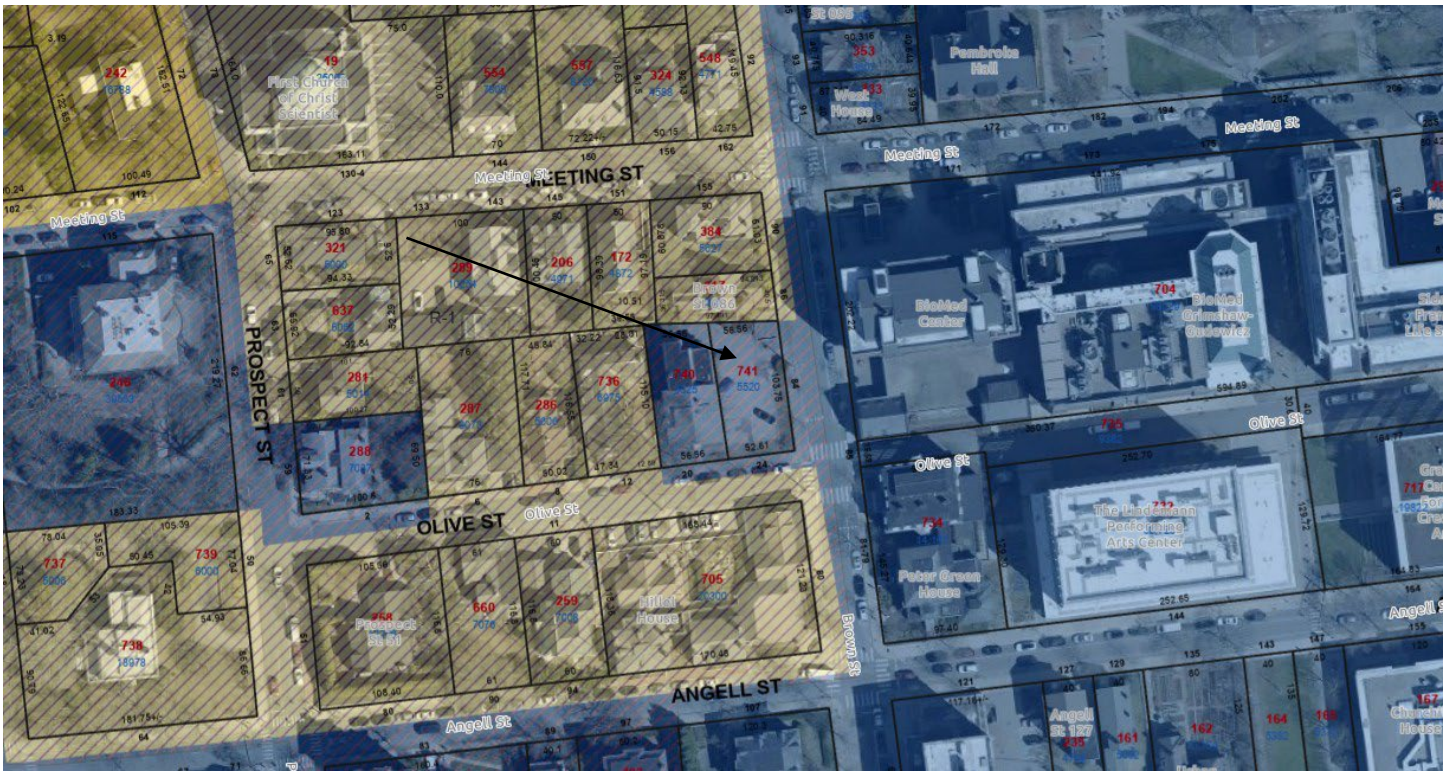
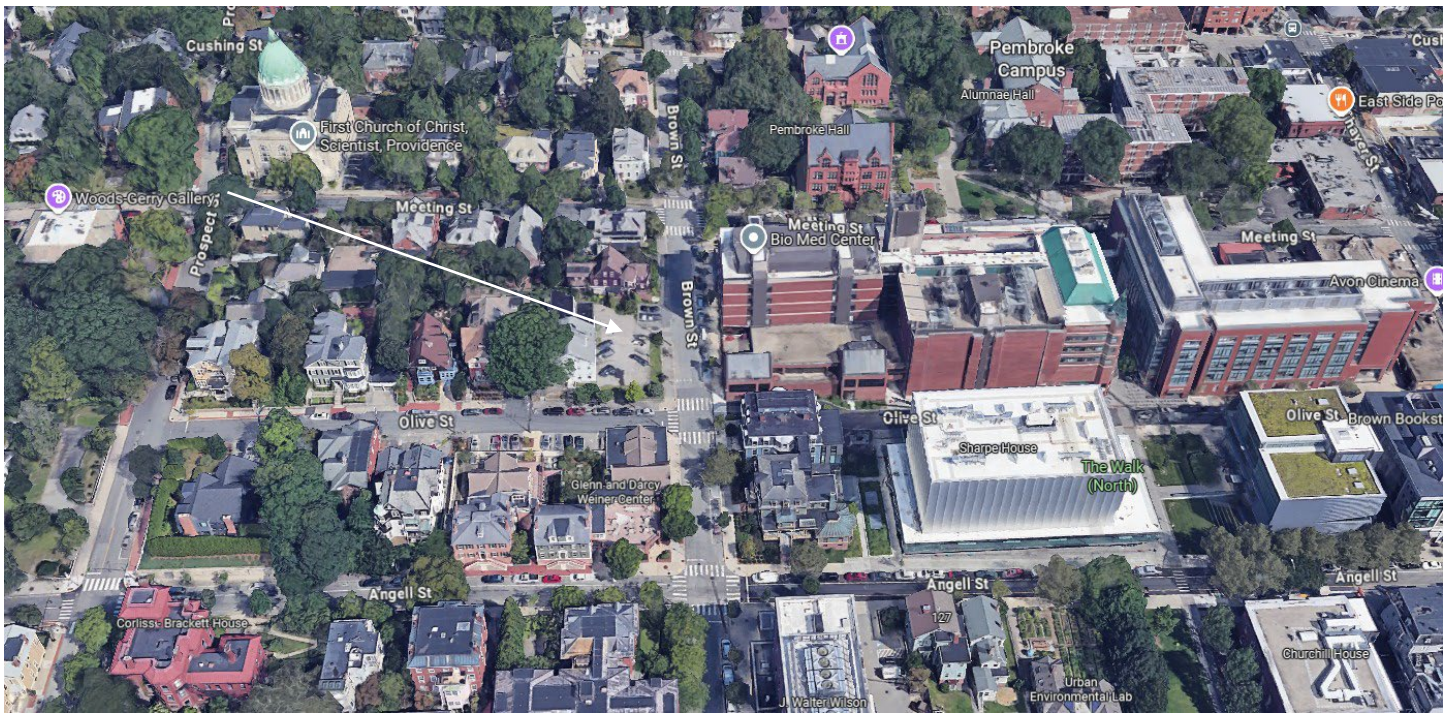
2. CASE 26.199, 84 BROWN STREET, vacant lot (COLLEGE HILL)
Vacant lot within the College Hill NRHD



Arrow indicates 84 Brown Street.



Arrow indicates project location, looking north.

Owner: 20 Olive LLC, 244 Weybosset Street, Providence, RI 02903
Applicant: Kevin Diamond, 244 Weybosset Street, Providence, RI 02903
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:

- the construction of new 14-unit multifamily building with integral garage.

Issues: The following issues are relevant to this application:

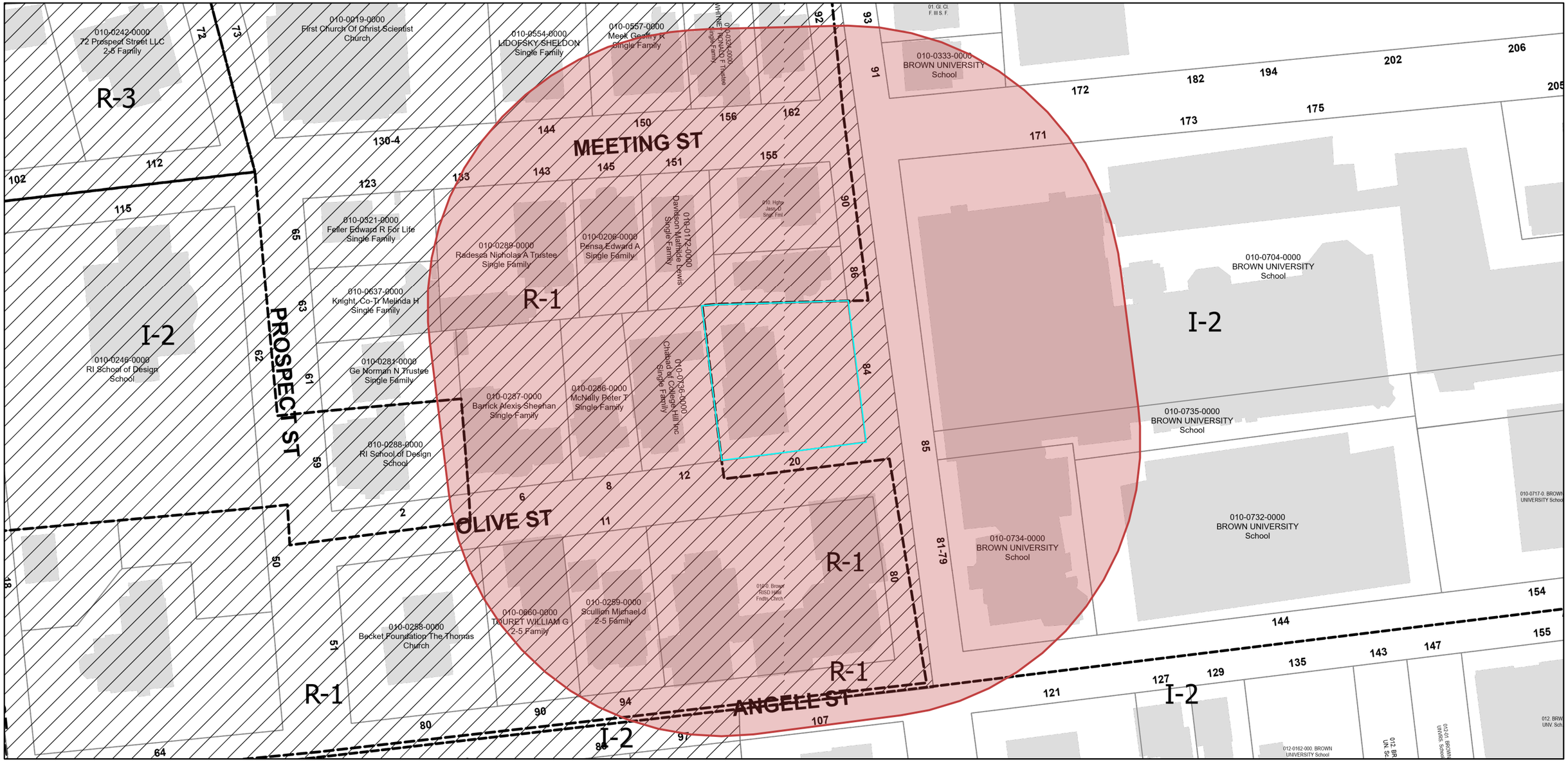
- The proposed building's form and siting are appropriate for the location. The lot is primarily surrounded by large residential buildings to the west and large institutional buildings to the east;
- The applicant went through a review process with the Providence Preservation Society, where the design was examined and subsequently modified;
- The proposed structure is not zoning compliant, it would need relief from parking requirements; and,
- Plans and photos have been submitted.

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

a) 84 Brown Street is currently a vacant parcel in the I-2 zone within the College Hill National Register Historic District;
b) The application for New Construction is considered complete for conceptual 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 the lot is primarily surrounded by large residential buildings to the west and large institutional buildings to the east.

Staff recommends a motion be made stating that: The application is considered complete for conceptual review. 84 Brown Street is currently a vacant parcel in the I-2 zone within the College Hill National Register Historic District. The Commission grants Conceptual 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 the lot is primarily surrounded by large residential buildings to the west and large institutional buildings to the east, citing and agreeing to the recommendations in the staff report, with the applicant to return to a subsequent meeting for final approval once any necessary zoning relief has been granted.

200 FT RADIUS MAP



7/24/2026, 12:45:28 PM

1:1,142

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

ZONING TABLE

MAP = 10
LOT = 284B

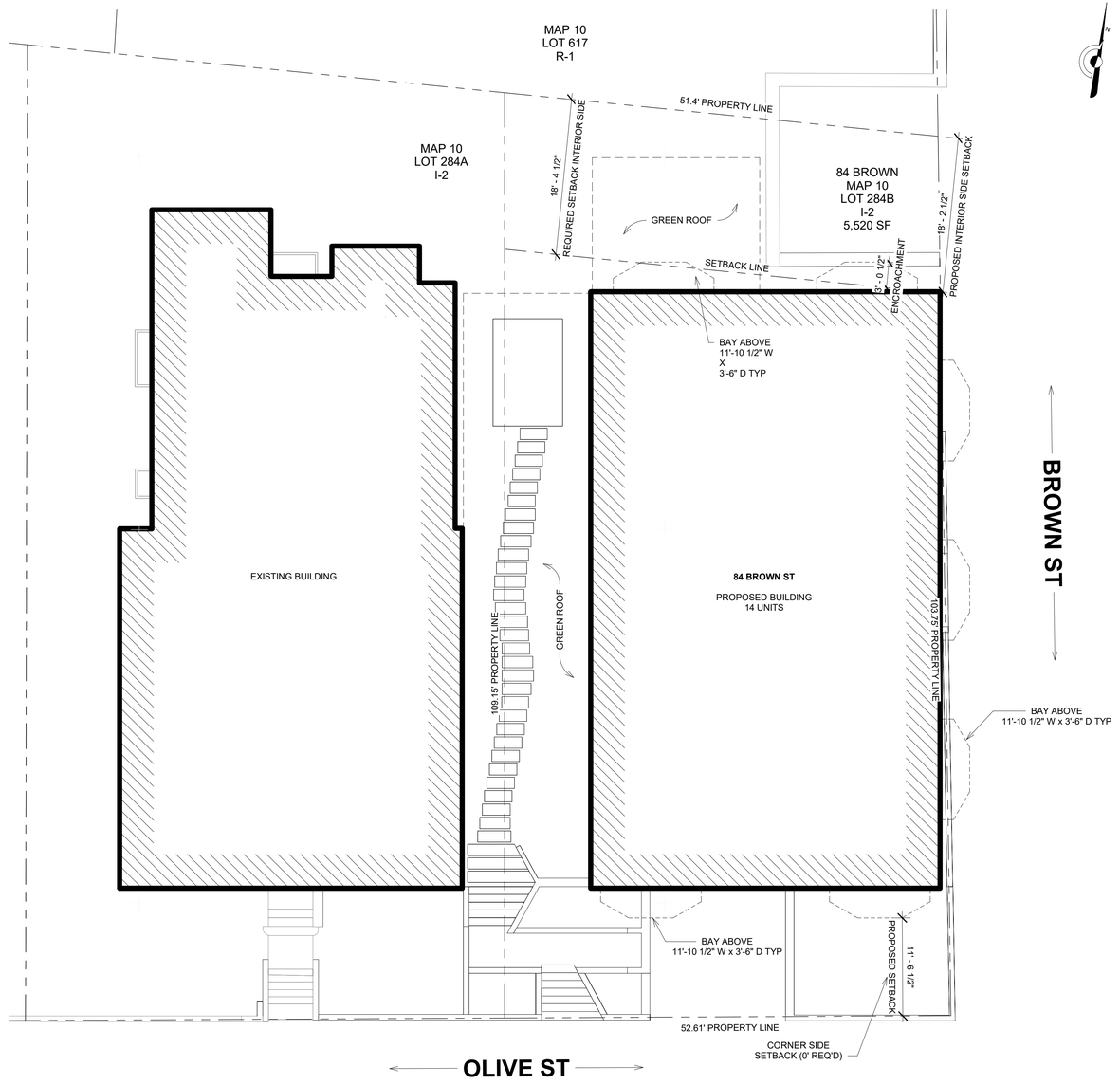
BASE ZONING DISTRICT: I-2
OVERLAY ZONING DISTRICT: HISTORIC DISTRICT

PROPOSED USE: RESIDENTIAL

ITEM	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT SIZE	NONE	5,520 SF	NO
HEIGHT (CORNER SIDE)	30' AT LOT LINE + 1' FOR EACH 1' OF SETBACK	49' - 0 1/2" PROPOSED	YES
	REQUESTING RELIEF OF 5' - 10 1/2" AT CORNER SIDE (12%)		
HEIGHT (INTERIOR SIDE)	40' FOR 30' SETBACK+ 1' FOR EACH 1' OF SETBACK		YES
	REQUESTING RELIEF OF 9'-0 1/2" AT INTERIOR SIDE (20.5%)		
FRONT SETBACK	0' - 0"	0' - 0" PROPOSED	NO
REAR SETBACK	0' - 0"	10' - 2" PROPOSED	NO
CORNER SIDE SETBACK	0'-0"	11' - 6 1/2" PROPOSED	NO
INTERIOR SIDE SETBACK	6' PLUS 4' FOR EACH 12' IN HEIGHT OVER THE FIRST 12' = 18' - 4 3/16"	18' - 2 1/2" PROPOSED	YES (LESS THAN 5% RELIEF)
BAY ENCROACHMENT	3'-0" MAX	3' - 0 1/2" PROPOSED	YES (LESS THAN 5% RELIEF)

AVERAGE GRADE CALCULATIONS

149.75' + 149.75' + 155.5' + 153.75' = 608.75' / 4 = 152.19'



C4 SITE - PROPOSED
1/8" = 1'-0"

EXHIBIT 3A

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

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East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

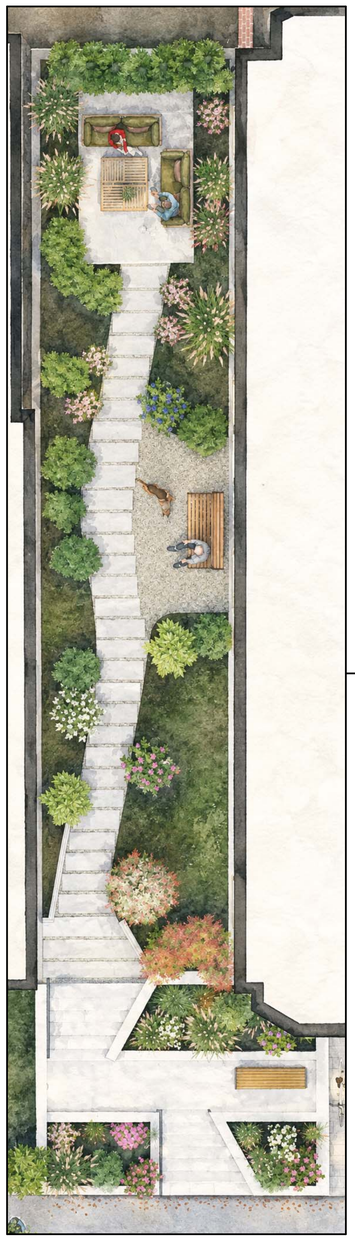
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Providence, RI 02906
PROJECT NUMBER 26021

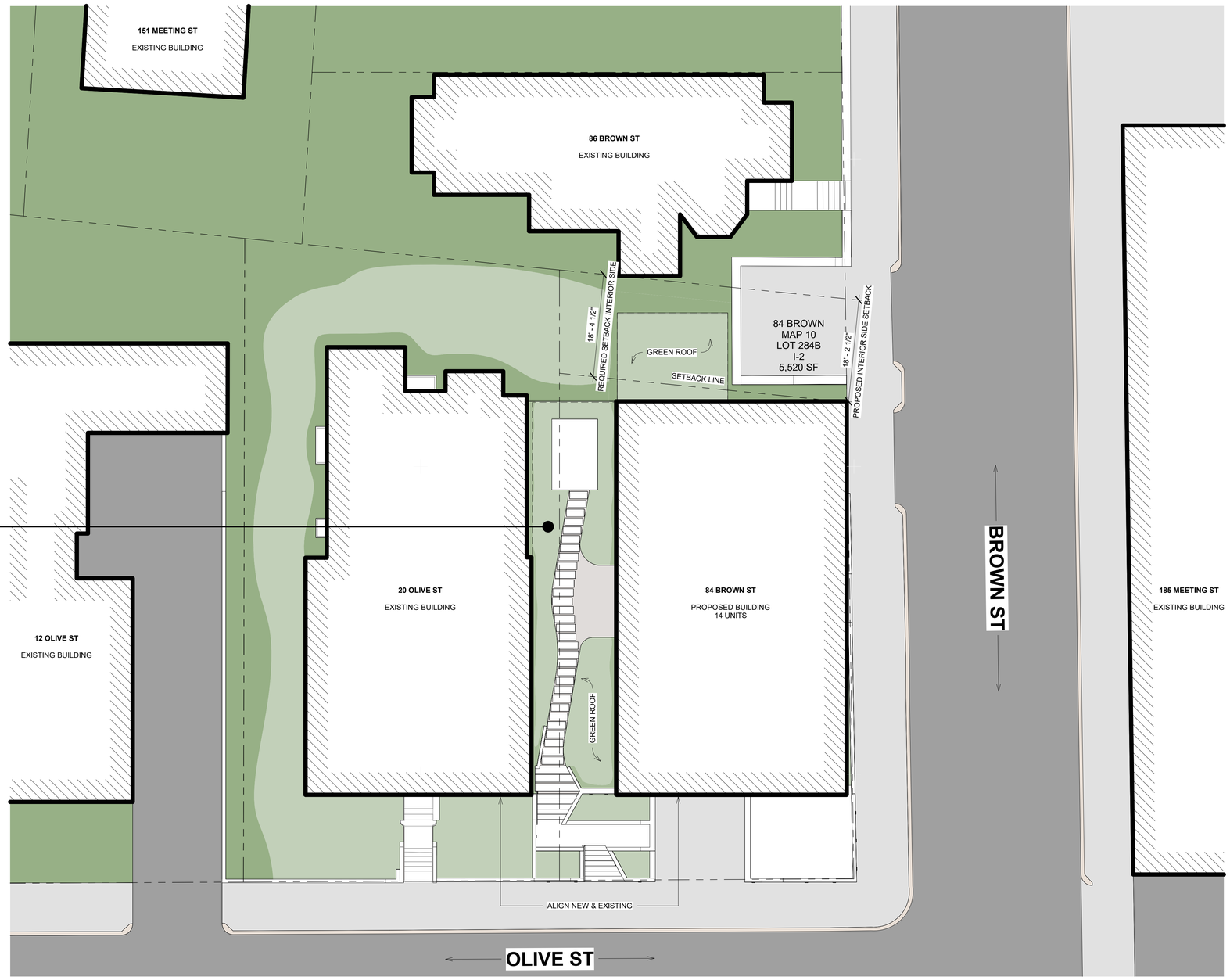
SITE PLAN

NOT FOR CONSTRUCTION

A0.1



A4 PLAN - GREEN ROOF
3/16" = 1'-0"



b4 SITE - DIAGRAM
1" = 10'-0"

EXHIBIT 3B

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SITE DIAGRAM &
GREEN ROOF PLAN

NOT FOR CONSTRUCTION

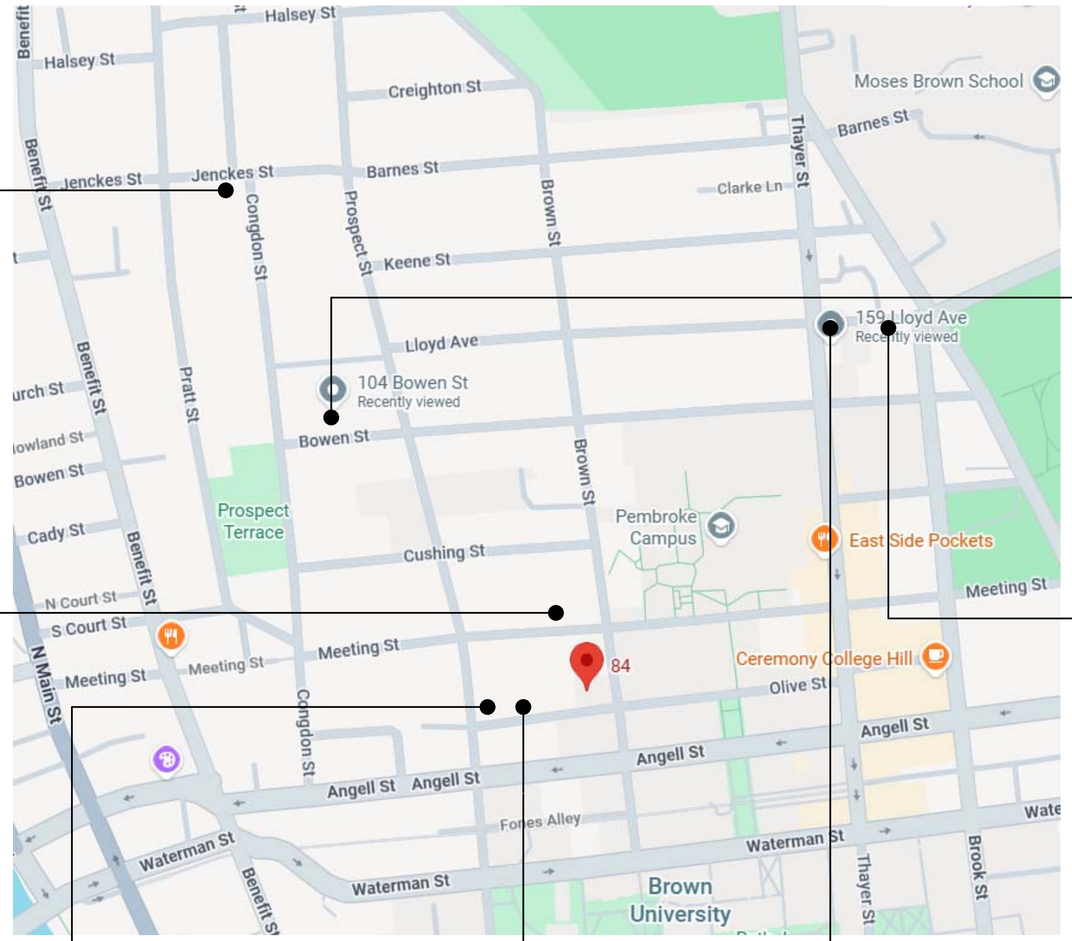
A0.2

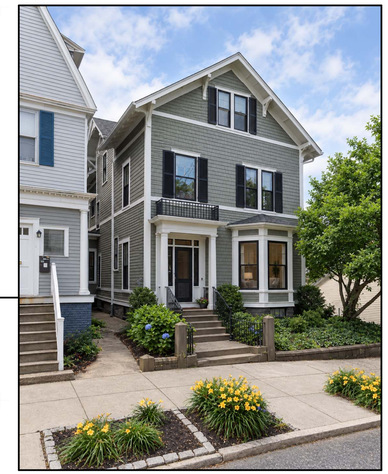
A B C D

1



27 JENCKES STREET



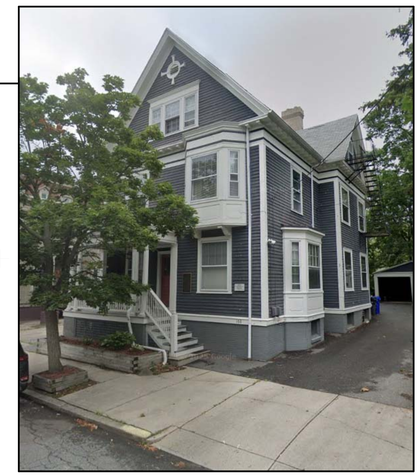


104 BOWEN STREET

2



156 MEETING



173 LLOYD AVE

3

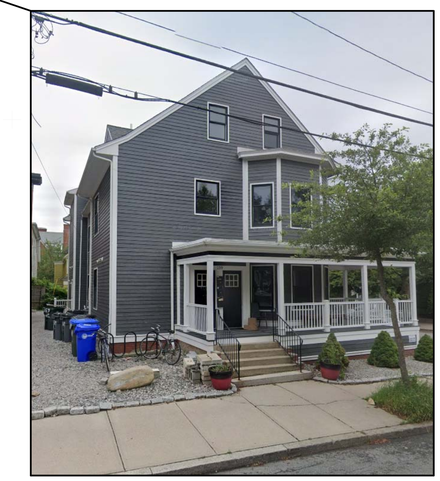
4



2 OLIVE STREET



6 OLIVE STREET



159 LLOYD AVE

EXHIBIT 3C

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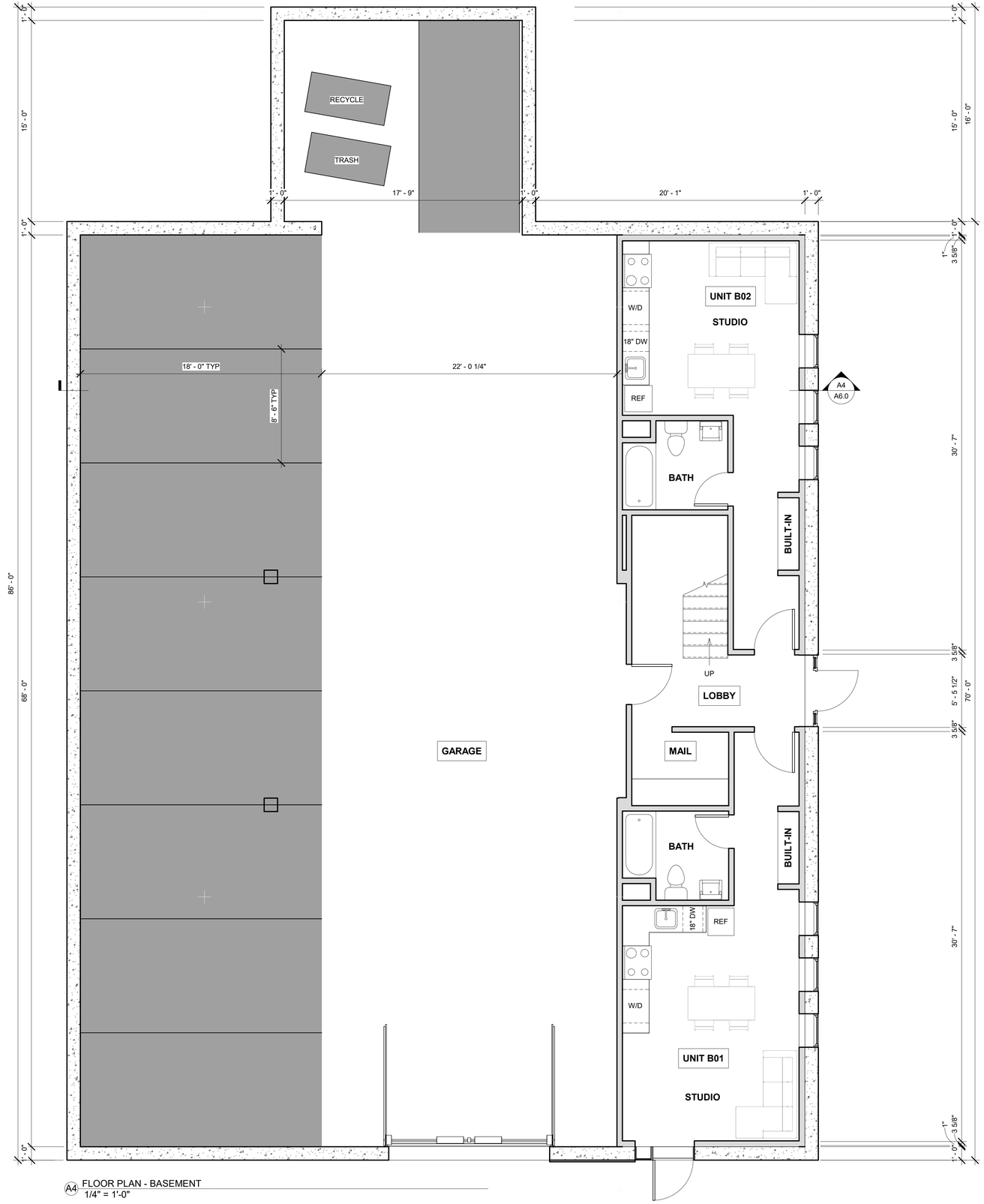
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EXAMPLES OF HOUSES ON COLLEGE HILL

NOT FOR CONSTRUCTION

A0.3



A4 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

PLAN LEGEND

- 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
- CO — CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- SD — SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- 60 — 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.

EXHIBIT 3D

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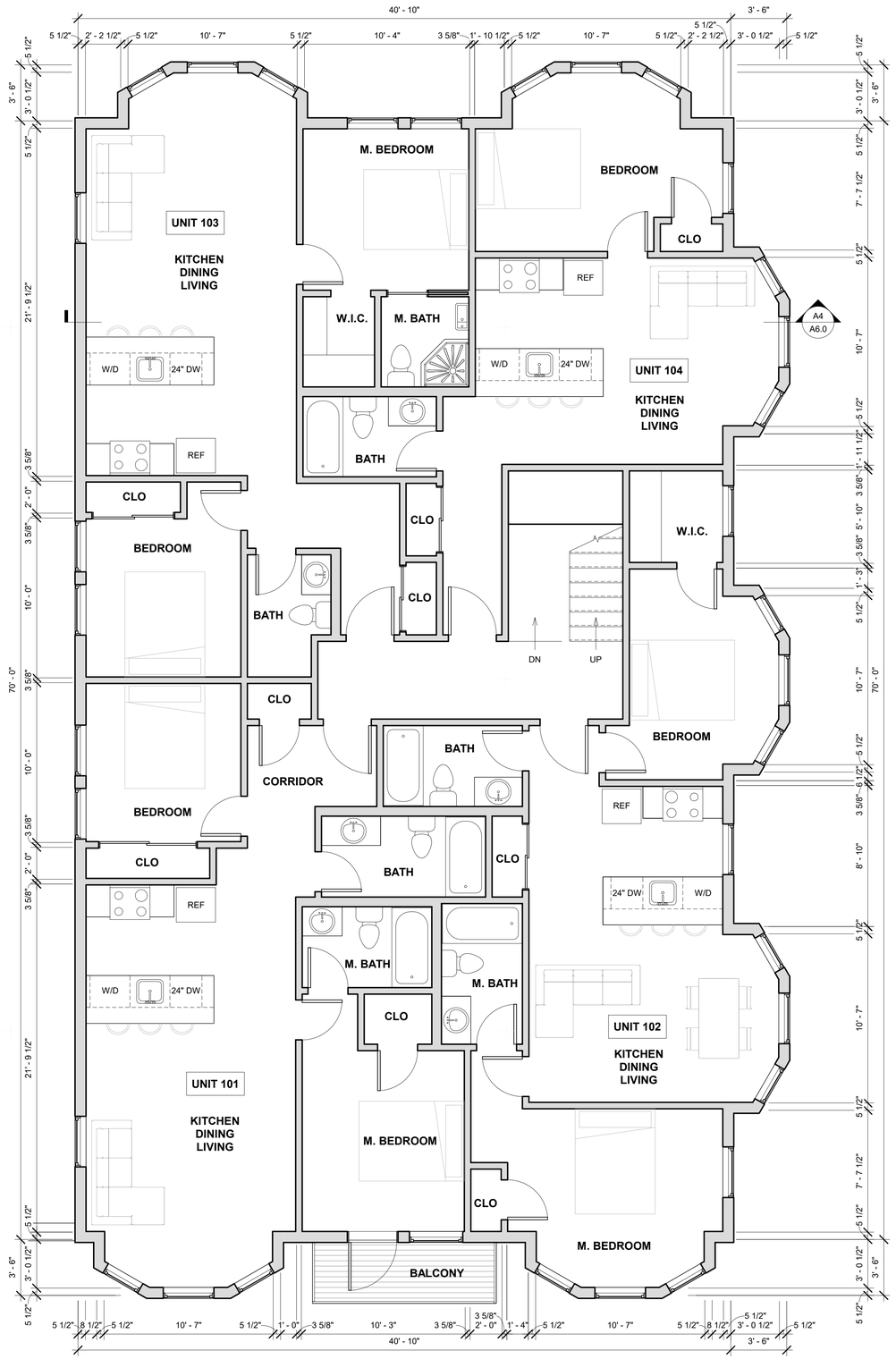
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Providence, RI 02906
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PLAN BASEMENT

NOT FOR CONSTRUCTION

A4.0

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

PLAN LEGEND

- 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
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

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EXHIBIT 3E

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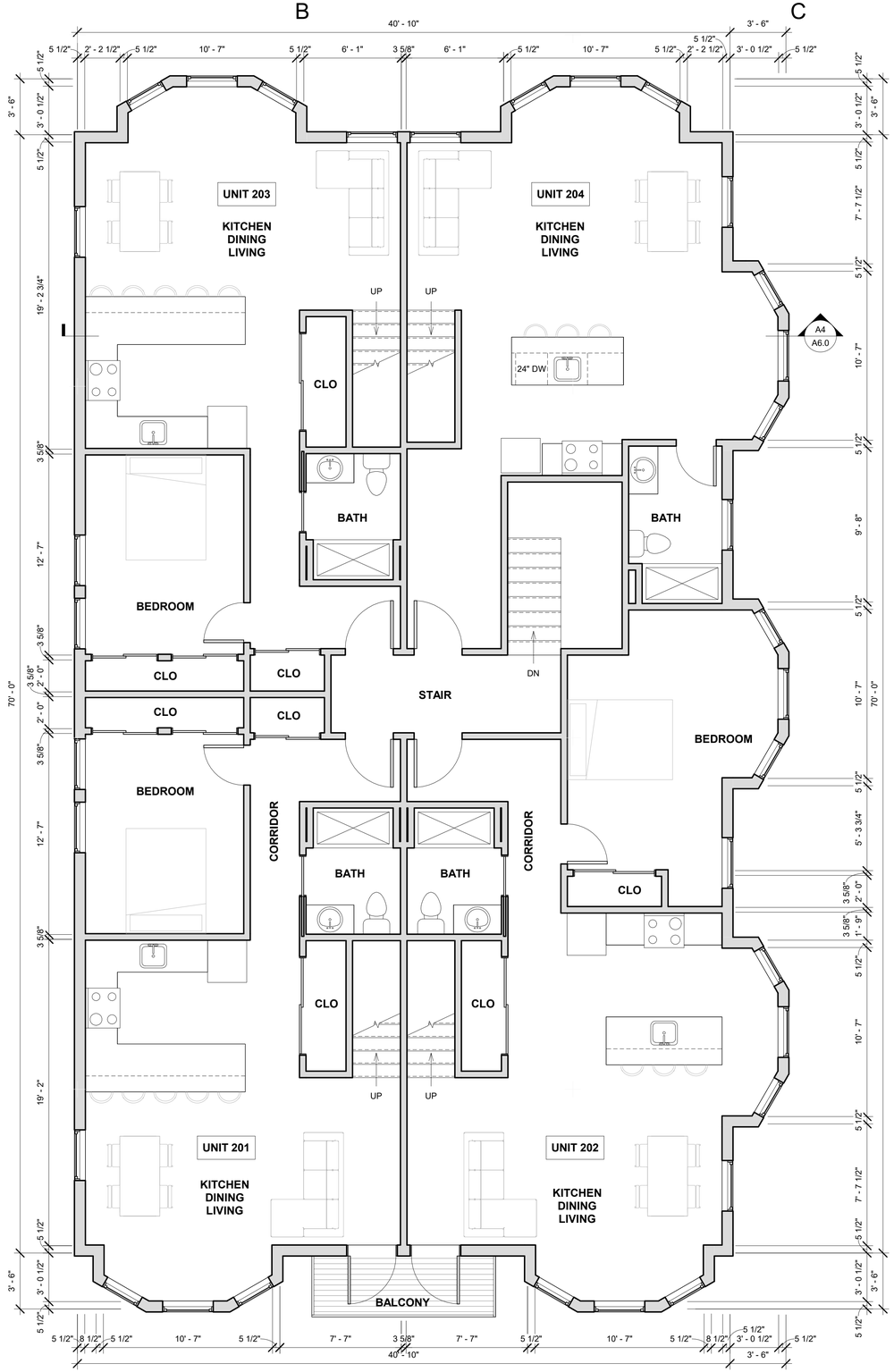
84 Brown St
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PROJECT NUMBER: 26021

PLAN 1ST / 2ND FL

NOT FOR CONSTRUCTION

A4.1

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

PLAN LEGEND

- 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
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) FIRE RATED DOOR 60 MIN W/ CLOSER

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EXHIBIT 3F

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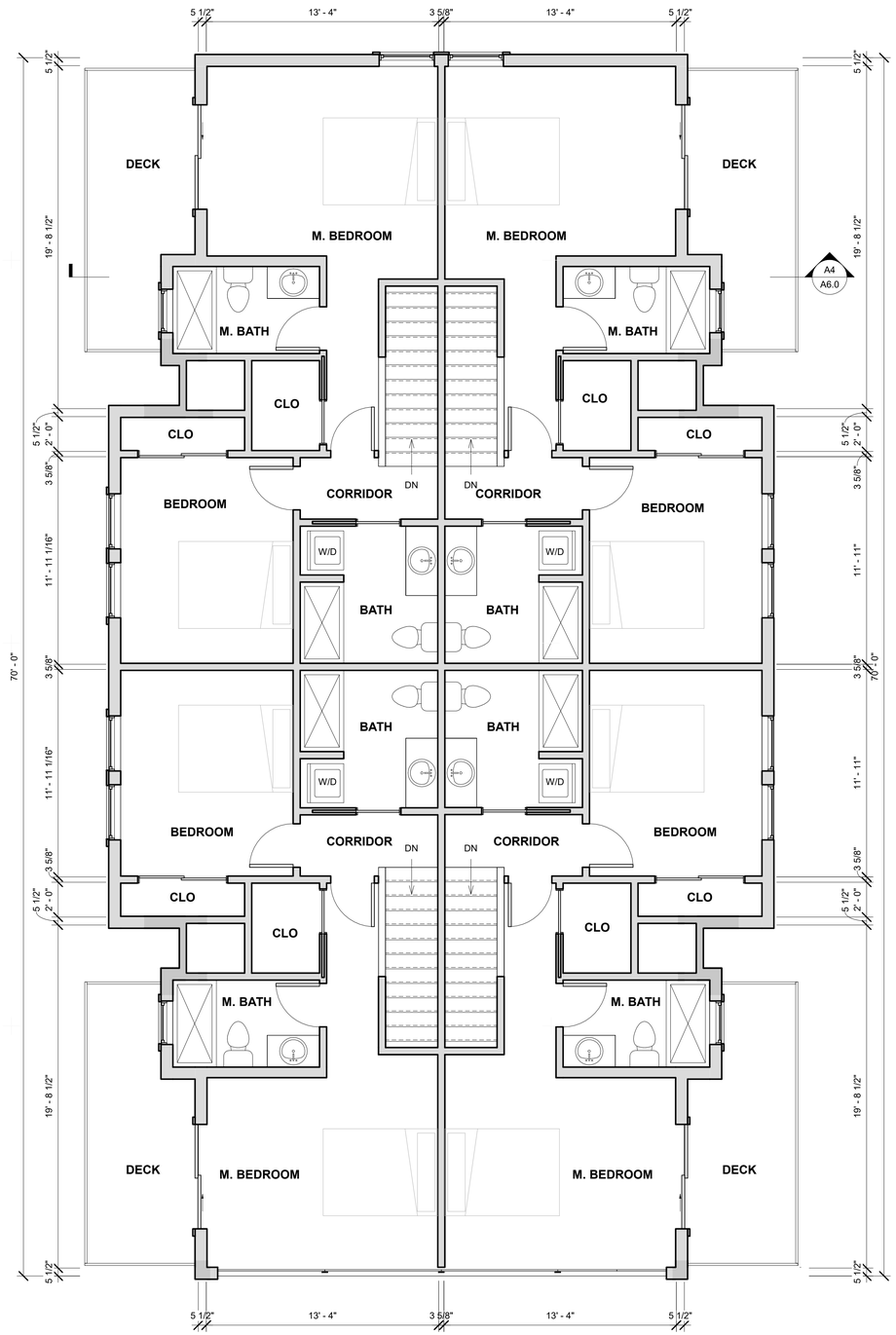
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PLAN 3RD FL

NOT FOR CONSTRUCTION

A4.2

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A4 FLOOR PLAN - ATTIC
1/4" = 1'-0"

PLAN LEGEND

- 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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EXHIBIT 3G

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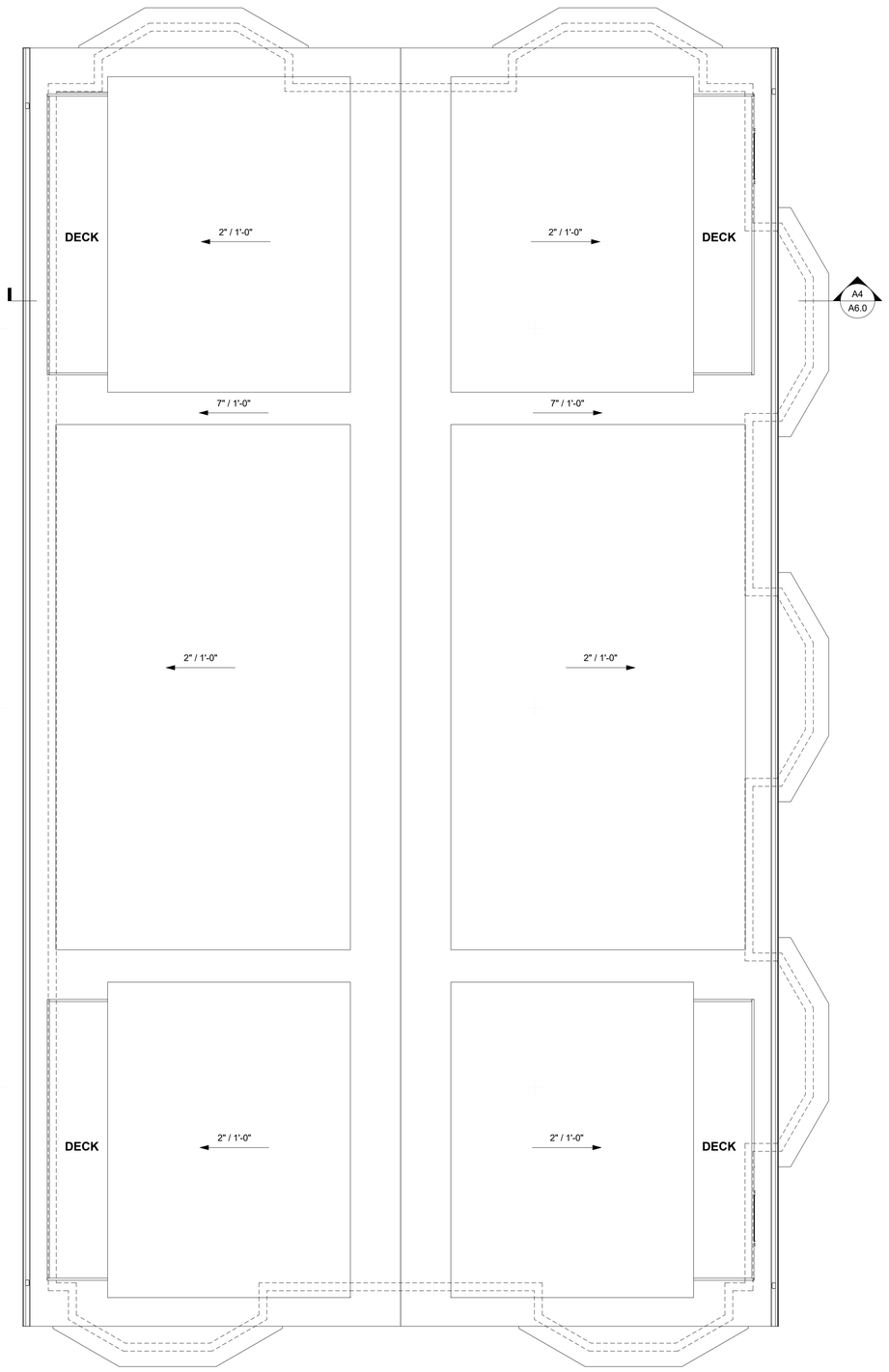
84 Brown St
Providence, RI 02906
PROJECT NUMBER: 26021

PLAN ATTIC

NOT FOR CONSTRUCTION

A4.3

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A4 FLOOR PLAN - ROOF
1/4" = 1'-0"

PLAN LEGEND

- 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
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) 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.

EXHIBIT 3H

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PLAN ROOF

NOT FOR CONSTRUCTION

A4.4

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



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

EXHIBIT 3I

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ELEVATIONS

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A5.0

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

EXHIBIT 3J

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ELEVATIONS

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A5.1

A B C D

1

2



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

3

4

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ELEVATIONS

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EXHIBIT 3K

A5.2

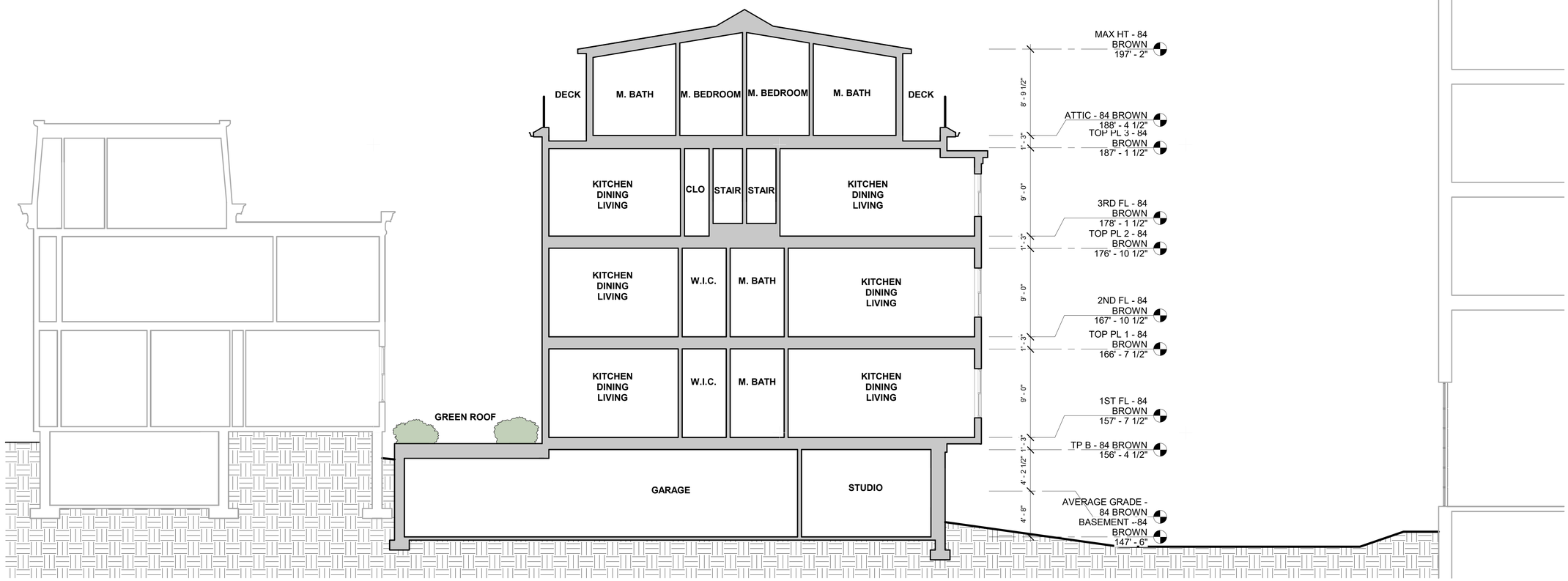
A B C D

1

2

3

4



20 OLIVE ST — 84 BROWN ST — 85 BROWN ST

A4 SECTION 1
3/16" = 1'-0"

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SECTIONS

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EXHIBIT 3L

A6.0

A B C D

1



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4

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PHOTOS

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EXHIBIT 2A

A7.0

A B C D

1



2

3



4

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PHOTOS

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EXHIBIT 2B

A7.1

A B C D

1



2

3



4

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PHOTOS

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EXHIBIT 2C

A7.2

A B C D

1



2

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4

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RENDERINGS

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EXHIBIT 3M

A8.0

A B C D

1

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4

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RENDERINGS

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A8.1

EXHIBIT 3N

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1

2

3

4



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RENDERINGS

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EXHIBIT 3O

A8.2

A B C D

1



2

3

4

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RENDERINGS

NOT FOR CONSTRUCTION

EXHIBIT 3P

A8.3