

**PROJECT REVIEW**

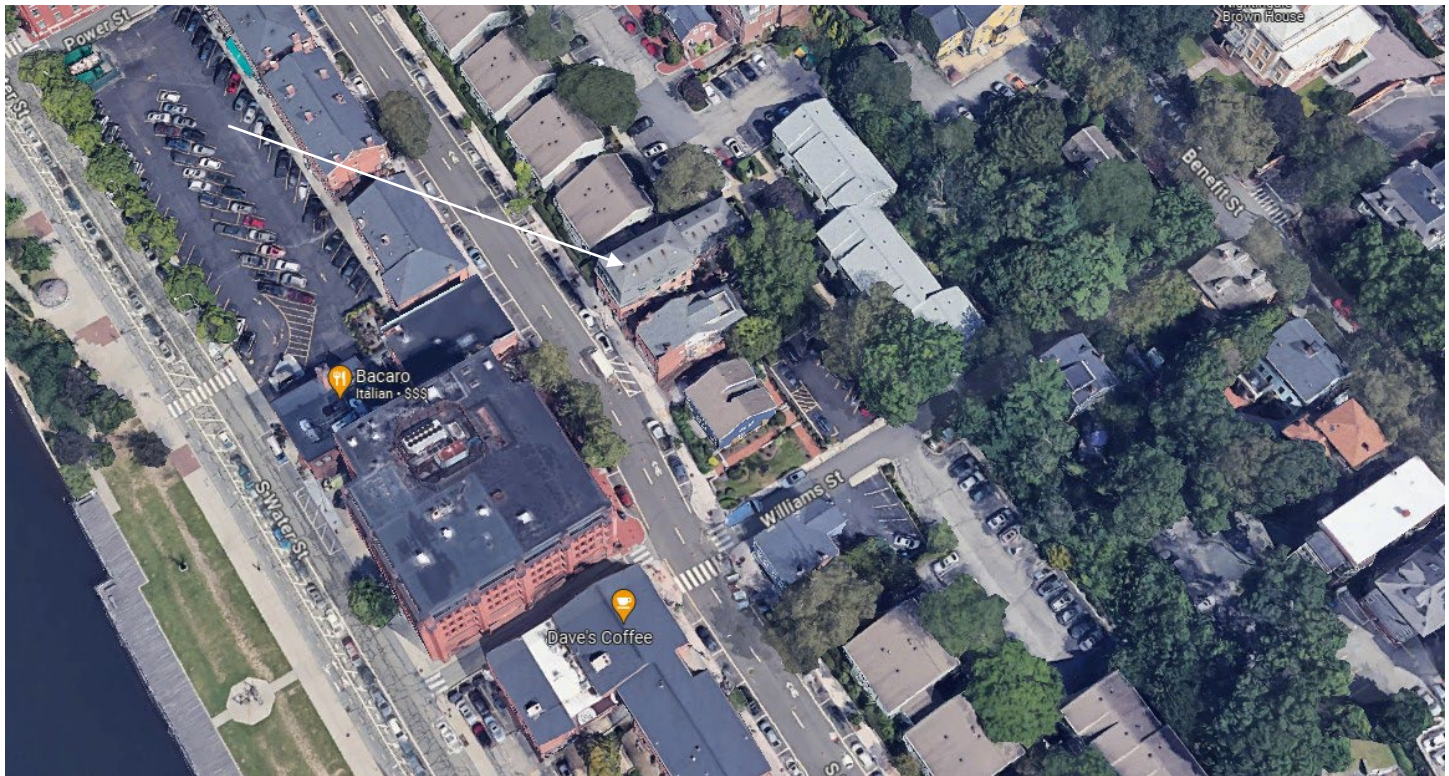
**1. CASE 24.157, 312 SOUTH MAIN STREET, Dolphin House, 1798 (COLLEGE HILL)**

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:** Reid Ennis for ZDS Architecture, 2 Charles St, Providence, RI 02904

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

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

- the cladding of the existing brownstone step's treads with bluestone treads, with repairs to the risers; removal and rebuilding of brownstone at entry with bluestone.

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

- This application is continued from the November 25, 2024, meeting at the request of the applicants;
- At the November meeting the applicants stated that they are seeking recommendations for the treatment of the brownstone stairs, which are deteriorating. Mr. Ennis clarified that there would also be modification to the brownstone entry steps to the property and that they are also considering the same treatment here. The applicant's intent is to request a continuance and return with revised documentation after having heard the Commission's recommendations and working on possible options. The Commission commented that the portion of the rubble stone foundation as you go up the stairs, is a little bit more in that kind of like grays and kind of mottled stone colors, and lesser so of the brown. It might not necessarily stick out that much when you take it into totality. Color change in total may be better than piecemeal attempt. Recognition that this stair is important element to this 18th Century building. Remarkable it has survived. Would like to see something done that complements the existing, retain portions if possible. There were concerns on how the elements of the entry, particularly the columns, and plinth against the door, would be affected;
- Brownstone is a particularly difficult material to replace, as its availability is limited. The existing stairs are to be retained here with the addition of bluestone treads. In the proper color, "bluestone" treads are an acceptable solution to making the stairs safe, while still retaining much of its historic characteristics;
- A revised presentation will be presented at the meeting.

**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 Historic Landmarks District;
- b) The application for Minor 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 Historic Landmarks 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.**



# EXISTING CONDITIONS





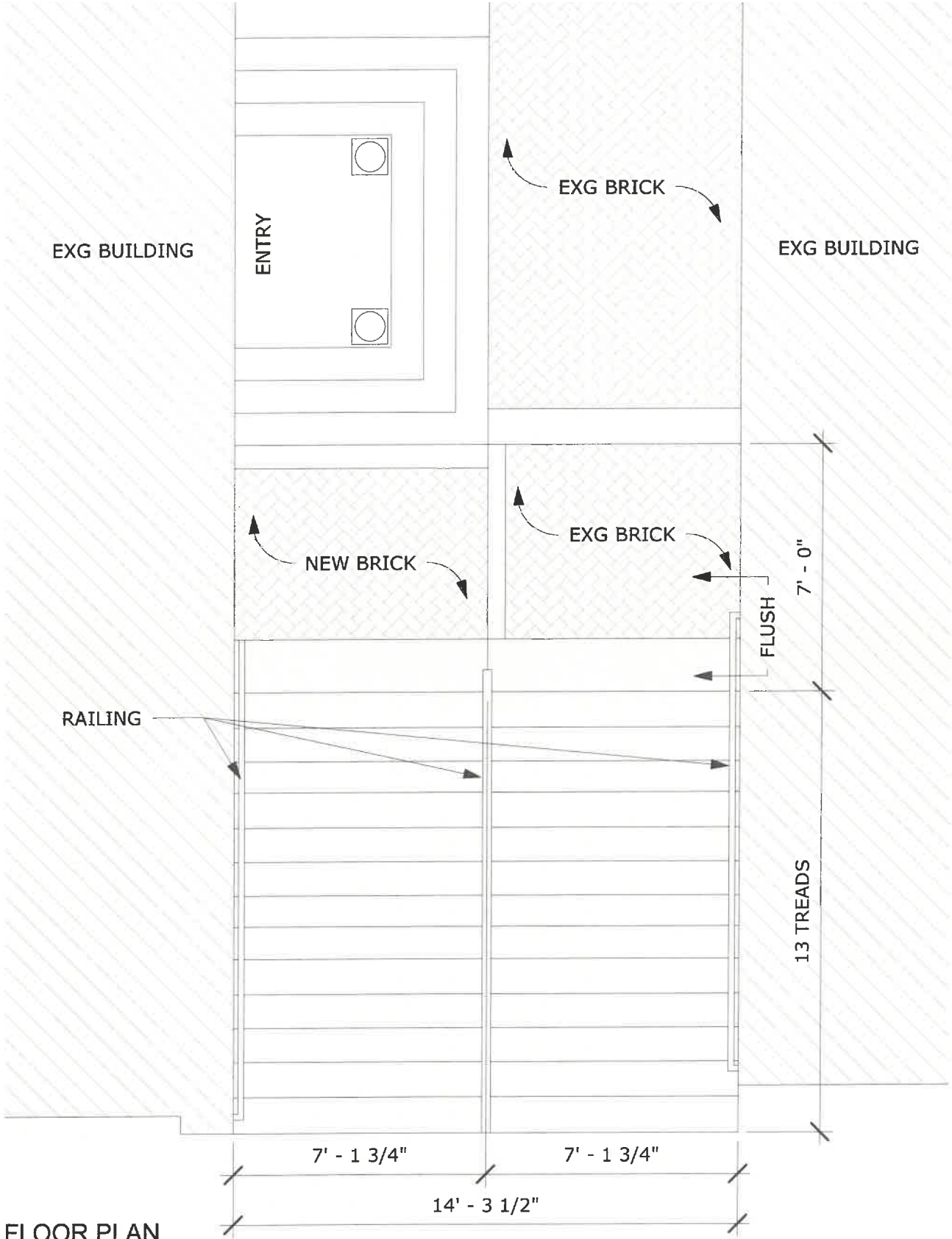
# CONCEPTUAL OPTION



NEW BLUESTONE TREADS OVER EXISTING BROWNSTONE STEPS. INCLUDING REPAIR OF RISERS. TREAD AND RISER DIMENSIONS TO REMAIN CONSISTENT WITH EXISTING CONDITIONS.



# STAIR PLAN



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



# STAIR SECTION

