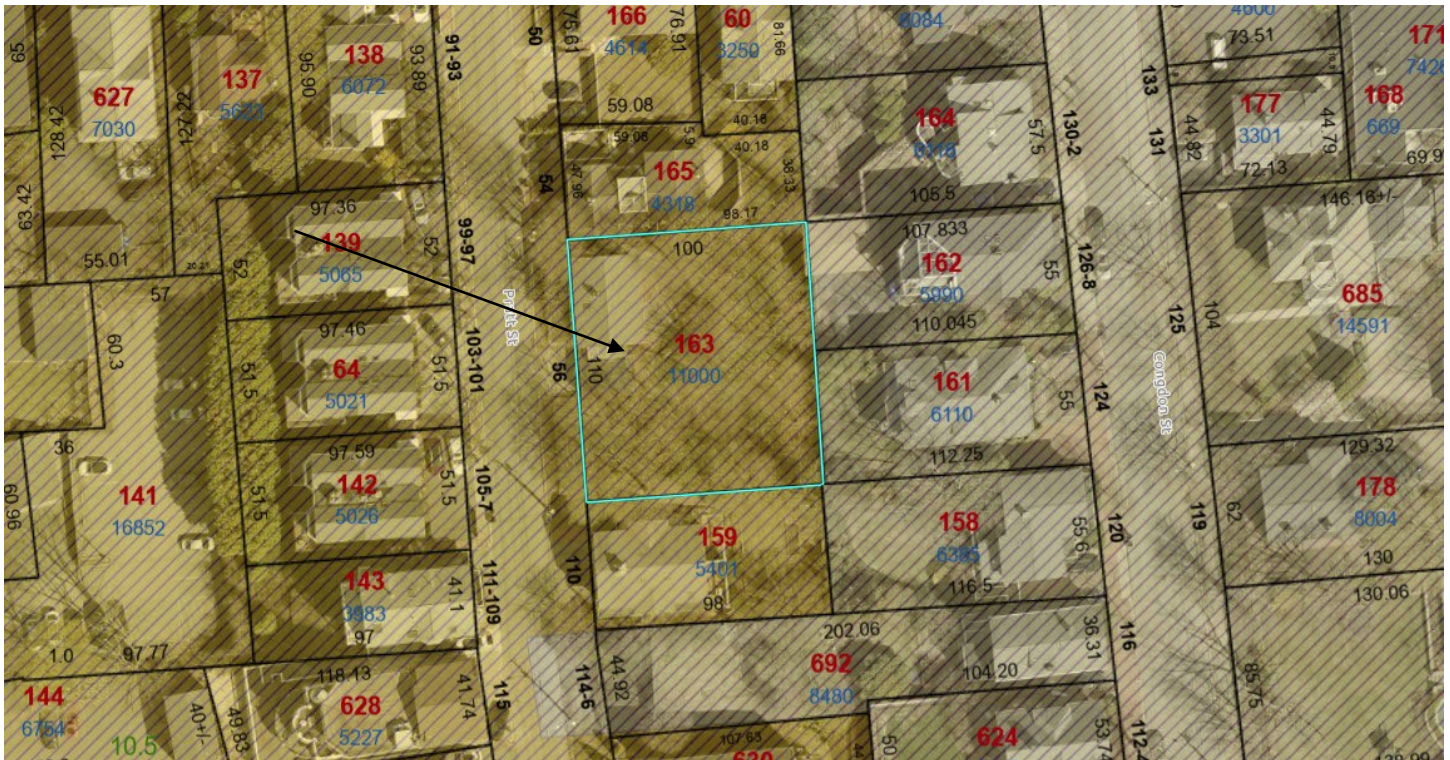


2. **CASE 26.138, 56 PRATT STREET, House, 1857-75 (COLLEGE HILL)**

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 the 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 definitely not subservient to the historic resource. The application was denied;
- At the August 24th meeting a new application that was deemed materially and substantially different was reviewed by the Commission. The Commission granted conceptual approval at the bequest of the applicant. The applicants also agreed to attend a design charette 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 charette 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: Aligning floors, Window changes, Canopy add at front door, Front door change, Unique siding at 'transition' portion of addition, Color changes; and,
- Revised plans, photos and renderings have been submitted. The revised design reflects most of the comments discussed at the charette. The design is now more cohesive. The addition's floors have been lowered and match existing; the fenestration and materials, along with color choices have enhanced the design.
-

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

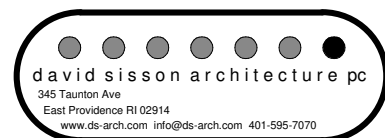
- a) 56 Pratt Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Register Historic District;
- b) The application for Major Alterations is considered complete; 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 for conceptual review. 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, with staff to review any additional details.



56 PRATT STREET - NORTH

56 PRATT STREET PROVIDENCE ,RI 02906



56 Pratt St

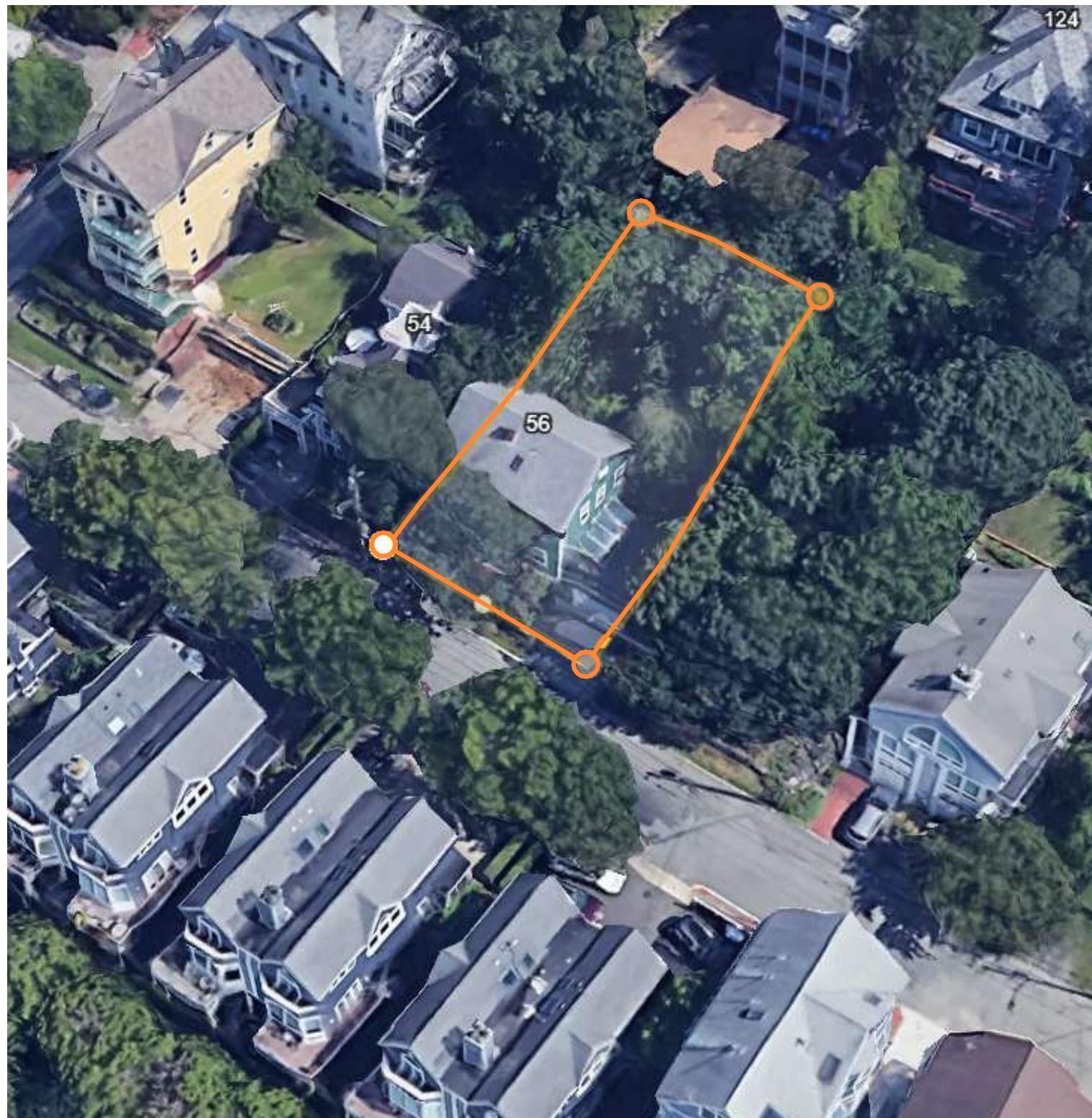
HDC REVIEW
ONLY

COVER SHEET

Project number 25005
Date 2026-10-02

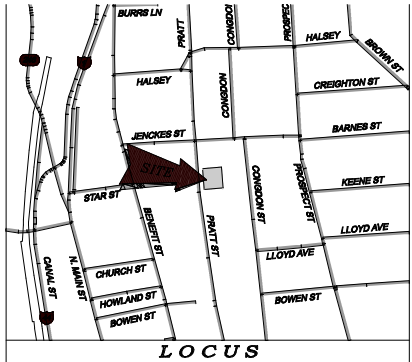
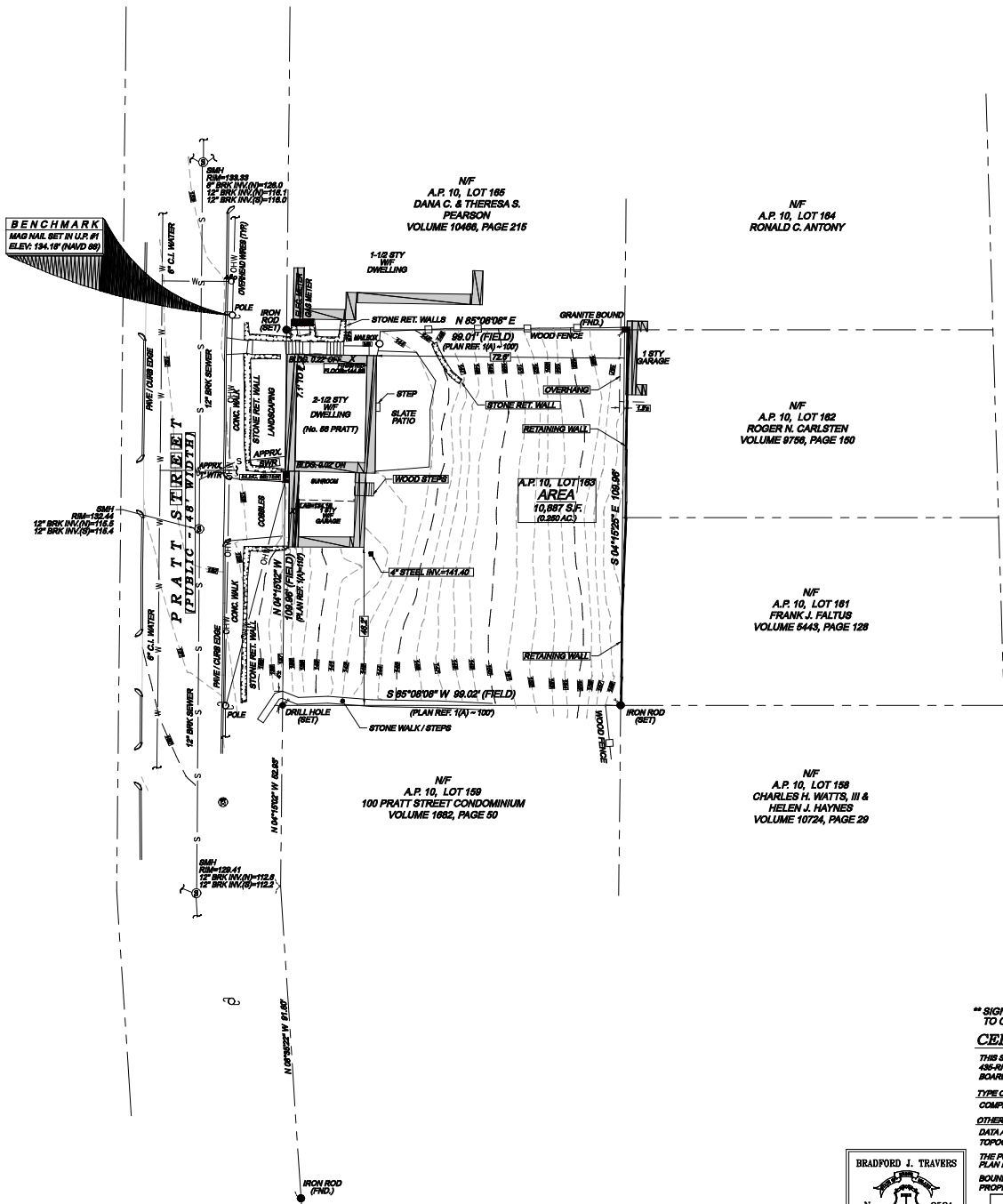
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Scale



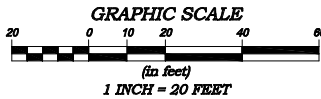
LEGEND & ABBREVIATIONS

NF	- 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	---	- FENCE
WF	- WOOD FRAMED	---	- SEWER LINE
SH	- STATE HIGHWAY PLAT	---	- DRAIN LINE
RET.	- RETAINING WALL	---	- WATER LINE
PEL	- PEDESTRIAN	---	- GAS LINE
(FID.)	- FOUND	---	- ELECTRIC LINE
RH	- RI HIGHWAY BOUND	---	- SANITARY SEWER MANHOLE
PK NAIL	- MASONRY NAIL	---	- CATCH BASIN
FE	- FLARED END	---	- STORM DRAIN MANHOLE
ROP	- REINFORCED CONCRETE PIPE	---	- WATER GATE
CLF	- CHAIN LINK FENCE	---	- GAS VALVE
INV.	- INVERT	---	- ELECTRIC MANHOLE
X 10.00	- EXISTING SPOT GRADE	---	- GRANITE BOUND
X 10.00	- NEW SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE



NOTES / REFERENCES

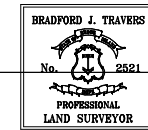
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
A.) PLAN ENTITLED "PLAT NO. 2 OF THE HALSEY ESTATE IN THE CITY OF PROVIDENCE, BY CURSHING & PARUAL, RECORDED JUNE 16, 1881, SHAD PLAN IN RECORDED IN THE THE OFFICE OF THE RECORDER OF DEEDS IN THE CITY OF PROVIDENCE IN PLAT BOOK 2, AT PAGE 22 (PLAT CARD 60).
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, 109-111 PRATT STREET CONDOMINIUM BY BOYER ASSOCIATES, JULY 26, 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 163 - ANTHONY ANDRADE - VOLUME 13181, 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 / 8,000 S.F.
MIN. WIDTH = NONE / 80 FT.
MIN. FRONT YARD = AVERAGE FRONT SETBACK OF DEVELOPED LOTS WITHIN 100 FT. ON EITHER SIDE OF THE SUBJECT LOT ON THE SAME SIDE OF THE SUBJECT LOT.
MIN. REAR YARD = 25% OF LOT DEPTH OR 25', WHICHEVER IS LESS
MIN. 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 STORIES)
MAX. BUILDING LOT COVERAGE = 45 %
MAX. FRONT YARD SURFACE COVERAGE = 50 %
MAX. REAR YARD SURFACE COVERAGE = 60 %
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.
5. THESE PREMISES ARE SITUATED IN A ZONE "C" (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 PANEL 209 OF 401 CITY OF PROVIDENCE, MAP NUMBER 440070000A, MAP REVISED: OCTOBER 2, 2016, FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. 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 CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-255-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)
7. THE HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83 (NAD 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 BR25 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 THE 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: MEASUREMENT / ACCURACY SPECIFICATION:
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 12/28/2021
WATERMAN ENGINEERING COMPANY (PCA No. LS.0004168)

RIGL 34-13-1
ABUTTING STREET INDEX
1. PRATT STREET

NO.	DATE	REVISION	CHECKED BY
1	02/28/2021	UPDATED OWNER	BJT
PROJECT NO. 21-014			
SCALE: 1" = 20'			
DATE 02/29/2021			
DRAWN BY: BJT / MB			
CHECKED BY: BJT / MB			
FILE NAME: BJT_LBL_014.dwg			
1 of 5 SHEETS			
DRAWING # SU1			

Waterman
ENGINEERING COMPANY
Engineers & Surveyors - Est. 1894
465 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

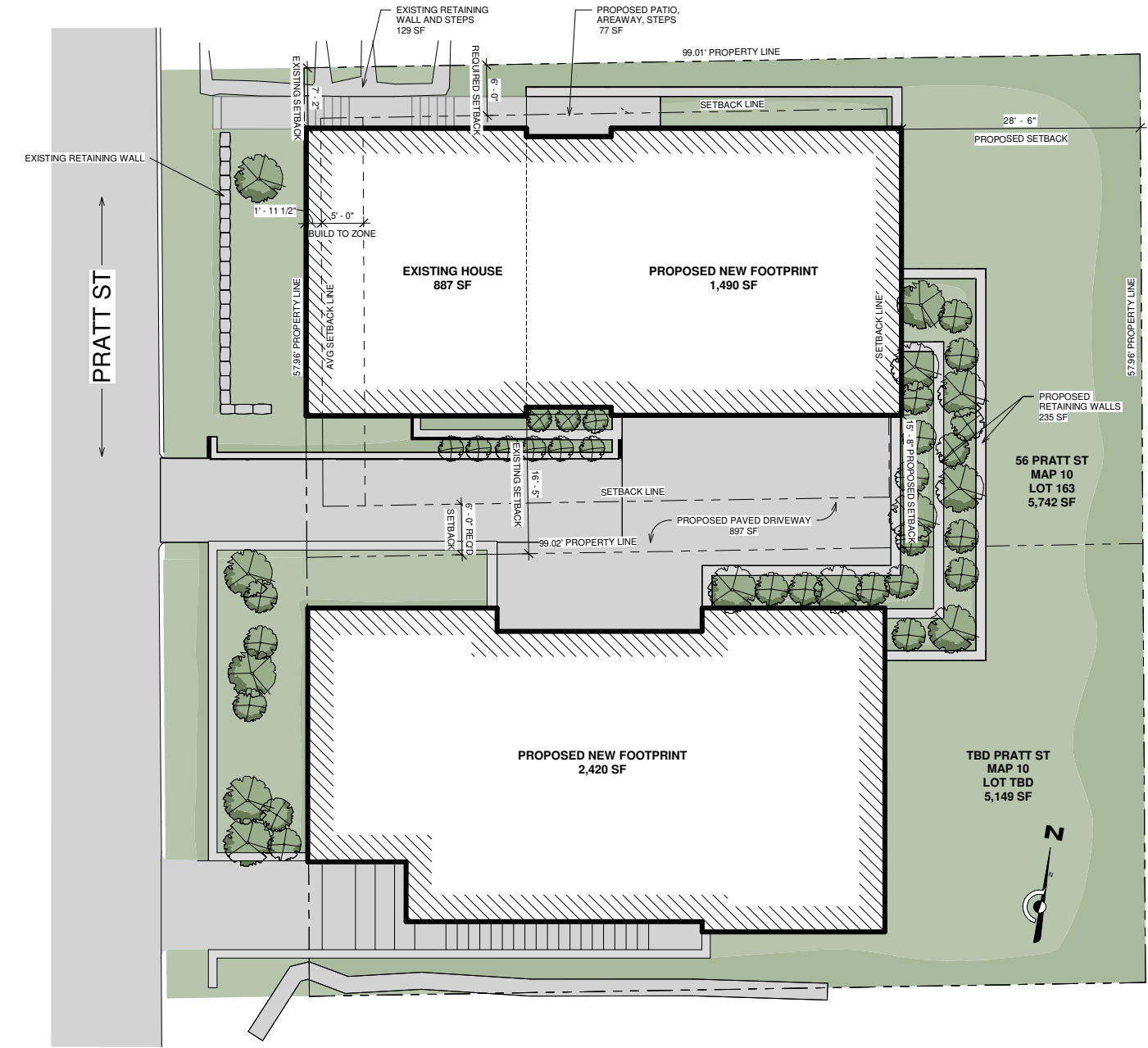
EXISTING COND. SURVEY

Project number 25005
Date 2026-10-02

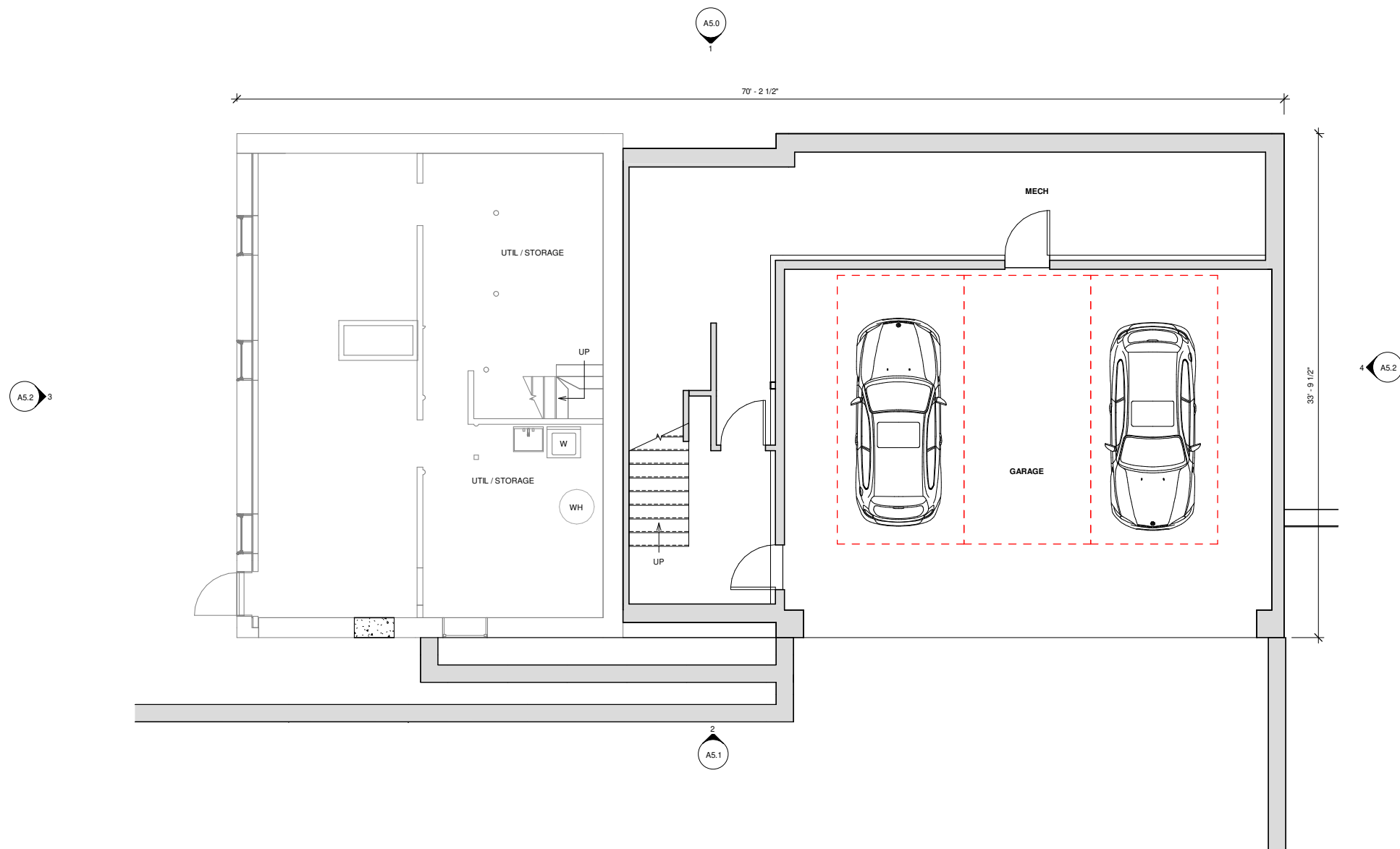
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Scale 3/64" = 1'-0"

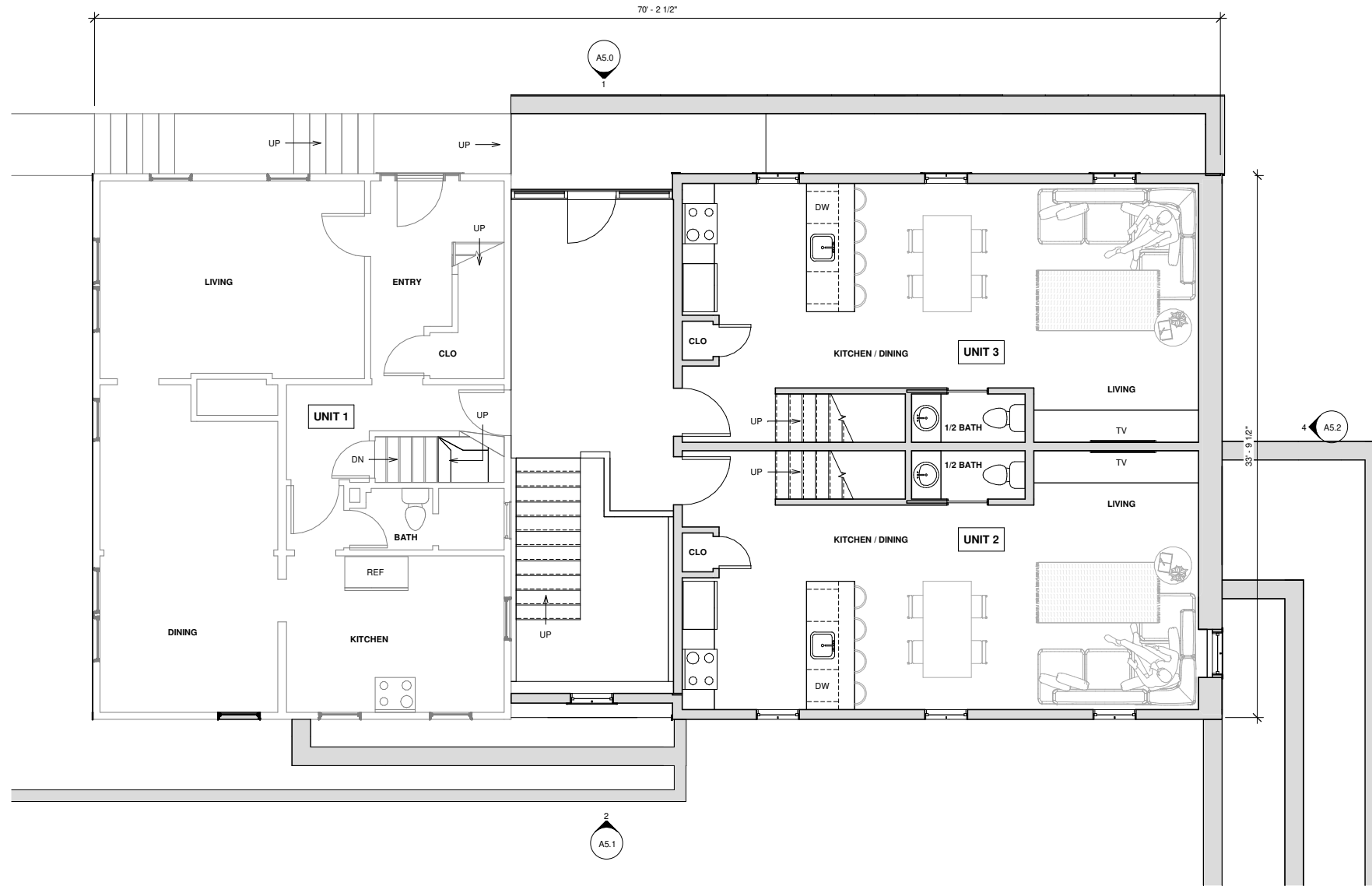
ZONING TABLE						GRADE PLANE CALCULATION		IMPERVIOUS SURFACE COVERAGE CALCULATION:	
MAP = 10 LOT = 163 BASE ZONING DISTRICT: R-3 OVERLAY ZONING DISTRICT: HISTORIC DISTRICT PROPOSED USE: THREE FAMILY	ITEM	REQUIRED	W/ 5% VARIANCE	PROVIDED	RELIEF REQUESTED?				
	LOT SIZE	NEW SUBDIVISIONS 5,000 SF		5,742 SF PROPOSED	NO	NW CORNER AT EXISTING GRADE 135.75		EXISTING	
	MINIMUM LOT WIDTH	EXISTING LOT NONE		110' EXISTING	NO	NE CORNER AT EXISTING GRADE 151.75		EXISTING HOUSE	
	HEIGHT	NEW SUBDIVISIONS 50'		57.96' PROPOSED	NO	SE CORNER AT EXISTING GRADE 151		EXISTING GARAGE	
	MAX BUILDING COVERAGE	45' NOT MORE THAN 3 STORY		31' - 11" / 3 STORY PROPOSED	NO	SW CORNER AT EXISTING GRADE 134.17		EXISTING STEP AND PAVED AREA	
		45% (2,584 SF)		887 SF EXISTING	NO	AVERAGE 143.17		EXISTING SUNROOM STEPS	
	MAX IMPERV. SURFACE COVERAGE	65% (3,732 SF)		41% (2,378 SF) PROPOSED	NO			EXISTING RETAINING WALL AND STEPS	
	MIN PERV. SURFACE COVERAGE	1,000 SF		36% (2,101 SF) EXISTING	NO			EXISTING RETAINING WALL	
				65% (3,716 SF) PROPOSED	NO			TOTAL:	
				3,641 SF EXISTING	NO				
	MAX IMPERV. FRONT YARD COVERAGE	33% (NA)		2,026 SF PROPOSED	NO			PROPOSED	
	MAX IMPERV. REAR YARD COVERAGE	50% (824 SF)		NA - NO FRONT YARD	NO			EXISTING HOUSE	
	FRONT SETBACK	1.94' (AVERAGE WITHIN 100')		5% (82 SF) PROPOSED	NO			EXISTING RETAINING WALL AND STEPS	
	REAR SETBACK	30'	28.5'	0' - 0' EXISTING	NO			PROPOSED NEW BUILDING	
				72.6' EXISTING	NO			PROPOSED PAVED DRIVEWAY	
	SIDE SETBACK	6'		28' - 6' PROPOSED	NO			PROPOSED RETAINING WALLS	
				7' - 2' EXISTING	NO			PROPOSED PATIO, AREAWAY, STEPS	
				7' - 2' PROPOSED	NO			TOTAL:	
	SIDE SETBACK	6'		16' - 5' EXISTING	NO				
				15' - 8" PROPOSED	NO				
						BUILDING COVERAGE CALCULATION: SF			
						EXISTING HOUSE 887			
						PROPOSED ADDITION 1,491			
						TOTAL: 2,378 SF			



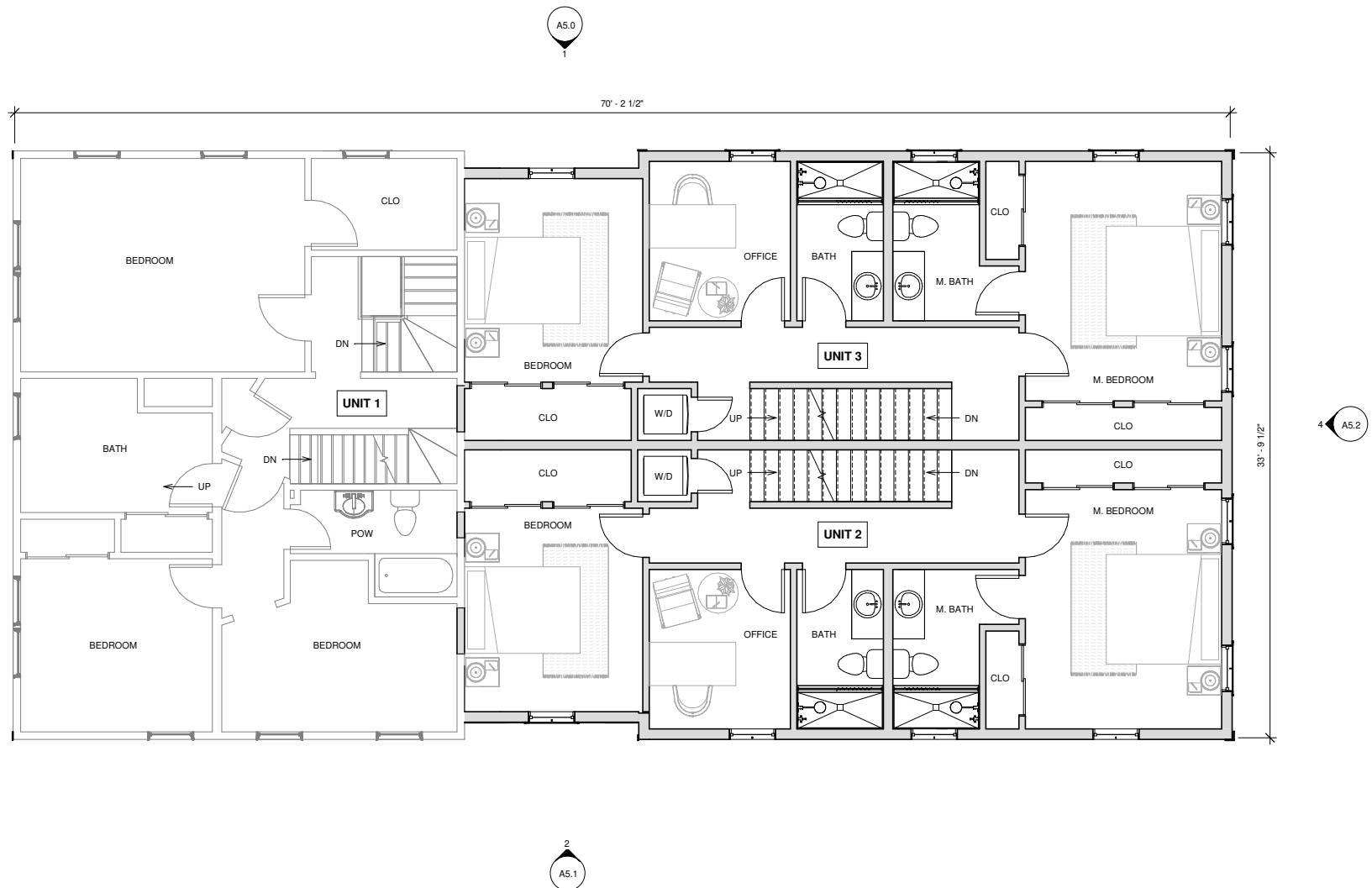
① SITE - PROPOSED
1/8" = 1'-0"



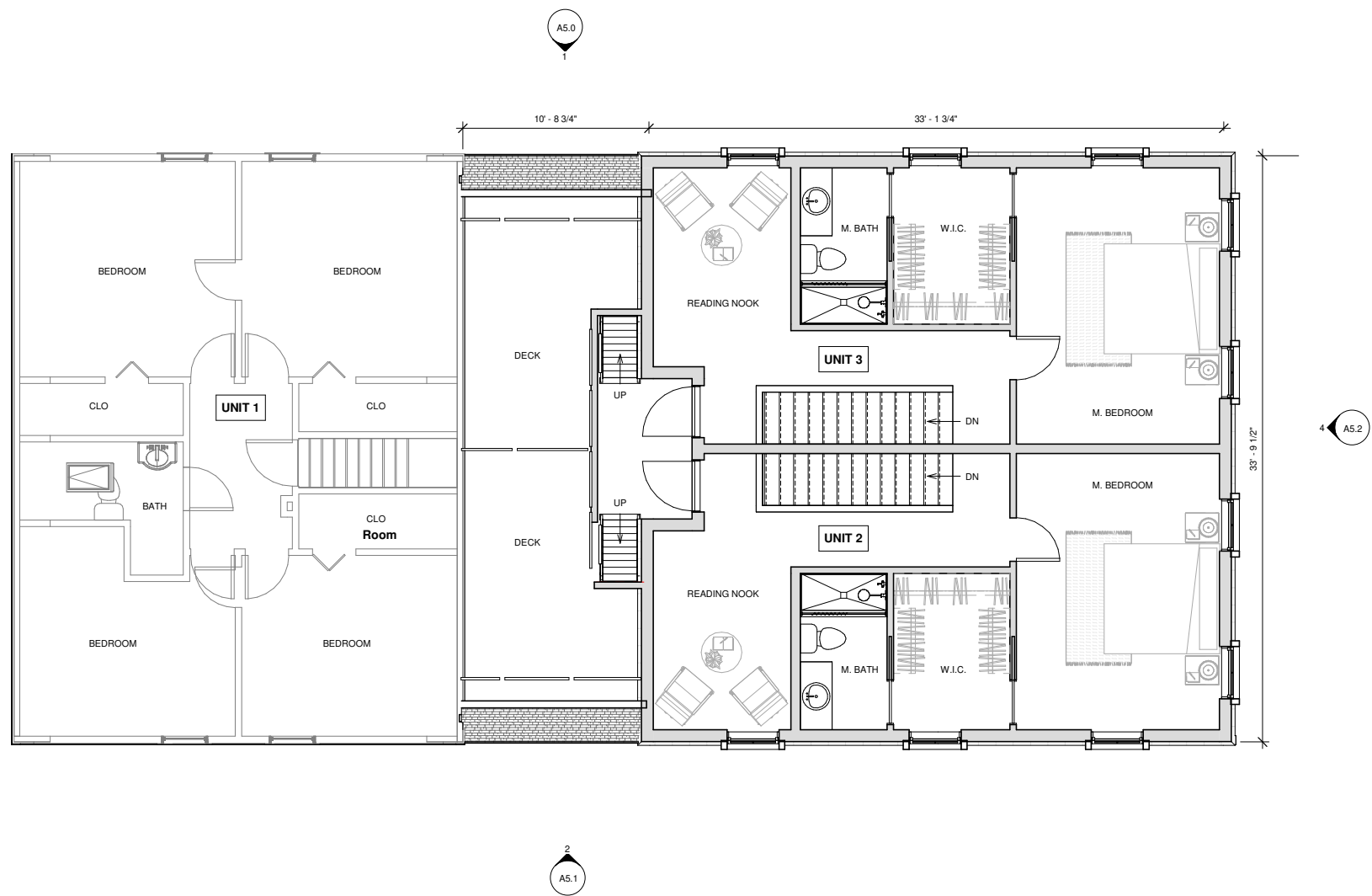
A2 FLOOR PLAN - CELLAR
1/4" = 1'-0"



A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"



A4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

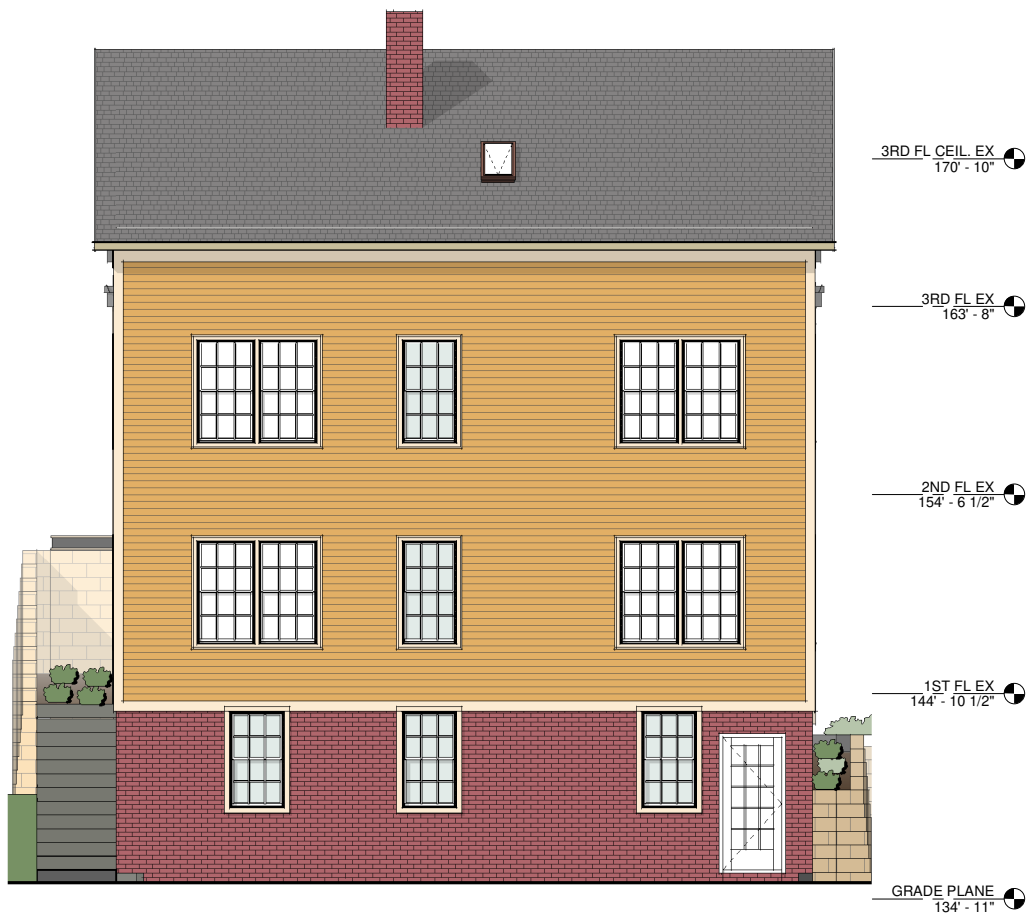


A4 FLOOR PLAN - 3RD FL
1/4" = 1'-0"

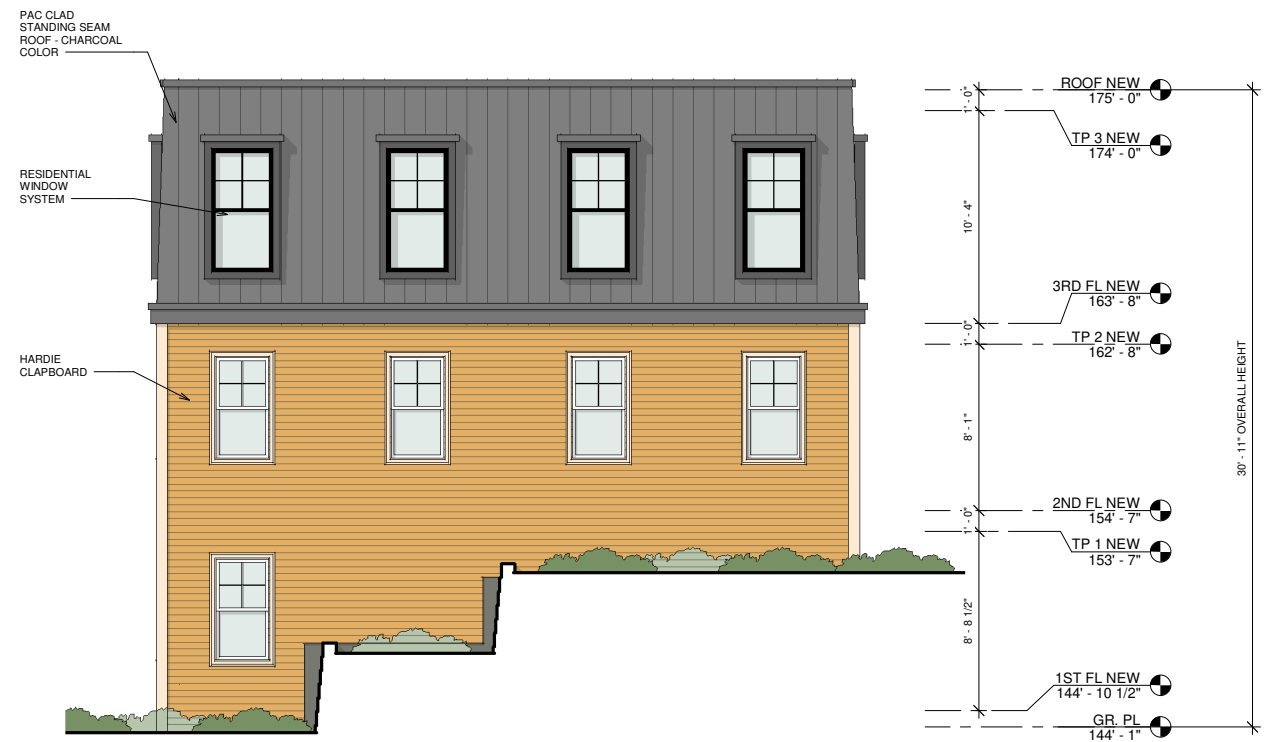




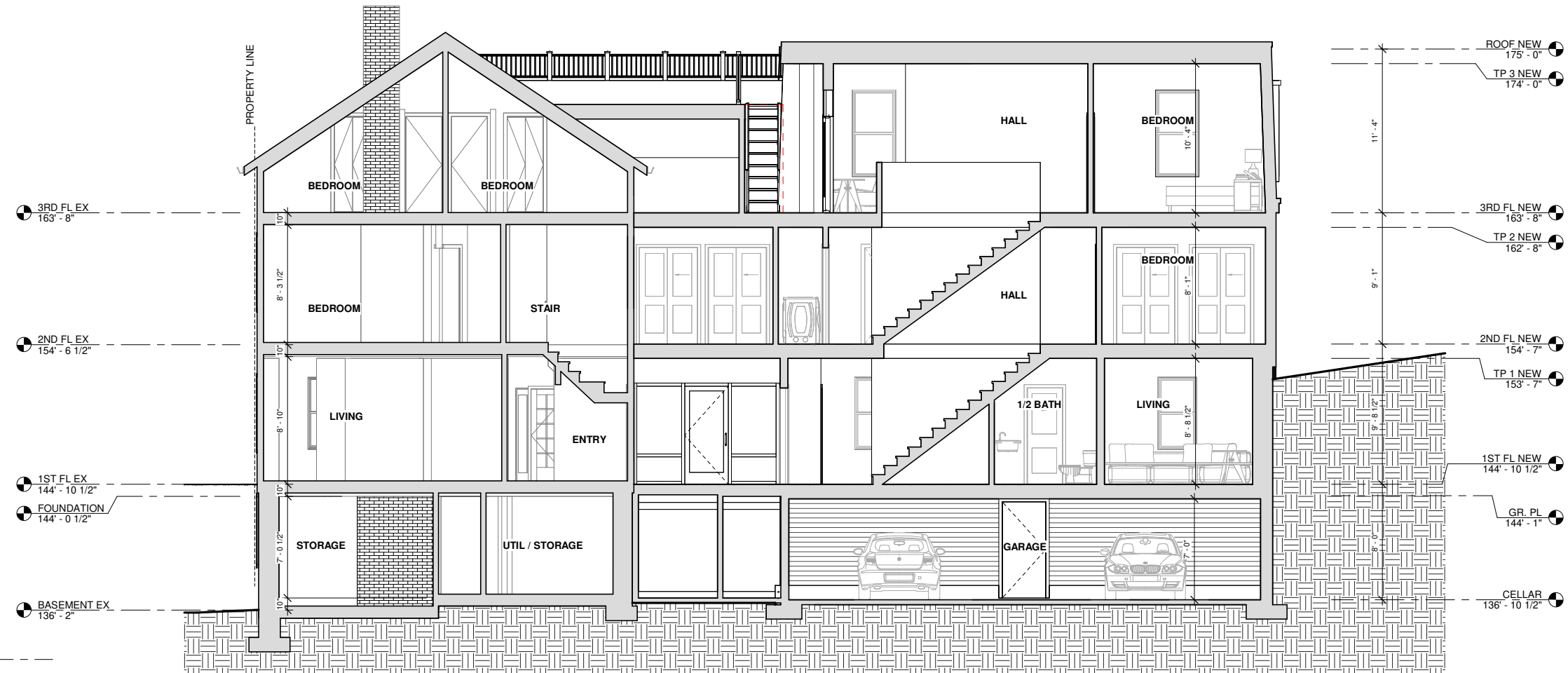
② SOUTH ELEVATION
1/4" = 1'-0"



③ WEST ELEVATION
1/4" = 1'-0"



④ EAST ELEVATION
1/4" = 1'-0"



A-A SECTION
1/4" = 1'-0"





