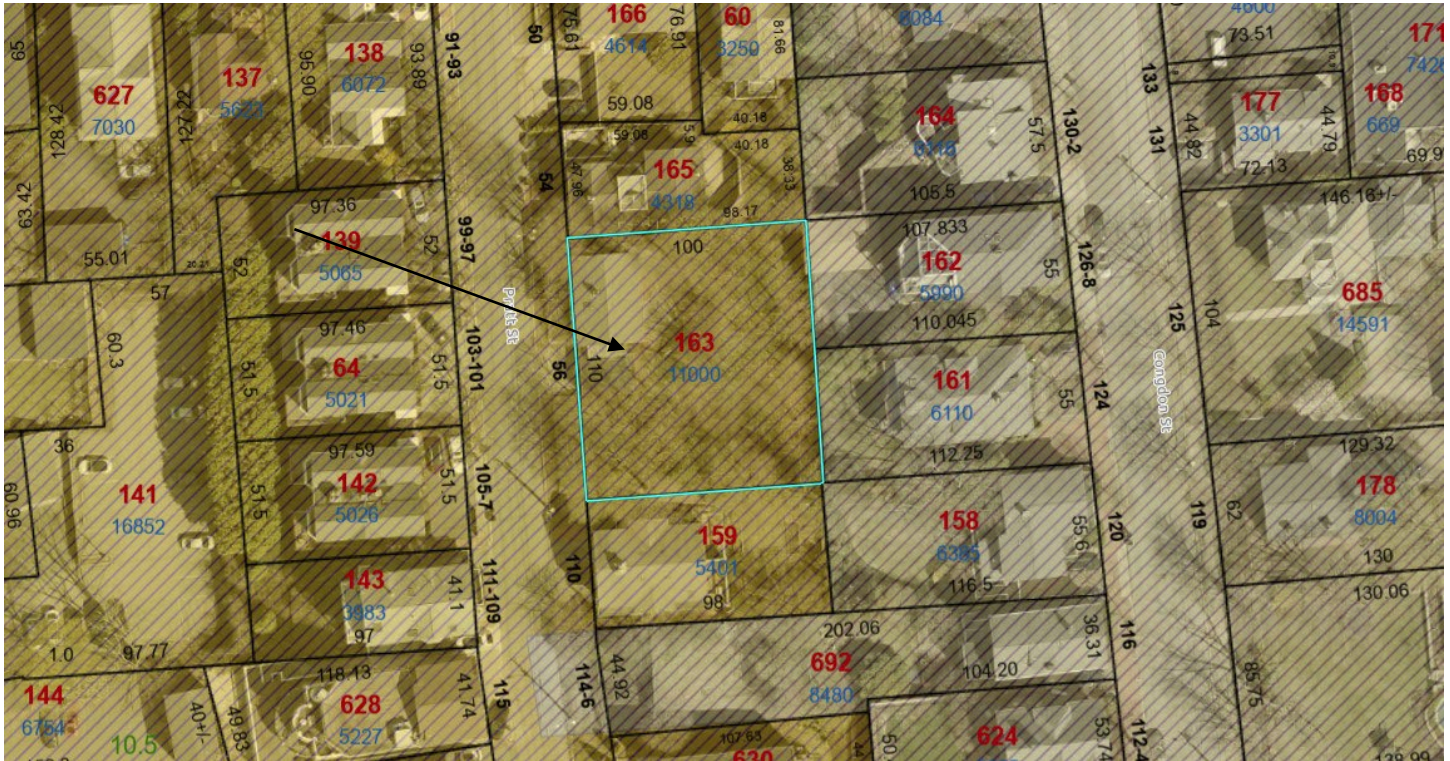


1. CASE 26.101, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)

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 Major Alterations 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:

- At the July 27th meeting the application was granted conceptual approval. 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;
- At the August 24th meeting in agreement with the applicant the matter was continued. The applicants also agreed to attend a design charrette hosted by the Providence Preservation Society (PPS) to discuss proposed design changes that had been articulated by an expert witness, Clarke Schoettle, and comments from the Commission;
- On Tuesday, September 29th, staff attended the charrette at PPS. This meeting was attended by Councilwoman Jill Davidson, the applicant's architect, David Sisson, Clark Schoettle, Glen Fontecchio, Joel Vanderweele, Marisa Brown and Elisabeth Seidel. It was a productive session and the items discussed for this project related to the following: Reduce height, Design changes at front and roofline to soften façade at front and reduce bulk, Deemphasize verticality, Reduce actual and apparent height, Window changes, Color changes, Landscape change; and,
- Revised plans, photos and renderings have been submitted. The proposed new construction has been changed substantially stylistically in an attempt to minimize the verticality while maintaining volume. The overall height has been reduced by 4'. The building is still tall, but below the buildable envelope allowed by zoning and smaller than what the Commission granted conceptual approval for. The changes to the front, having open porches that more emulate a more traditional double- or triple decker design is helpful; fenestration changes are help reduce the verticality and improve the composition.

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;
- b) The parcel shall be subdivided to allow for 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.

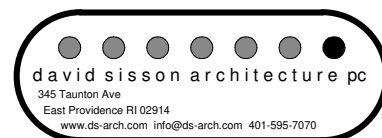
Staff recommends a motion be made stating that: The application is considered complete. 56 Pratt Street is a parcel that contains a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing 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.



56 PRATT STREET - SOUTH

56 PRATT STREET PROVIDENCE ,RI 02906



56 Pratt St

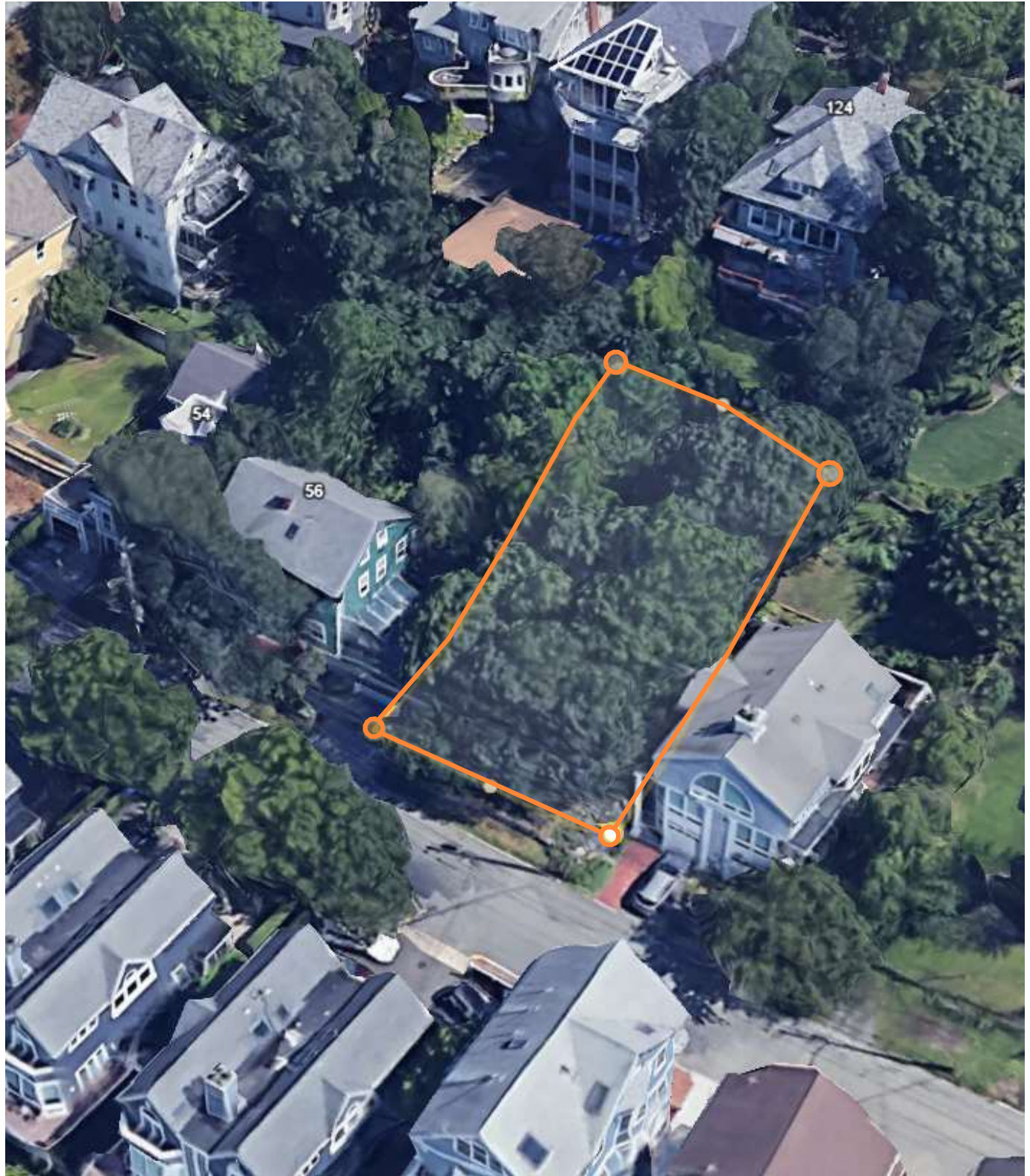
HDC REVIEW
ONLY

COVER SHEET

Project number 25005
Date 2026-10-02

A0.0

Scale



LEGEND & ABBREVIATIONS

INF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC.	- ACRES	---	- NEW CONTOUR
±	- PLUS OR MINUS	---	- STONE WALL
STY	- STORY	X	- FENCE
W/F	- WOOD FRAMED	S	- SEWER LINE
SHF	- STATE HIGHWAY PLAT	D	- DRAIN LINE
RET.	- RETAINING WALL	W	- WATER LINE
PEL	- PEDESTRIAN	C	- GAS LINE
(FID.)	- FOUND	E	- ELECTRIC LINE
RRB	- R/H HIGHWAY BOUND	①	- SANDIARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	②	- CATCH BASIN
FE	- FLARED END	③	- STORM DRAIN MANHOLE
RCP	- REINFORCED CONCRETE PIPE	④	- WATER GATE
CLF	- CHAIN LINK FENCE	⑤	- GAS VALVE
INV.	- INVERT	⑥	- ELECTRIC MANHOLE
X 10.00	- EXISTING SPOT GRADE	⑦	- GRANITE BOUND
X 10.00	- NEW SPOT GRADE	⑧	- DRILL HOLE
		●	- IRON PIPE

BENCHMARK
MAG NAIL SET IN U.P. #1
ELEV: 134.18' (NAVD 83)

NF
A.P. 10, LOT 185
DANA C. & THERESA S.
PEARSON
VOLUME 10488, PAGE 215

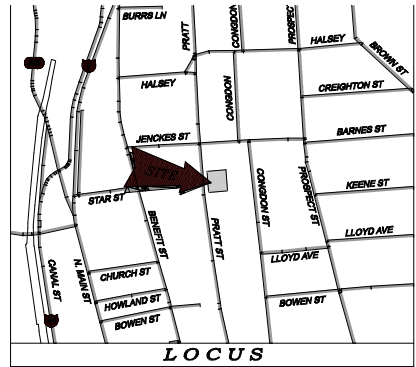
NF
A.P. 10, LOT 184
RONALD C. ANTONY

NF
A.P. 10, LOT 182
ROGER N. CARLSTEN
VOLUME 9758, PAGE 150

NF
A.P. 10, LOT 181
FRANK J. FALTUS
VOLUME 5443, PAGE 128

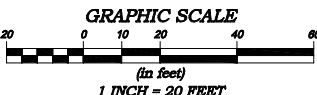
NF
A.P. 10, LOT 158
CHARLES H. WATTS, III &
HELEN J. HAYNES
VOLUME 10724, PAGE 29

NF
A.P. 10, LOT 159
100 PRATT STREET CONDOMINIUM
VOLUME 1682, PAGE 80



NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD;
A.) PLAN ENTITLED "PLAT NO. 2 OF THE HALSEY ESTATE IN THE CITY OF PROVIDENCE, BY CURSHING & PRISMAL, RECORDED JUNE 18, 1861 & SHAD PLAN IN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 2 AT PAGE 22 (PLAT CARD 66).
B.) PLAN ENTITLED "PLAT OF LAND BELONGING TO THE CITY SAVINGS BANK, BY FRANK E. WATERMAN, MAY, 1904, SCALE: 40 FT. PER INCH."
C.) PLAN ENTITLED "PERIMETER SURVEY PLAN, A.P. 10, LOTS 628 & 143, 100-111 PRATT STREET CONDOMINIUM BY BOYER ASSOCIATES, JULY 28, 2000."
- REFERENCE IS MADE TO THE FOLLOWING CITY OF PROVIDENCE LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED;
A.) A.P. 10, LOT 183 - ANTHONY ANDRADE - VOLUME 12181, PAGE 283
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD;
A.) NONE FOUND RECORDED.
- THESE PREMISES ARE SITUATED IN AN R-2 ZONE (R-2 RESIDENTIAL DISTRICT).
DIMENSIONAL REQUIREMENTS
MIN. LOT AREA = NONE / 5,000 S.F.
MIN. WIDTH = NONE / 30 FT.
MIN. S/S FRONT YARD = AVERAGE FRONT SETBACKS OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT.
MIN. S/S REAR YARD = 25% OF LOT DEPTH OR 25', WHICHEVER IS LESS
MIN. S/S SIDE YARD = 4 FT. (FOR LOTS 40' OR LESS); 6 FT. (FOR LOTS MORE THAN 40')
MAX. STRUCTURE HEIGHT = 45 FT. (NOT TO EXCEED 3 STOREYS)
MAX. BUILDING LOT COVERAGE = 45 %
MAX. FRONT YARD SURFACE COVERAGE = 35 %
MAX. REAR YARD SURFACE COVERAGE = 20 %
TOTAL MAX. SURFACE COVERAGE = 65 %
NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
*THE SUBJECT PROPERTY FALLS WITHIN A HISTORIC OVERLAY DISTRICT AS DEPICTED ON THE CITY OF PROVIDENCE ONLINE GIS DATABASE.
6. THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP PROVIDENCE COUNTY, RHODE ISLAND AND ALL JURISDICTIONS) PHASE 500 OF 401 CITY OF PROVIDENCE, MAP NUMBER 44807C0006A, MAP REVISED: OCTOBER 2, 2016. FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONDUCT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-382-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83 (NAVD 83) AND THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 83. THE PROJECT DATUMS WERE ESTABLISHED FROM REFERENCE STATIONS AND GNSS CORRECTIONS RECEIVED FROM THE LEICA SMARTNET NORTH AMERICA RTK NETWORK VIA CARLSON BRX8 GNSS ANTENNAS / RECEIVERS.



COPYRIGHT
THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

** SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 436-ROR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 26, 2016, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
OTHER TYPE OF SURVEY: DATA ACCUMULATION
TOPOGRAPHIC SURVEY
THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
BOUNDARY & TOPOGRAPHIC SURVEY FOR THE FUTURE DEVELOPMENT OF THE PROPERTY.



BY: BRADFORD J. TRAVERS, P.L.S. REG. NO. 2521 DATE 12/23/2021
WATERMAN ENGINEERING COMPANY (1004 No. 1.8.0034168)

RIGL 34-13-1
ABUTTING STREET INDEX

1. PRATT STREET	
1	02/28/2021
NO.	DATE
UPDATED OWNER	
REVISION	
CHECKED BY	
PROJECT NO.	
21-014	
SCALE: 1" = 20'	
DATE: 08/29/2021	
DRAWN BY: BJT / MB	
CHECKED BY: BJT	
FILE NAME: 2021_08_29_014	
1 of 3 SETS	
DRAWING # SU1	
BOUNDARY & TOPOGRAPHIC SURVEY PLAN ASSESSORS PLAT 10, LOT 163 #56 PRATT STREET PROVIDENCE, RHODE ISLAND	
ANTHONY ANDRADE 56 PRATT STREET PROVIDENCE, RHODE ISLAND 02906	
 46 Station Avenue East Providence, RI Phone: (401) - 438 - 5775 Fax: (401) - 438 - 5775 www.watermaneng.com	

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

56 Pratt St

HDC REVIEW
ONLY

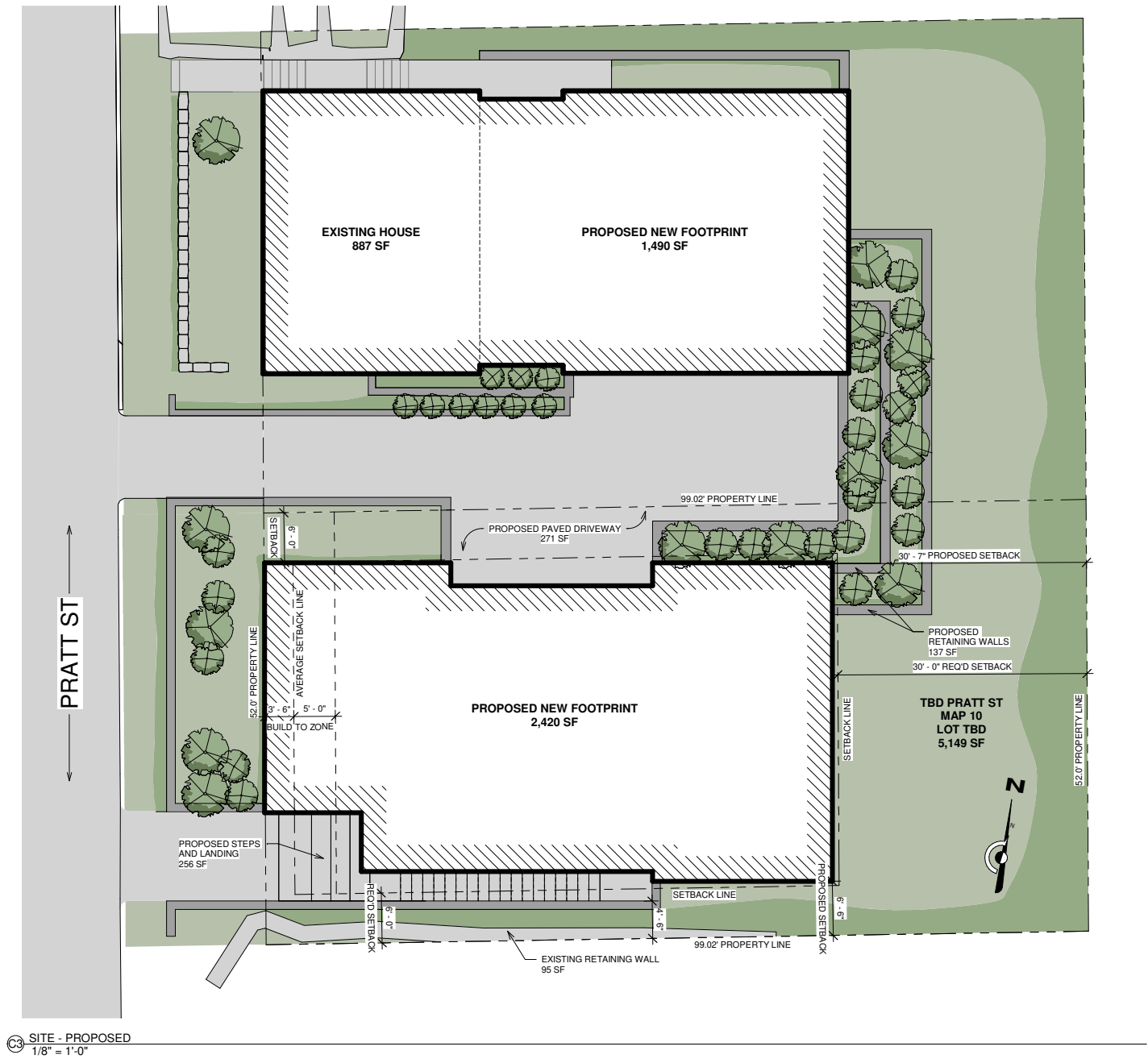
EXISTING COND. SURVEY

Project number 25005
Date 2026-10-02

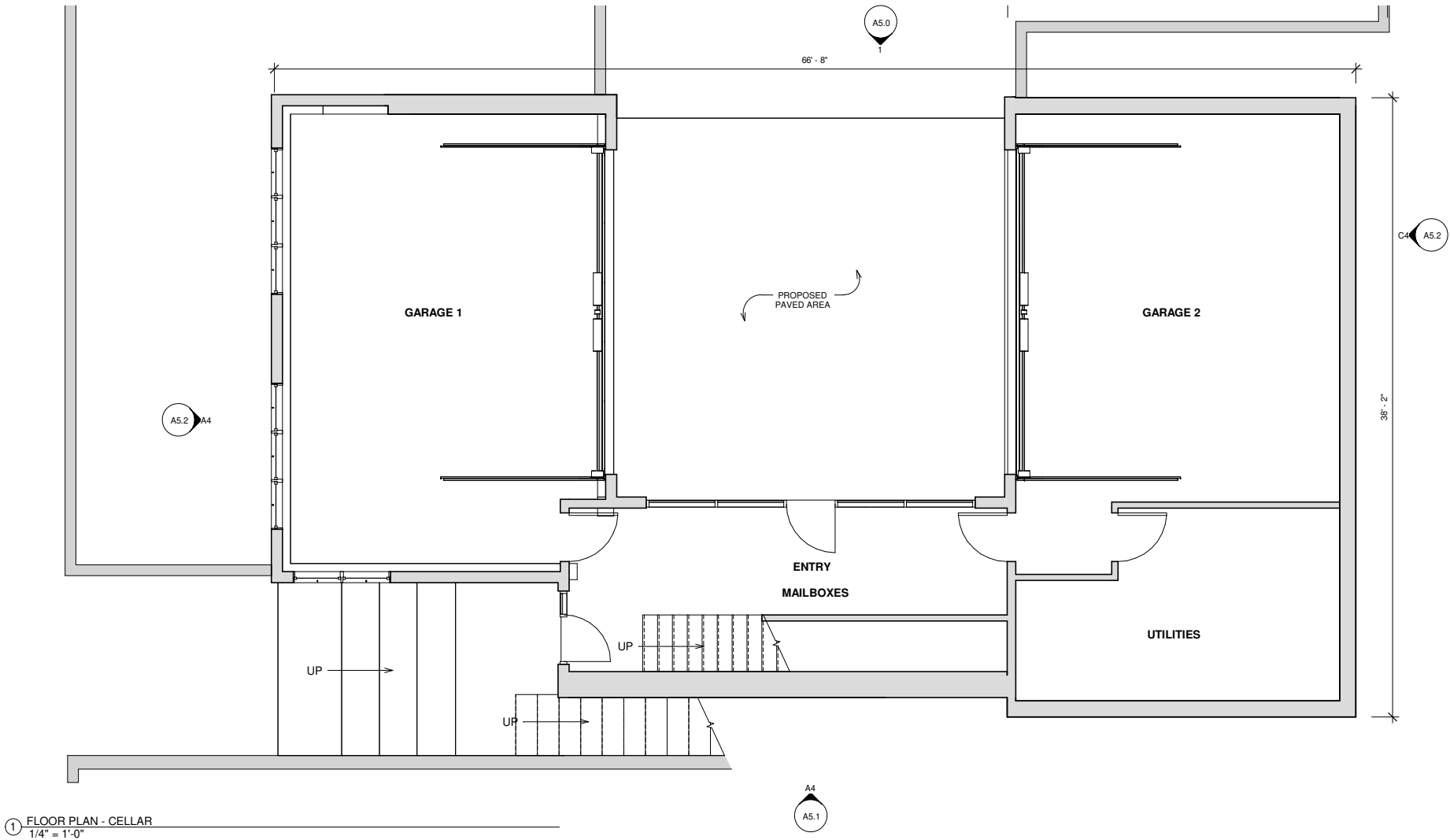
A0.2

Scale 3/64" = 1'-0"

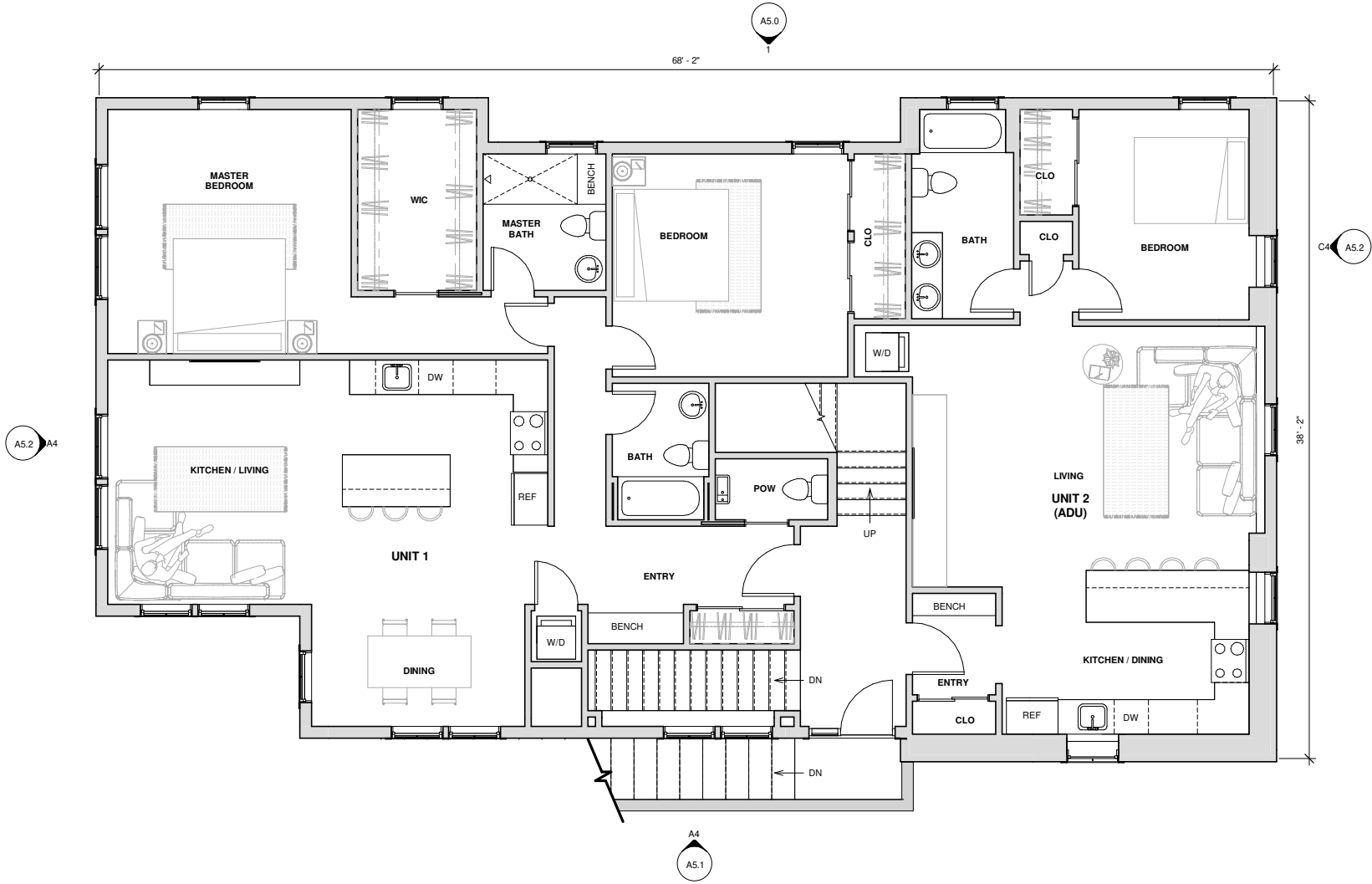
ZONING TABLE	ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?	GRADE PLANE CALCULATION	IMPERVIOUS SURFACE COVERAGE CALCULATION:		
MAP = 10 LOT = TBD BASE ZONING DISTRICT: R-3 OVERLAY ZONING DISTRICT: HISTORIC DISTRICT PROPOSED USE: THREE FAMILY AND ADU	LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,149 SF	NO	NW CORNER AT EXISTING GRADE 136'	PROPOSED	SF	
	MINIMUM LOT WIDTH	EXISTING LOT NONE		110' EXISTING		NE CORNER AT EXISTING GRADE 151'	EXISTING RETAINING WALL	95	
	HEIGHT	NEW SUBDIVISIONS 50'		52 - 0' PROPOSED	NO	SE CORNER AT EXISTING GRADE 151.25	PROPOSED NEW BUILDING	2,420	
	MAX BUILDING COVERAGE	45 NOT MORE THAN 3 STORY	2,433	39 - 7' 3 STORY	NO	SW CORNER AT PROPOSED PAVEMENT 133.75	PROPOSED PAVED DRIVEWAY	271	
	MAX IMPERV. SURFACE COVERAGE	45% (2,317 SF)		47% (2,420 SF) PROPOSED	NO	AVERAGE	143	PROPOSED RETAINING WALL	137
	MIN PERV. SURFACE COVERAGE	65% (3,347 SF)		62% (3,179 SF) PROPOSED	NO		PROPOSED STEPS AND LANDING	256	
		1,000 SF		1,970 SF PROPOSED	NO				
	MAX IMPERV. FRONT YARD COVERAGE	33% (N/A)		N/A - NO FRONT YARD	NO		TOTAL:	3,179 SF	
	MAX IMPERV. REAR YARD COVERAGE	50% (1,597*0.5 = 798 SF)		3% (50 SF) PROPOSED	NO				
	FRONT SETBACK	3.5' (AVERAGE WITHIN 100')		0' - 0' PROPOSED	NO				
	REAR SETBACK	30'		30' - 7" 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 - 6' PROPOSED	NO				



SPACE	AREA
GARAGE 1	590 SF
GARAGE 2	509 SF
ENTRY	214 SF
UTILITIES	252 SF

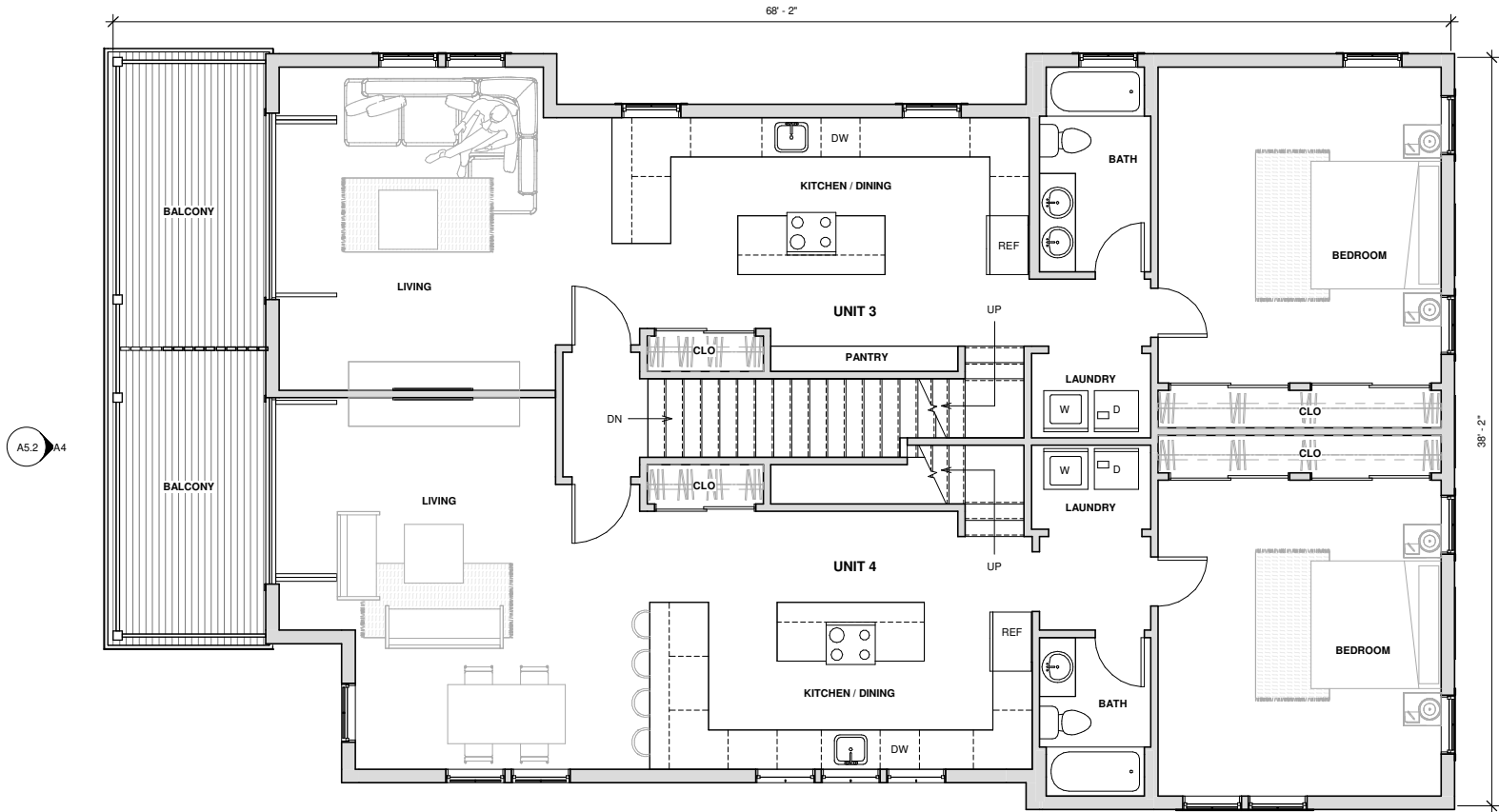


SPACE	AREA
UNIT 1	1385 SF
UNIT 2	803 SF
1ST FL COMMON AREA	214 SF



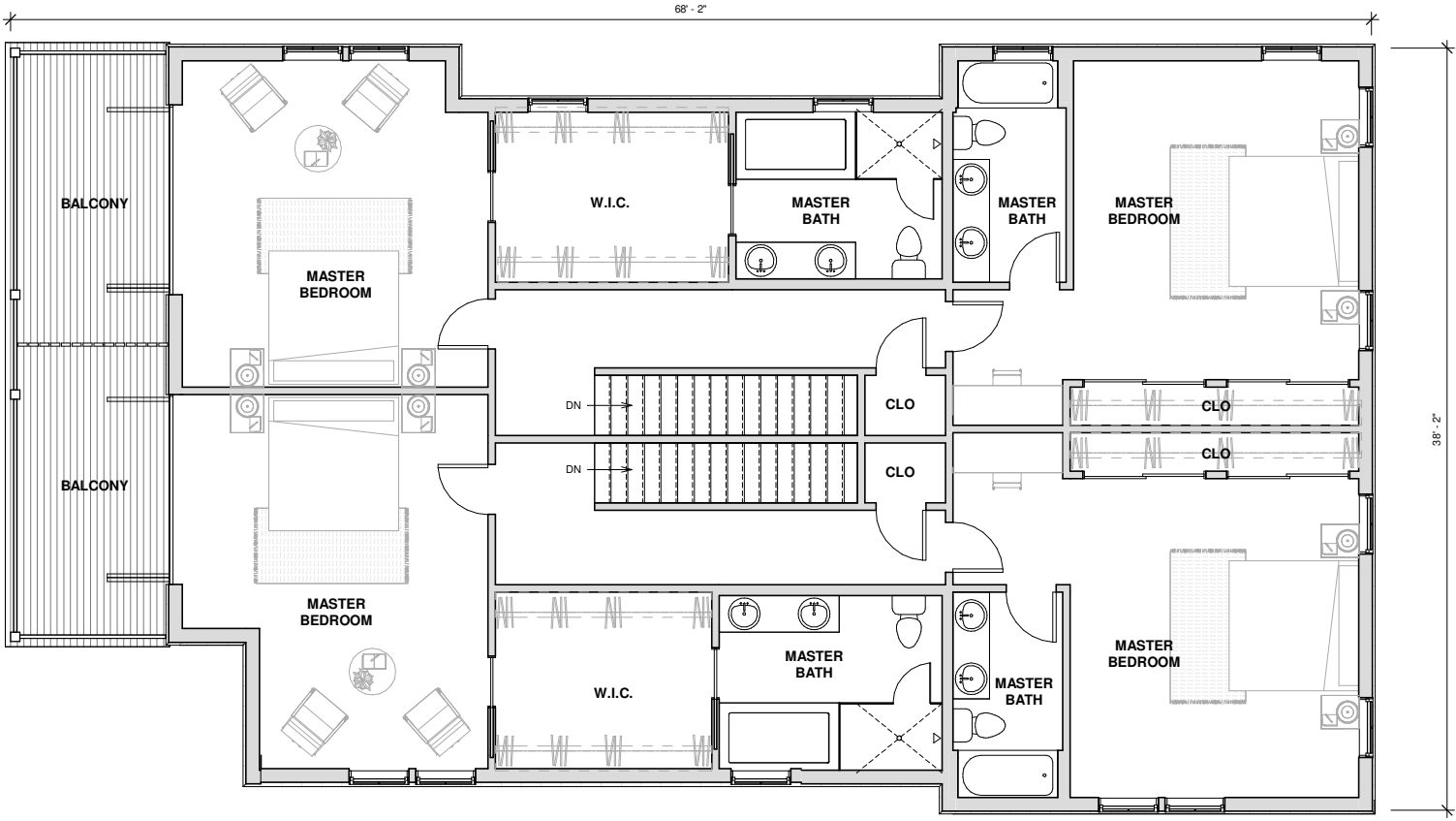
② FLOOR PLAN - 1ST FL
1/4" = 1'-0"

SPACE	AREA
UNIT 3	1027 SF
UNIT 4	1078 SF
2ND FL COMMON AREA	86 SF



③ FLOOR PLAN - 2ND FL
1/4" = 1'-0"

SPACE	AREA
UNIT 3	1072 SF
UNIT 4	1078 SF



④ FLOOR PLAN - 3RD FL
1/4" = 1'-0"



① NORTH ELEVATION
1/4" = 1'-0"





A4 WEST ELEVATION
1/4" = 1'-0"



C4 EAST ELEVATION
1/4" = 1'-0"



