

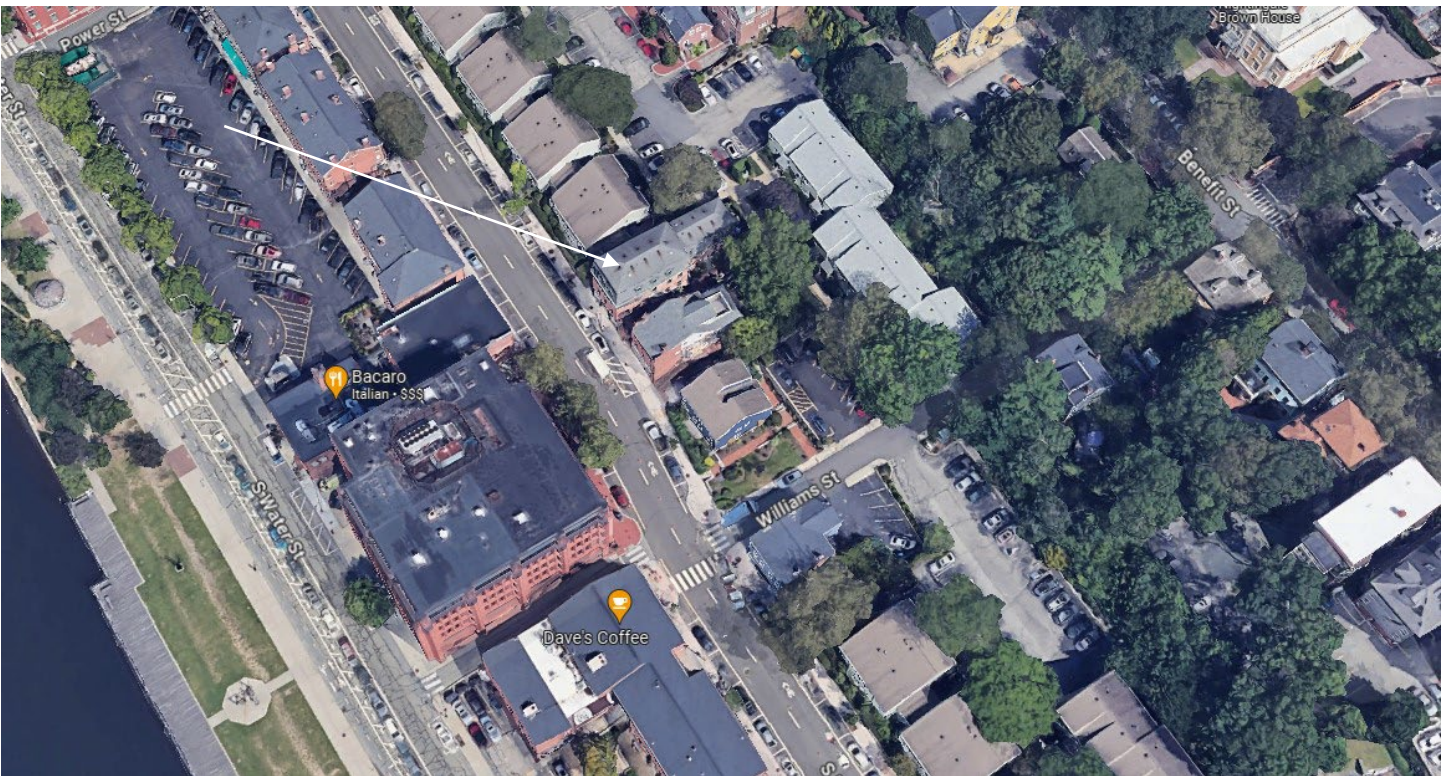
**2. CASE 24.066, 312 SOUTH MAIN STREET, Dolphin House, 1798 (COLLEGE HILL)**

Rebekah and Peleg Williams House, ca. 1770. Georgian with late Victorian alterations; 2 ½ story, brick, Mansard-roof house on a raised basement, with its five-bay, center-entry façade at right angles to the street; Ground-level storefront on the street-side with iron columns and granite lintels. Brick cornice with dentils; belt courses; flaring jack arches over the windows.

CONTRIBUTING



Arrow indicates 312 South Main Street



Arrow indicates project location, looking north.

**Applicants:** Christopher Retos, NEPS Construction, 275 Ballard Street, Walpole, MA 02081

**Owner:** Dino Brosco, 312 South Main Street, Providence, RI 02903

**Proposal:** The scope of work proposed consists of Major Alterations and includes:

- the removal of 46 existing windows and installation of insulated replacement windows, 4 commercial storefront windows and the storefront entry door. The arched window on the north elevation will remain.

**Issues:** The following issues are relevant to this application:

- The applicants would like to replace windows on the first, second and third floors of the building. The building is a mixed-use property;
- **Evaluation:** At present the existing windows are in fair condition and are a single pane wood window with storm windows on exterior. The existing sill and corbels are to remain, and new replacement windows will sit within the masonry opening. The Current DH configurations: 6/6. **Sash Replacement:** 46 windows and 4 commercial storefront windows as well as the storefront entry door at street level. The new double hung replacements will be Pella reserve series aluminum clad/wood windows with seacoast Endura clad hemlock exterior finish on windows. The grills will be a 7/8 simulated divided lite matching the existing 6/6 grill pattern. The existing sashes and aluminum storm windows shall be removed;
- The Owner would like to replace the existing sashes with new sashes for three reasons: **Energy Efficiency:** The new replacement windows with insulated glass and efficient jamb lines and function are an improvement in air infiltration and U-value over an existing single pane window and storm window. Also, we will be able to spray foam the envelope to ensure proper air sealing; **Aesthetics:** The owner is willing to install replacement windows that are nearly identical to existing windows. The Muntin sizing and spacing will be matched. By removing the storm windows and install of new insulated windows which are close to the original size, function appearance and profile depth which is diminished by existing storm windows; **Safety:** The existing windows operate poorly and make it difficult properly functioning windows.

In conclusion, the applicants believe that the replacement units for this building closely match the design intent and function of the existing units. The window frames along with exterior casings and trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work; and,

- A scope-of-work, plans and photos have been submitted.

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

- a) 312 South Main Street is a structure of historical and architectural significance that contribute to the significance of the College 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 Standards 2 & 8 as follows: the proposed alterations are appropriate having determined that the proposed construction will be similar in size and appearance to the existing, matching in visual features (Standard 2) and is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district (Standard 8).

**Staff recommends a motion be made stating that: The application is considered complete. 312 South Main Street is a structure of historical and architectural significance that contribute 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 Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations will be similar in size and appearance to the existing, matching in visual features (Standard 2) and architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district (Standard 8) citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.**

## Scope of work

### WINDOW REPLACEMENT

My Client Dino Brosco who owns 312 S Main Street Providence RI would like to replace all windows on the entire building. The arched window on the left side of building is to remain.

### Evaluation

At present the existing windows are in fair condition and are a single pain wood window with storm windows on exterior.

The existing sill and corbels are to remain, and new replacement windows will sit within the masonry opening.

The Current DH configurations: 6/6

### Window Replacement.

We Propose to replace 46 windows and 4 commercial store front windows as well as the storefront entry door at street level.

The new double hung replacements will be Pella reserve series aluminum clad/wood windows with seacoast Endura clad hemlock exterior finish on windows. The grills will be a 7/8 simulated divided lite matching the existing 6/6 grill pattern.

The owner would like to replace the existing windows for several reasons:

**Energy efficiency-** The new replacement windows with insulated glass and efficient jamb lines and function are an improvement in air infiltration and U-value over an existing single pane window and storm window. Also, we will be able to spray foam the envelope to ensure proper air sealing.

**Aesthetics-** The owner is willing to install replacement windows that are nearly identical to existing windows. The Muntin sizing and spacing will be matched. By removing the storm windows and install of new insulated windows which are close to the original size, function appearance and profile depth which is diminished by existing storm windows.

### Safety:

The existing windows operate poorly and make it difficult properly functioning windows.

In conclusion we believe that the replacement windows for this building, closely follow the design intent and function of existing units. The window frames along with interior and exterior trim are to remain. Improving building performance and safety, while maintaining design integrity is the goal of this work.

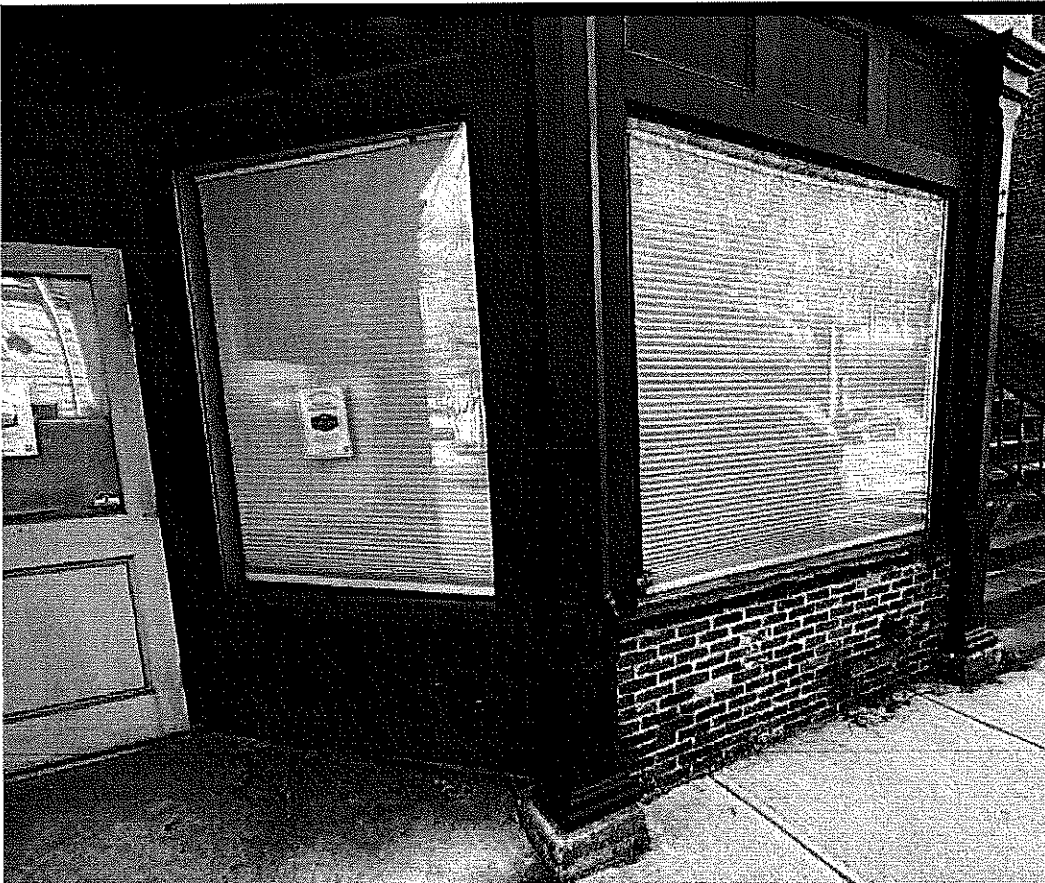
Christopher Retos  
NEPS Construction LLC



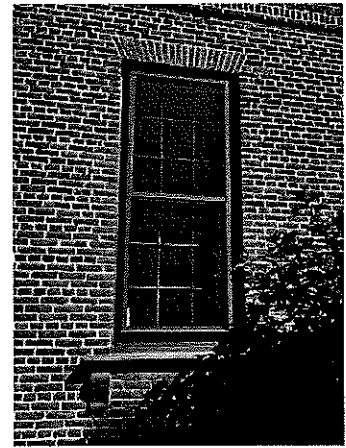
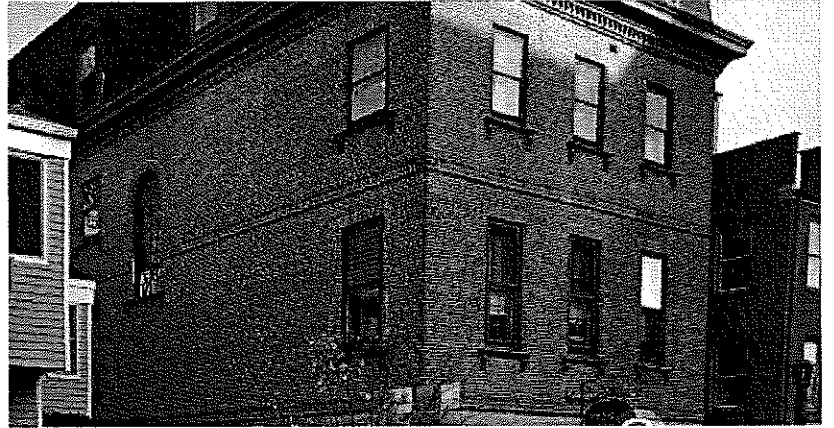
# **Pella Window Submittal**

Project:  
Brosco Law Offices  
312 South Main  
Providence, RI 02903

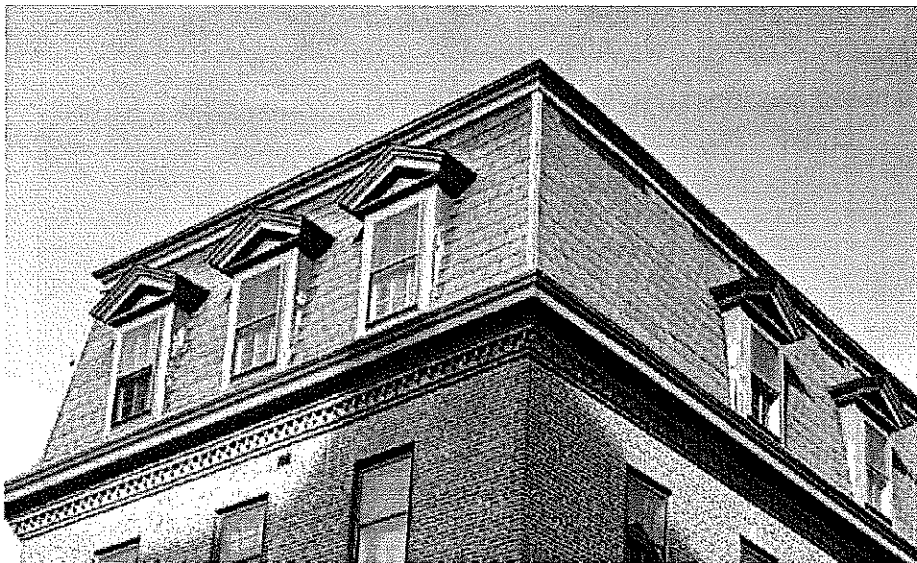
Existing Storefront  
openings with Flat Trim

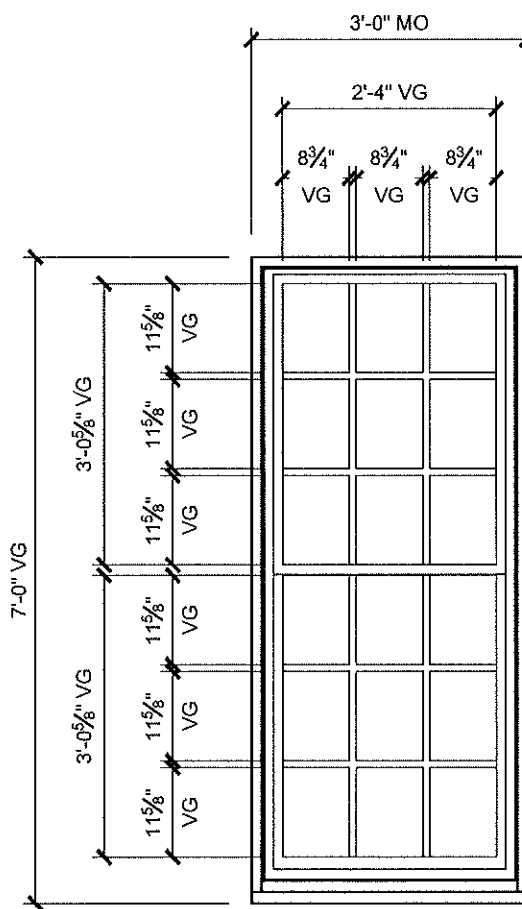
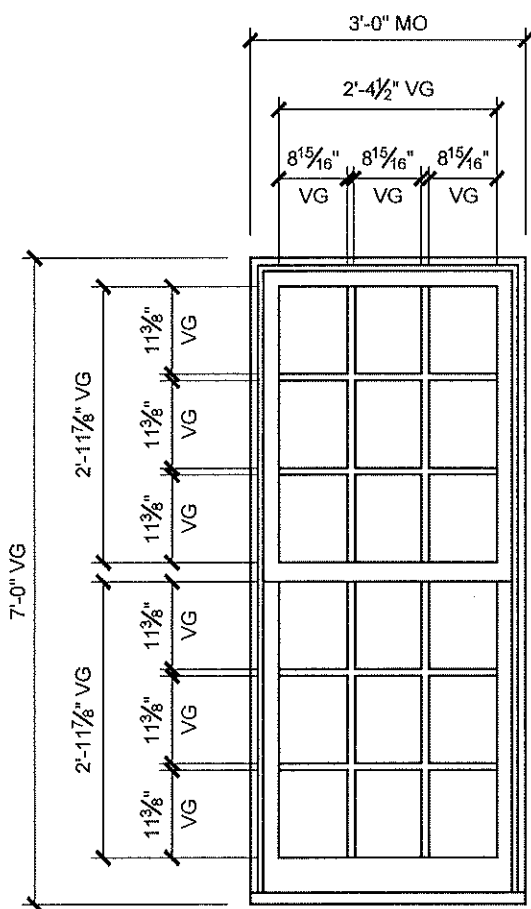


# Existing Masonry Openings



Dormers with Flat Trim





**EXISTING**

LINE #:

QTY

**PROPOSED**

LINE #:

QTY

ORIGINAL: 6-20-24

DRAWN BY: TJT

SHEET:

1 OF 6

DRAWINGS FOR:

312 South Main St. Providence

LOCATION: PROVIDENCE, RI

REV:

DATE:

1

-

2

-

3

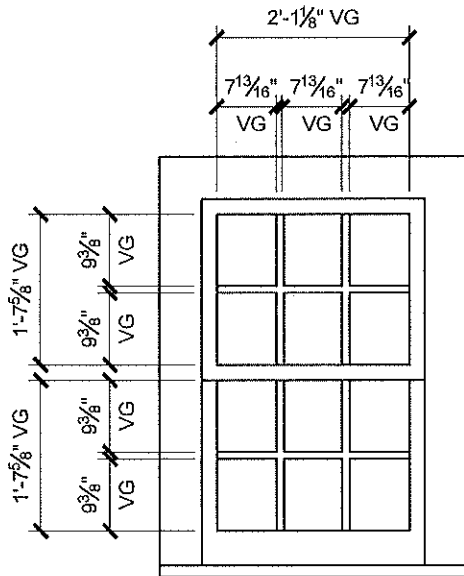
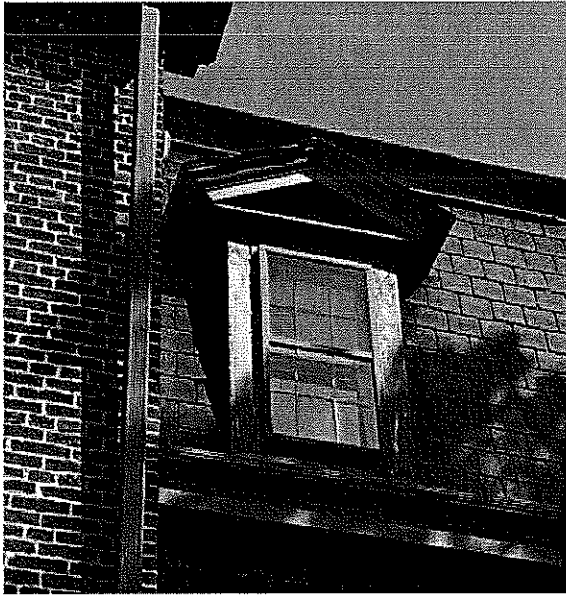
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**WINDOWS AND DOORS**

Pella Windows Inc.  
1325 Airport Road  
Fall River, Massachusetts

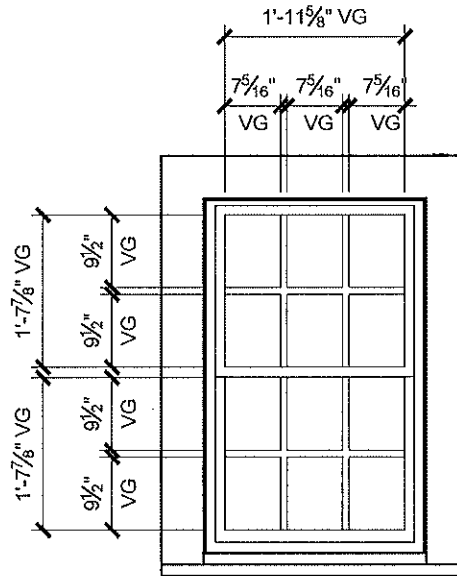




**EXISTING**

LINE #:


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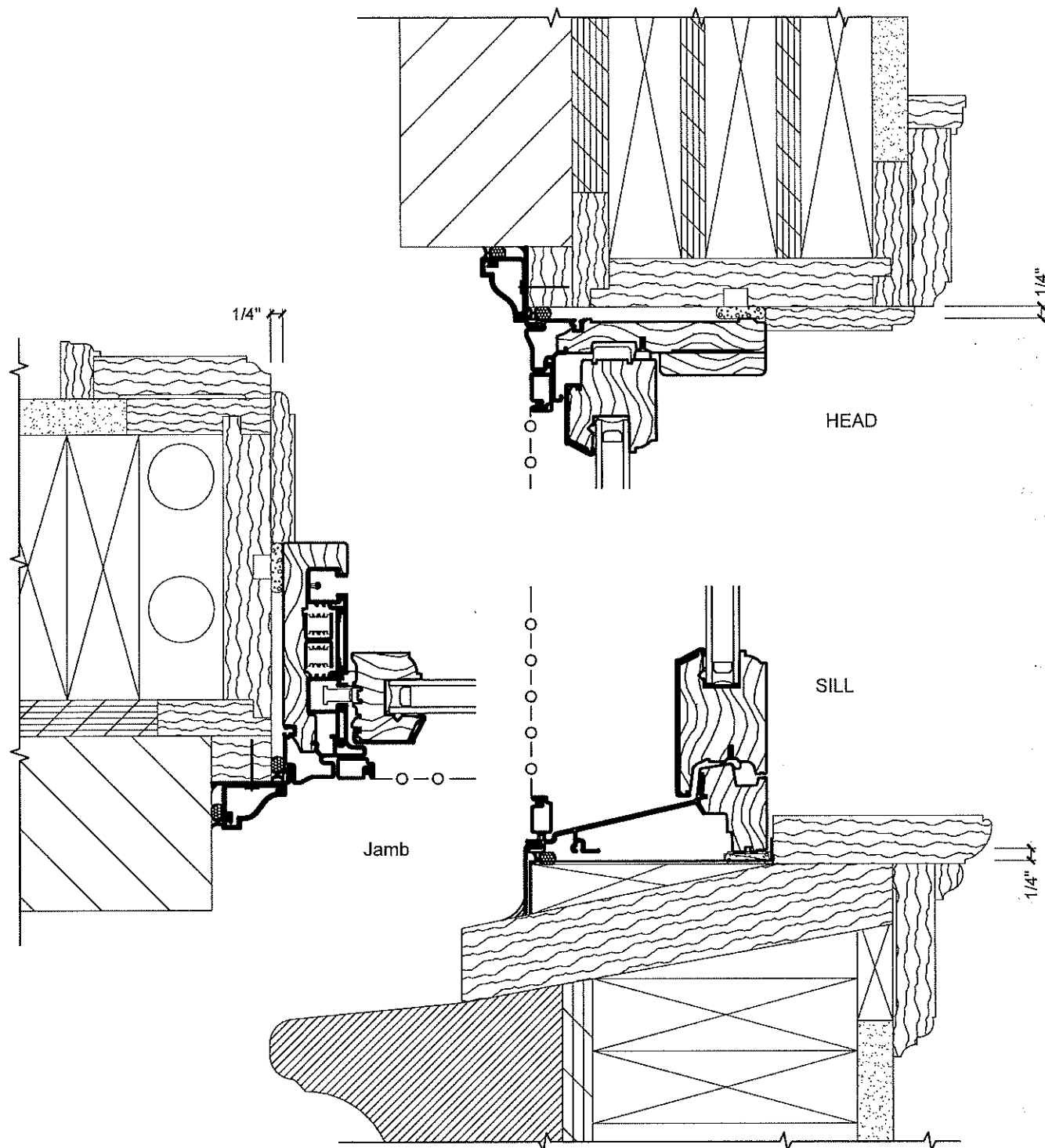


**PROPOSED**

LINE #:

QTY


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DRAWN BY: TJT	312 South Main St. Providence	1	-	
SHEET:	LOCATION: PROVIDENCE, RI	2	-	
2 OF 6		3	-	

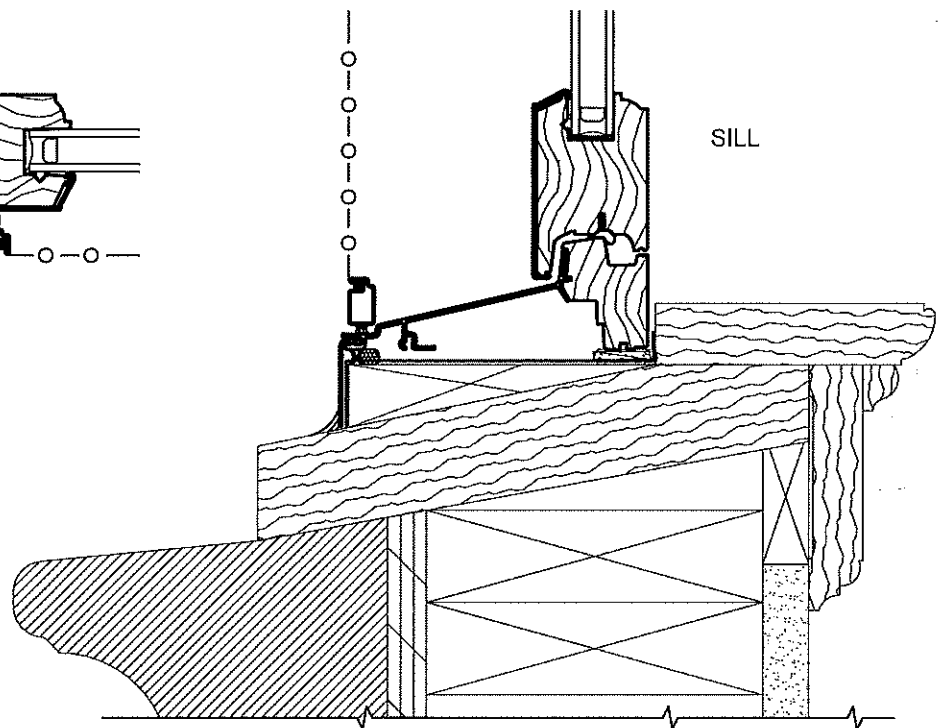
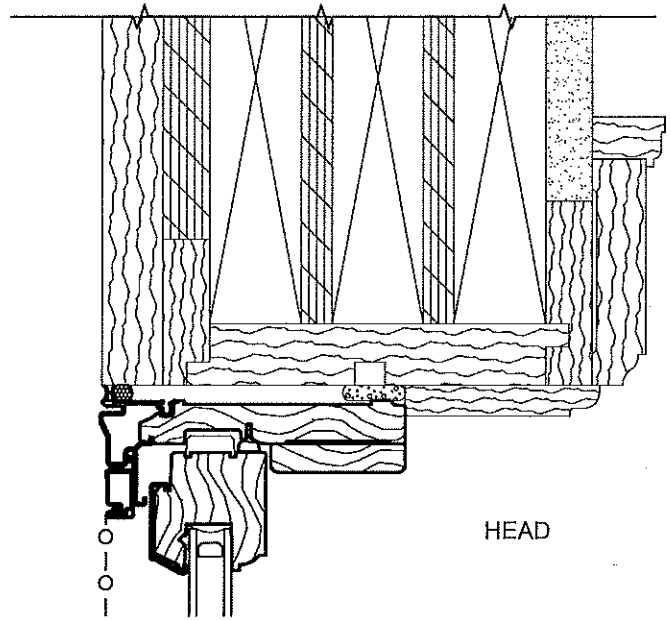
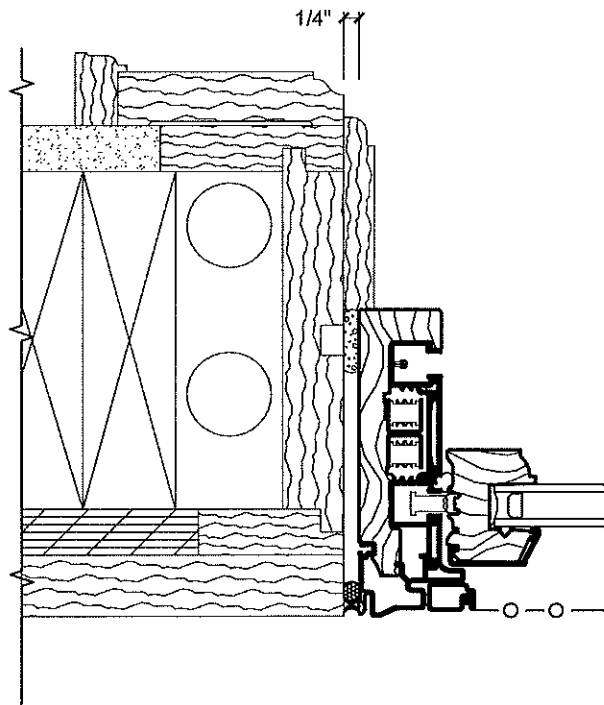


# TYPICAL INSTALLATION MASONRY

## 1st and 2nd Floors

TRIM PROFILES SHOWN DO NOT REFLECT EXISTING CONDITIONS  
 ORIGINAL EXISTING TRIM AND WINDOW FRAME TO REMAIN; STORM WINDOWS AND  
 REPLACEMENT SASH PACKS TO BE REMOVED.


ORIGINAL: 6-20-24	DRAWINGS FOR:	REV:	DATE:	 <b>WINDOWS AND DOORS</b> Pella Windows Inc. 1325 Airport Road Fall River, Massachusetts
DRAWN BY: TJT	312 South Main St. Providence	1	-	
SHEET:	LOCATION: PROVIDENCE, RI	2	-	
3 OF 6		3	-	

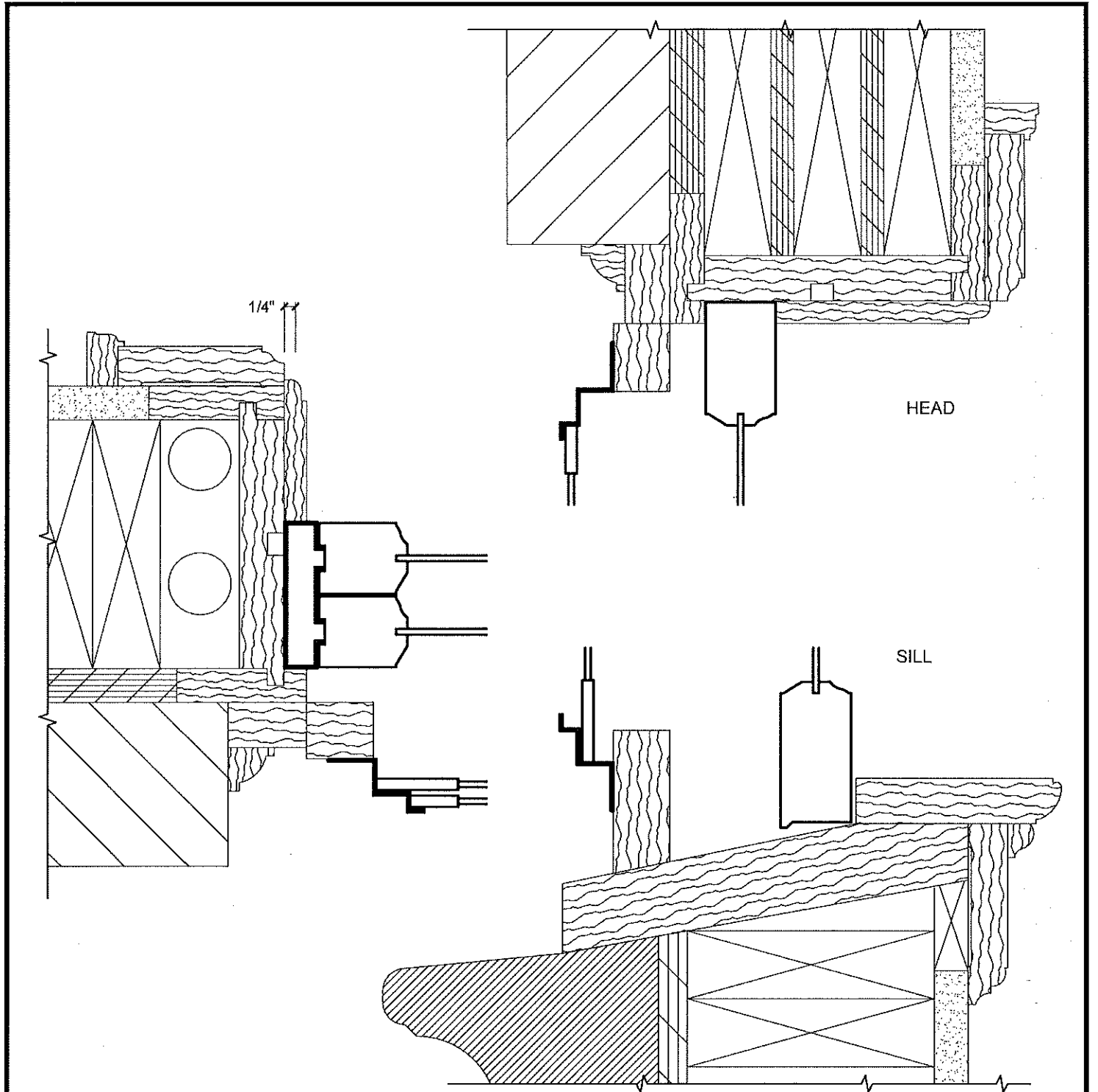


# TYPICAL INSTALLATION DORMERS

## 2nd and 3rd Floor Dormers (Storefront Similar)

TRIM PROFILES SHOWN DO NOT REFLECT EXISTING CONDITIONS  
 ORIGINAL EXISTING TRIM AND WINDOW FRAME TO REMAIN, STORM WINDOWS AND  
 REPLACEMENT SASH PACKS TO BE REMOVED.


ORIGINAL: 6-20-24	DRAWINGS FOR:	REV:	DATE:	 <b>WINDOWS AND DOORS</b> Pella Windows Inc. 1325 Airport Road Fall River, Massachusetts
DRAWN BY: TJT	312 South Main St. Providence	1	-	
SHEET:	LOCATION: PROVIDENCE, RI	2	-	
4 OF 6		3	-	

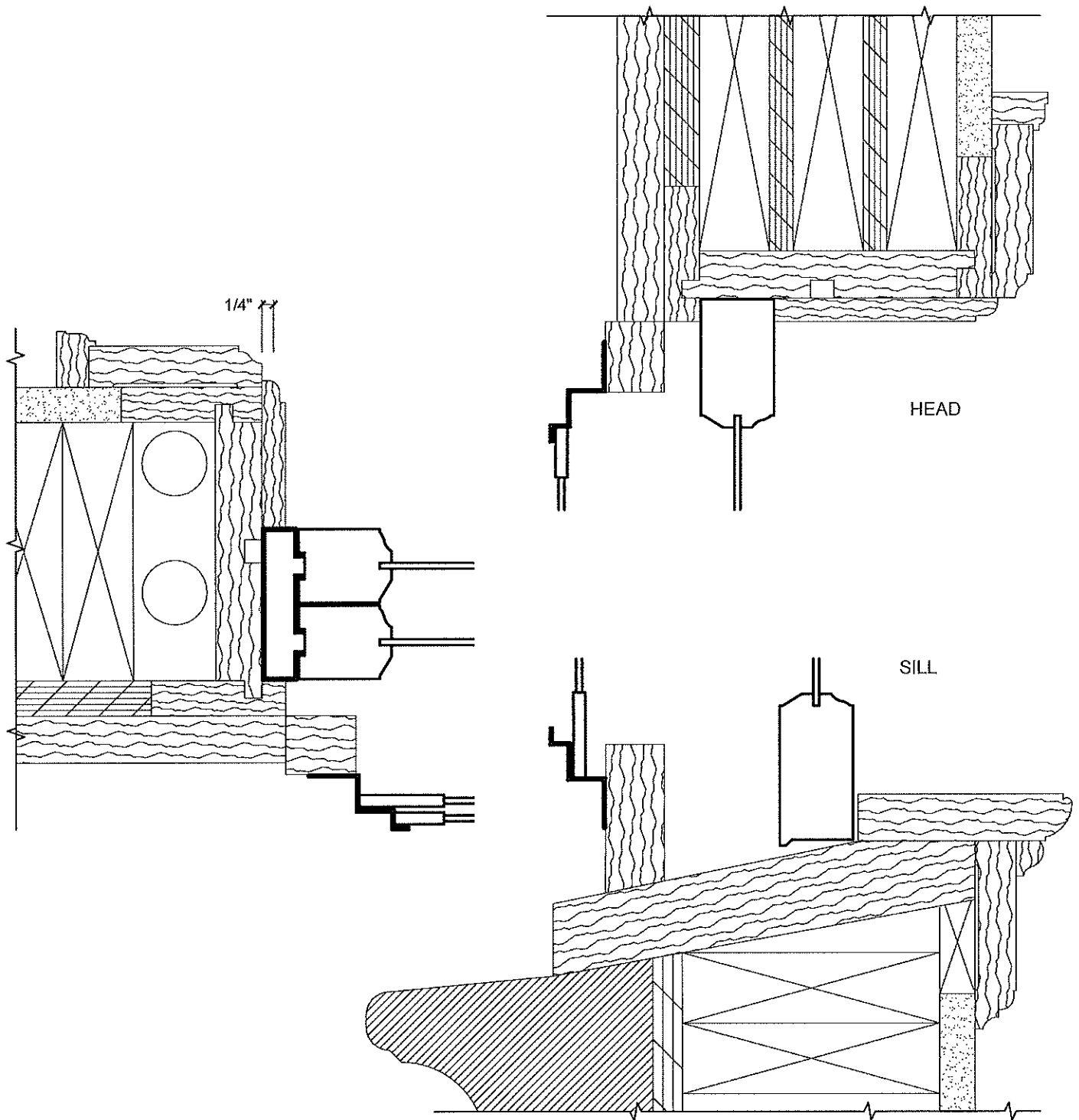


# EXISTING INSTALLED WINDOWS

## 1st and 2nd Floors

5/4 BLOCKING HAS BEEN ADDED AROUND FRAMES TO MOUNT STORM PANELS  
 NEW ALUMINUM TRIM AND BRICKMOULD TO MATCH EXISTING, STORM WINDOWS AND  
 REPLACEMENT SASH PACKS TO BE REMOVED.


ORIGINAL: 6-20-24	DRAWINGS FOR:	REV:	DATE:	 <b>WINDOWS AND DOORS</b> Pella Windows Inc. 1325 Airport Road Fall River, Massachusetts
DRAWN BY: TJT	312 South Main St. Providence	1	-	
SHEET:	LOCATION: PROVIDENCE, RI	2	-	
5 OF 6		3	-	



# EXISTING INSTALLED WINDOWS

## 2nd and 3rd Floor Dormers (Storefront Similar)

5/4 BLOCKING HAS BEEN ADDED AROUND FRAMES TO MOUNT STORM PANELS  
 NEW ALUMINUM TRIM AND BRICKMOULD TO MATCH EXISTING, STORM WINDOWS AND  
 REPLACEMENT SASH PACKS TO BE REMOVED.

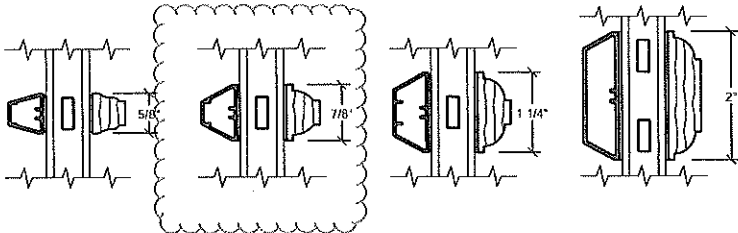
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SHEET:	LOCATION: PROVIDENCE, RI	2	-	
6 OF 6		3	-	



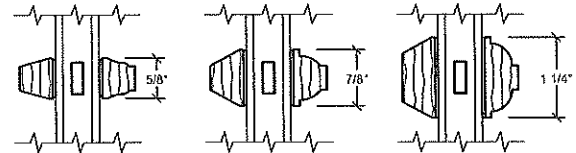
Grille Profiles

Traditional Style Collection - Integral Light Technology®

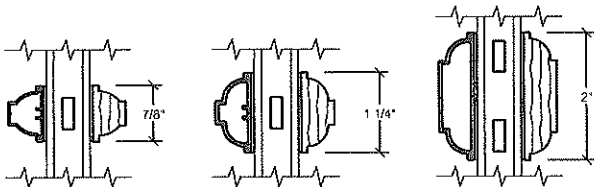
Putty Glaze and Ogee Grilles  
Clad Exterior - Wood Interior



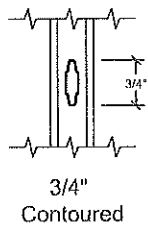
Putty Glaze and Ogee Grilles  
Wood Exterior - Wood Interior



Ogee Grilles  
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



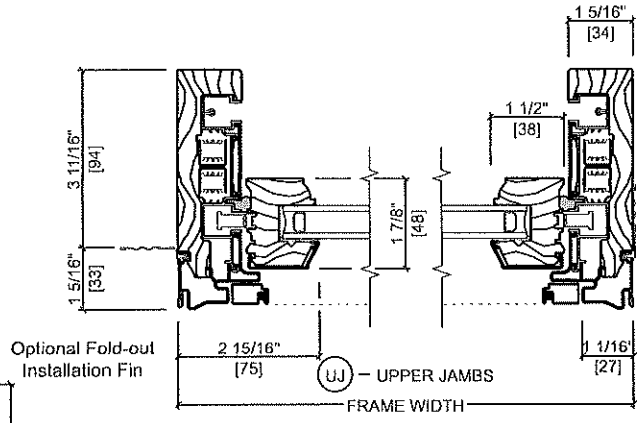
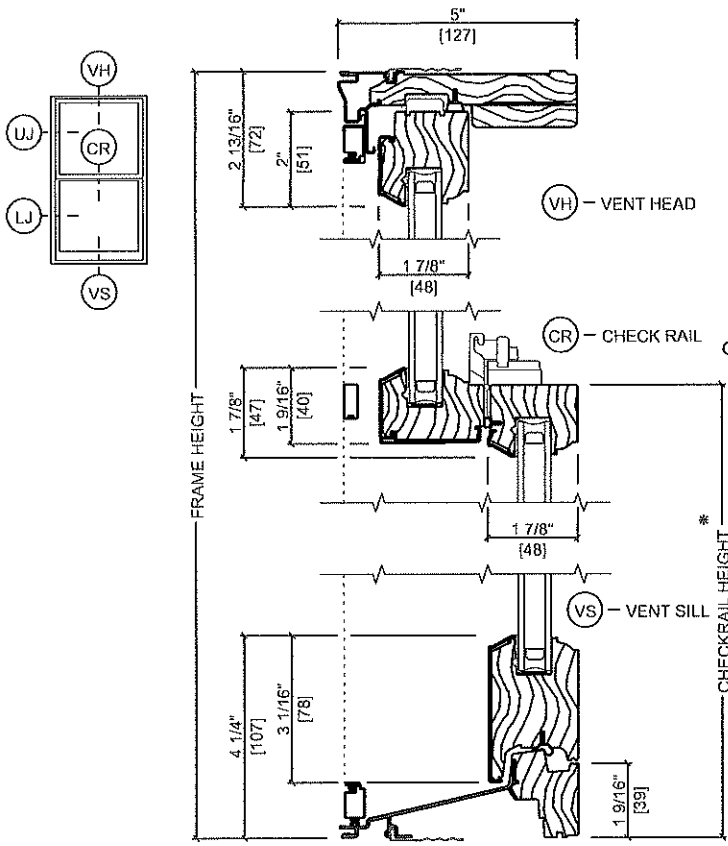
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.

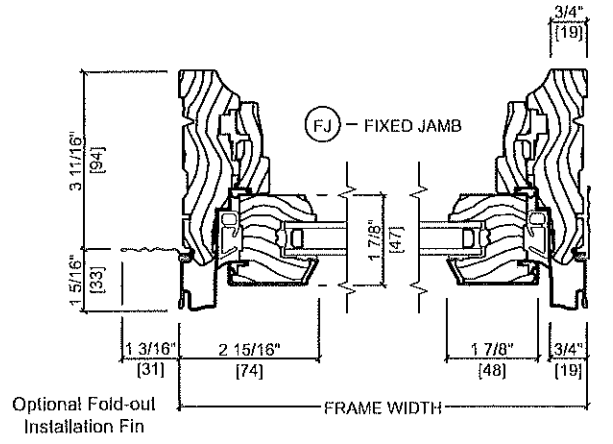
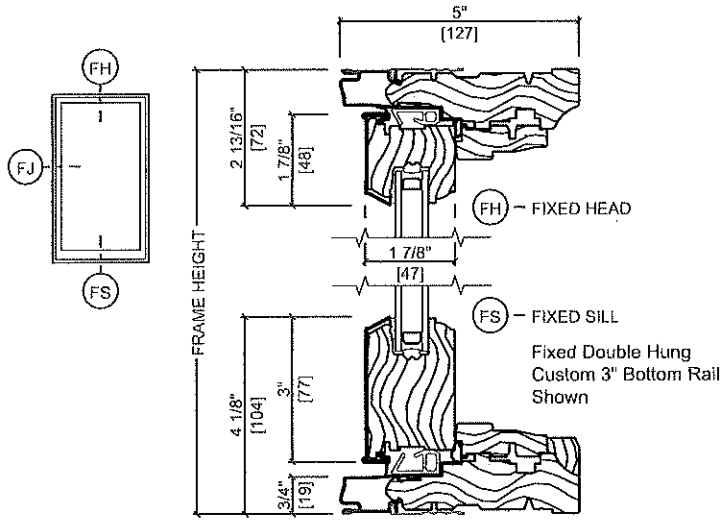
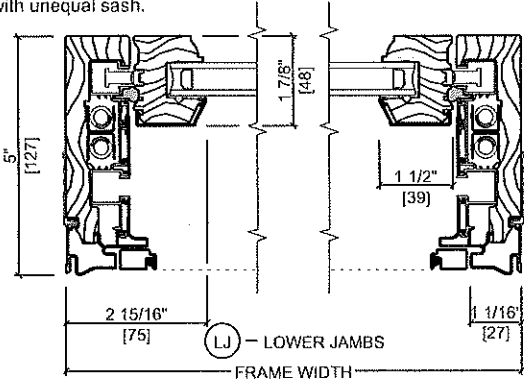


# Pella® Reserve™ Traditional Hung Window

## Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"  
All dimensions are approximate.