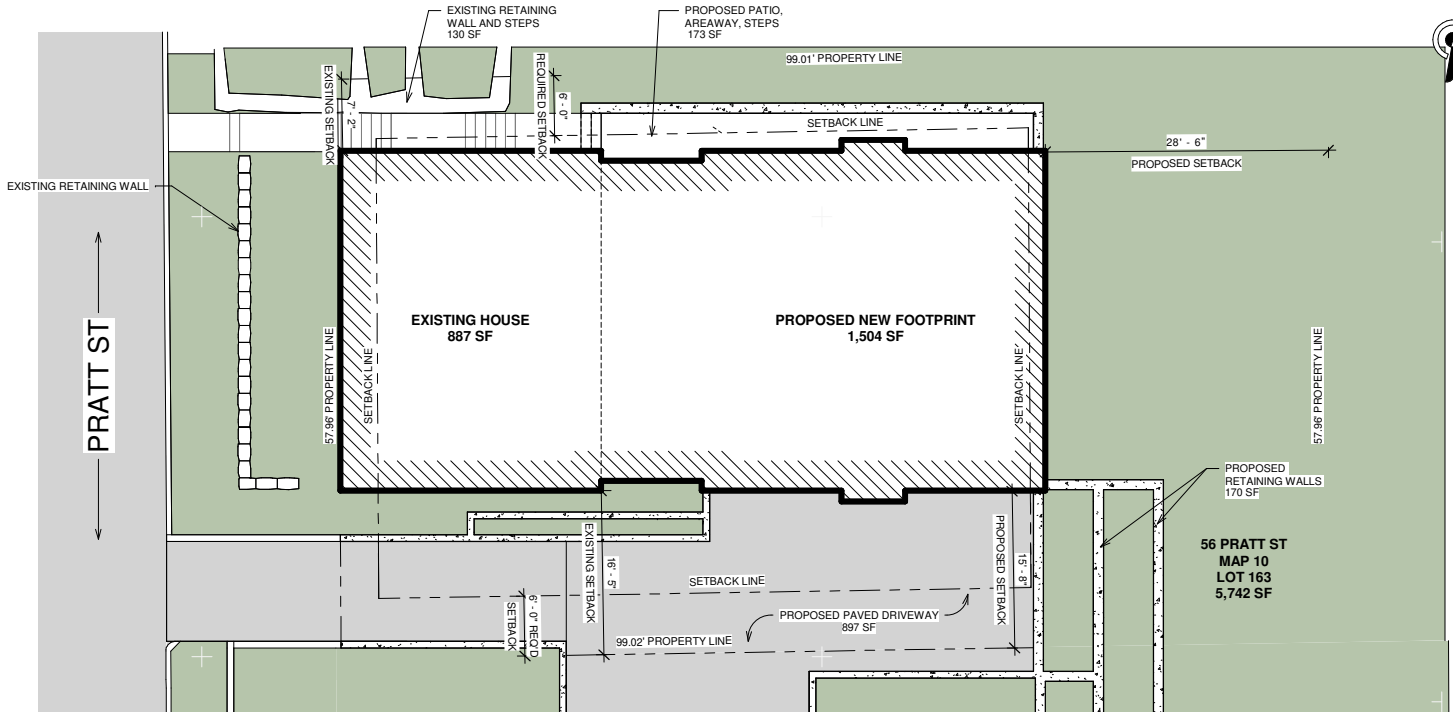
PROPOSED	SF
EXISTING HOUSE	887
EXISTING RETAINING WALL AND STEPS	130
PROPOSED NEW BUILDING	1,504
PROPOSED PAVED DRIVEWAY	897
PROPOSED RETAINING WALLS	170
PROPOSED PATIO, AREAWAY, STEPS	173

TOTAL: 3,761 SF

3

83 SITE - PROPOSED
1/8" = 1'-0"

4



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East Providence RI 02814
www.ds-arch.com info@ds-arch.com 401-585-7070

REV. # DATE: 2026-08-11
ISSUED FOR: HDC REVIEW

56 Pratt St
Providence, RI 02906

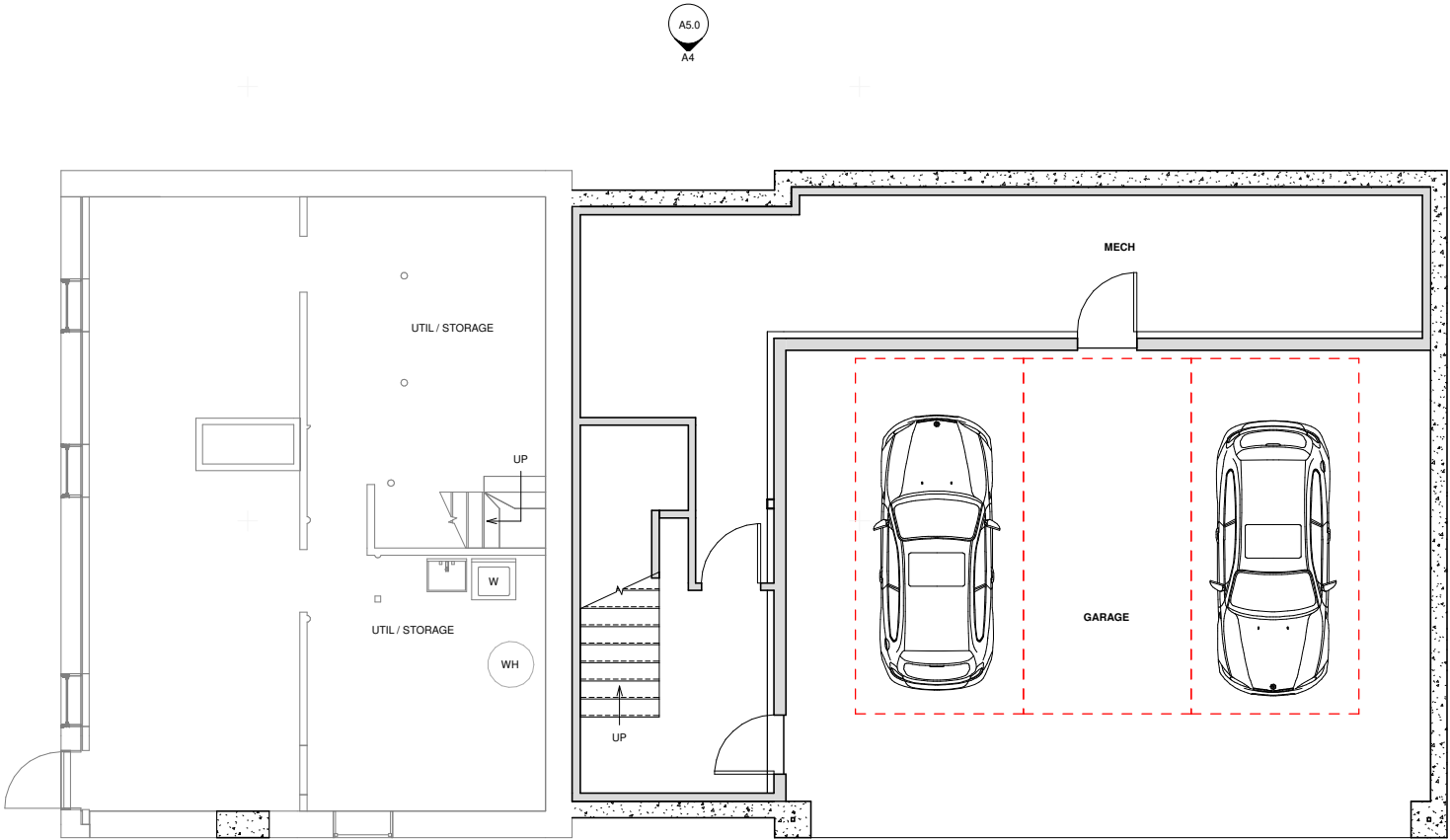
PROJECT NUMBER: 25005

SITE PLAN

HDC
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ONLY

A0.1

SPACE	AREA
ADU	551 SF
UNIT 1	313 SF
MECH	650 SF



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

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

A0 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

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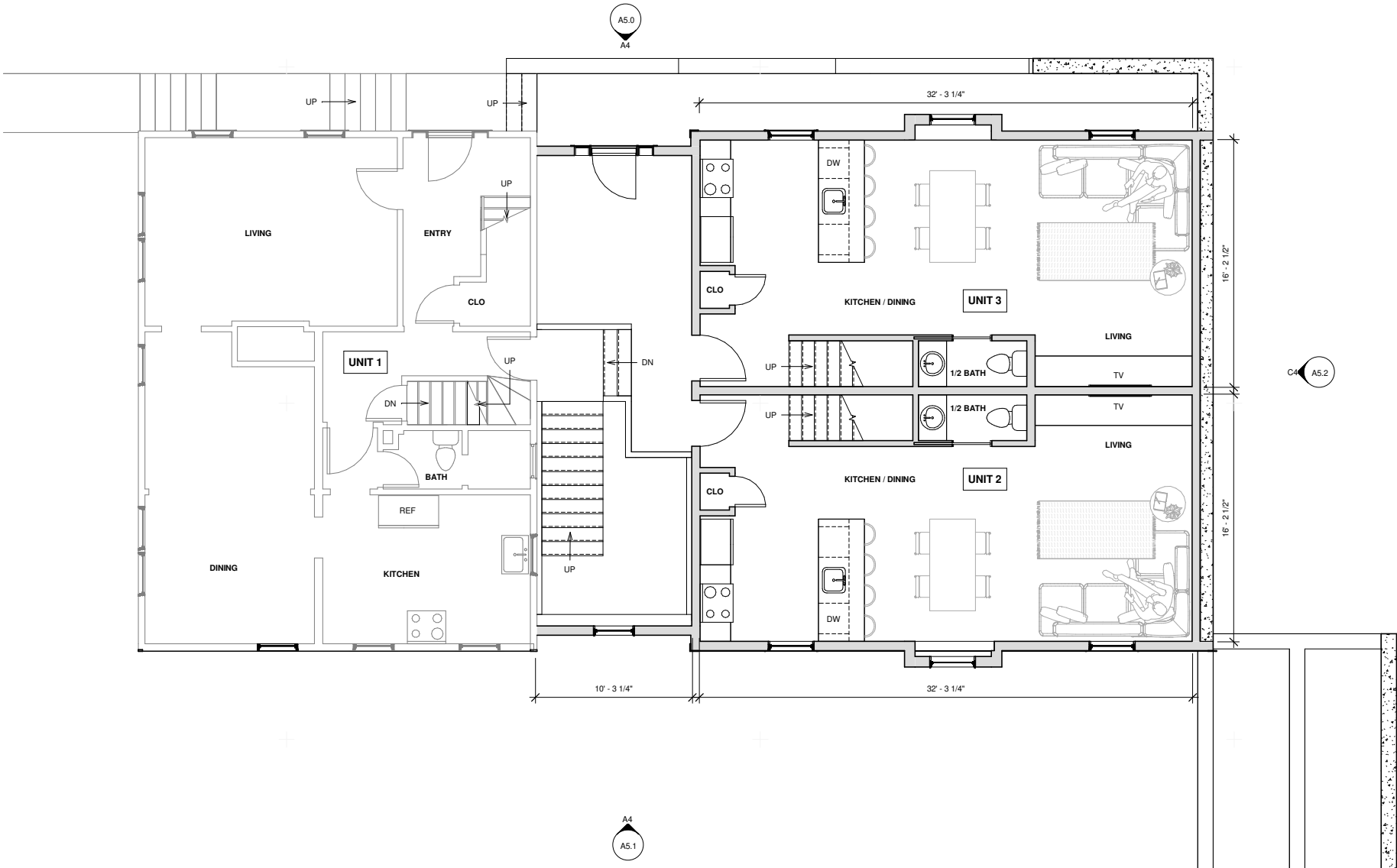
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN BASEMENT

HDC
REVIEW
ONLY

A4.0

SPACE	AREA
UNIT 1	887 SF
UNIT 2	589 SF
UNIT 3	589 SF
1ST FL COMMON AREA	324 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.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
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- FIRE RATED DOOR 60 MIN W/ CLOSER

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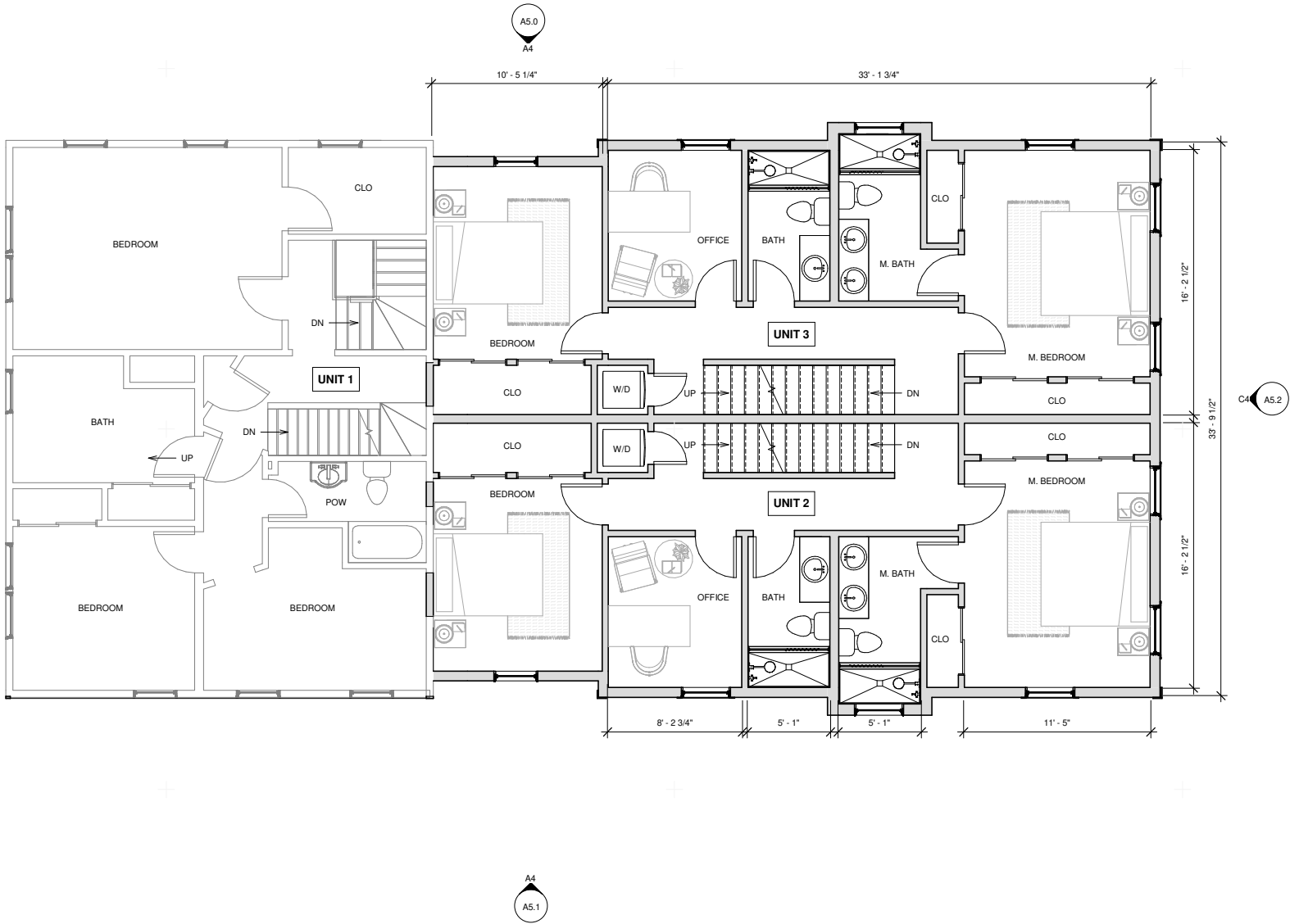
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 1ST FL

HDC
REVIEW
ONLY

A4.1

SPACE	AREA
UNIT 1	636 SF
UNIT 2	751 SF
UNIT 3	751 SF



A4 FLOOR PLAN - 2ND 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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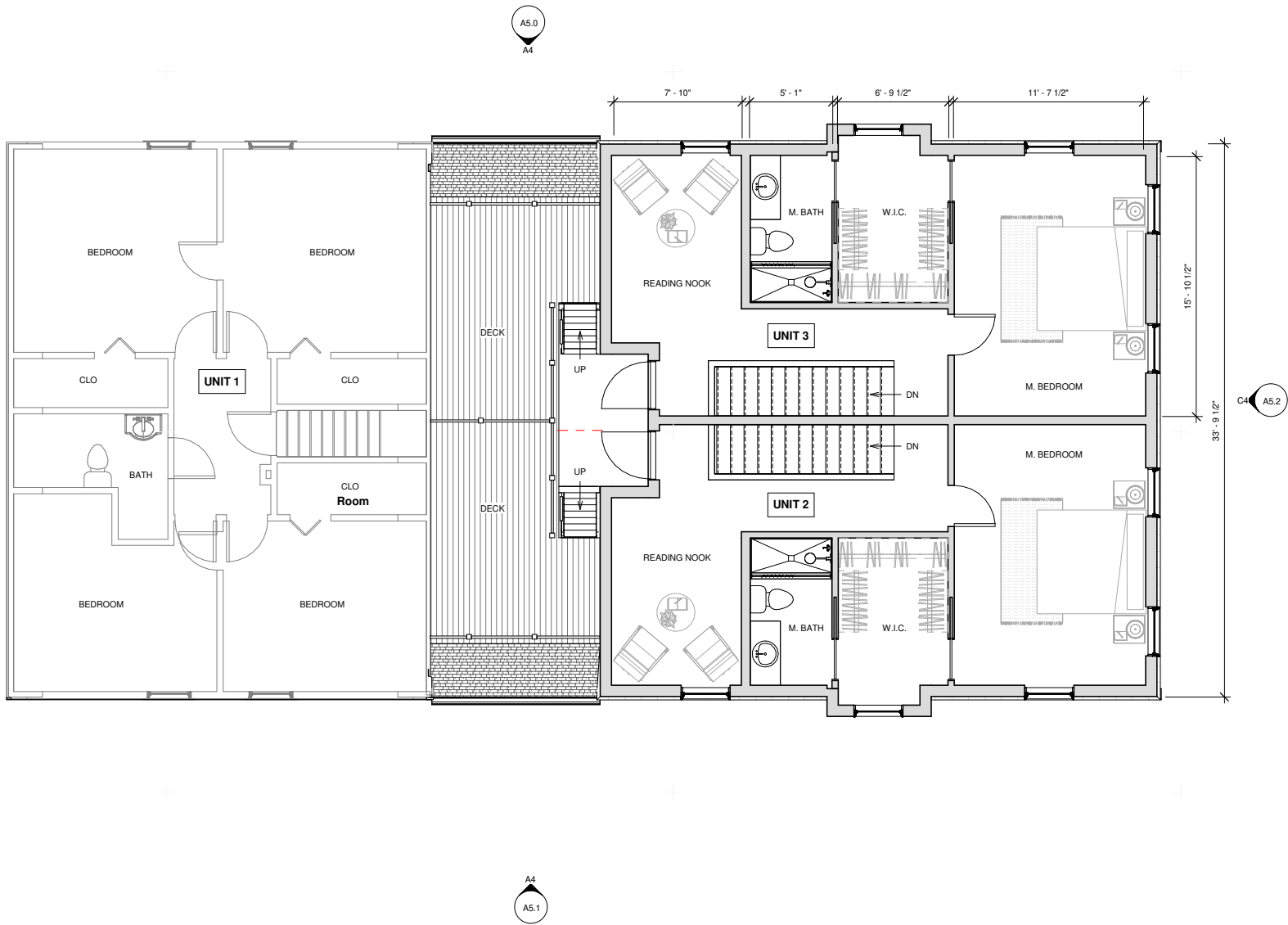
56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 2ND FL

HDC
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A4.2

SPACE	AREA
UNIT 2	751 SF
UNIT 3	751 SF



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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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

PLAN 3RD FL

HDC
REVIEW
ONLY

A4.3



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A SOUTH ELEVATION
1/4" = 1'-0"

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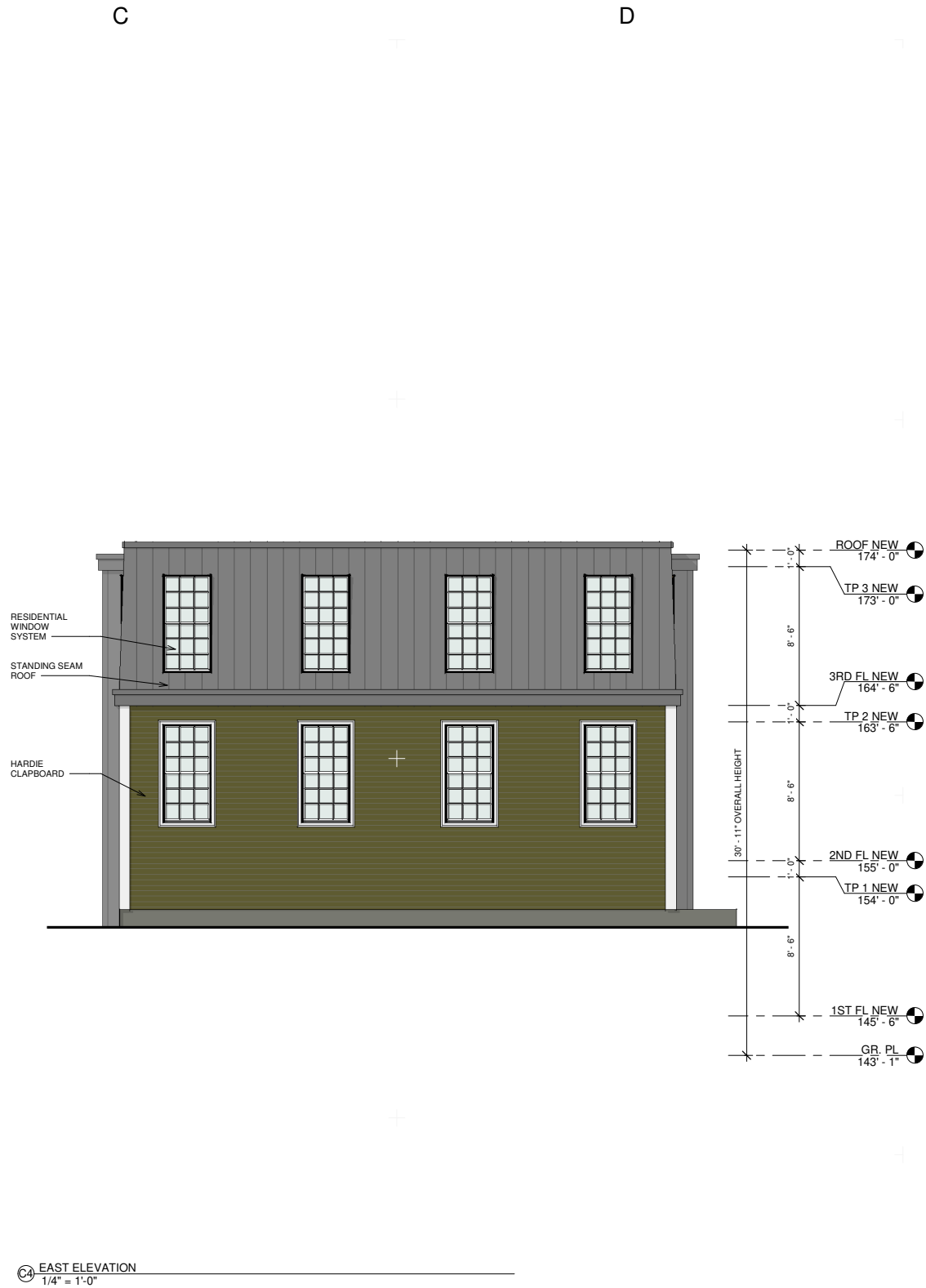
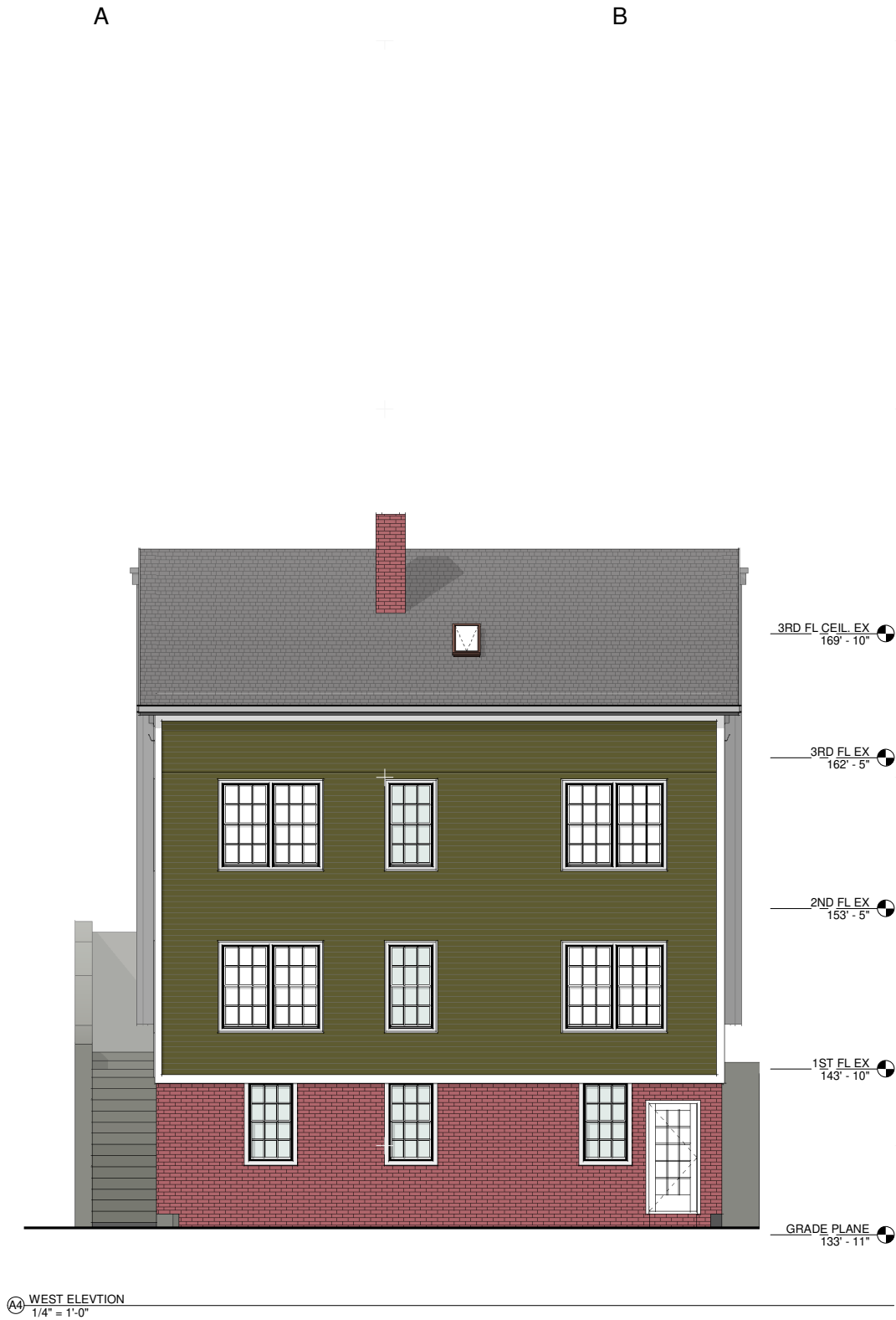
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

ELEVATIONS

HDC
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A5.1



ELEVATIONS

HDC
REVIEW
ONLY

A5.2

56 Pratt St
Providence, RI 02906
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STREET VIEW

A10.2

56 Pratt St
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PROJECT NUMBER: 25005

[illegible]



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 East Providence RI 02914
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A

B

C

D

1

2

3

4



PROPOSED ADDITION IS NOT
VISIBLE FROM THIS SIDE OF
THE STREET

56 PRATT

SPEED
LIMIT
25



REV. #	DATE	ISSUED FOR
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56 Pratt St
Providence, RI 02906
PROJECT NUMBER: 25005

STREET VIEW

HDC
REVIEW
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A10.4