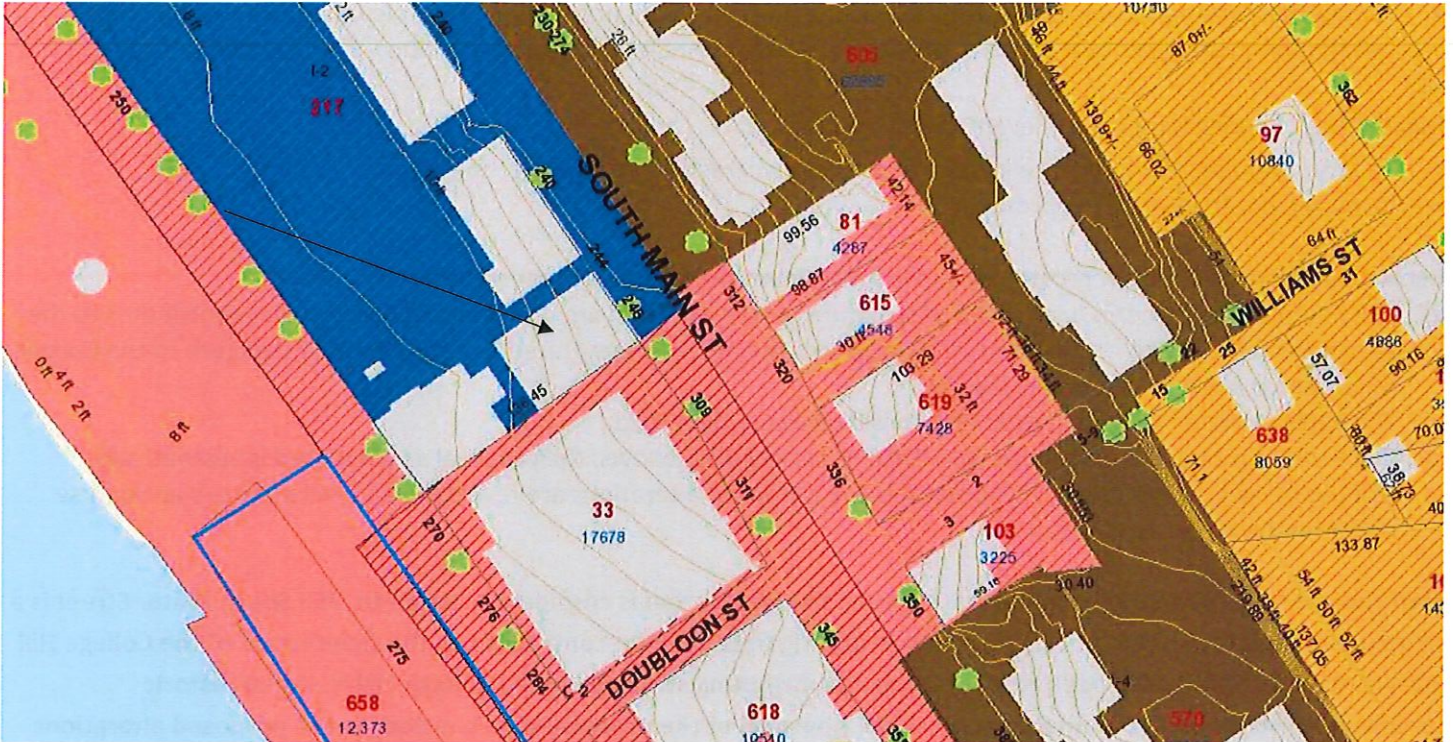


3. **CASE 20.054, 250 SOUTH WATER STREET (aka 303 South Main Street) Engine Company #2, (COLLEGE HILL)**
Romansque; 2 stories; brick with stone masonry on first story facade; flat roof 5eQ with corbel cornice; round-headed second story windows; paired arched carriage entries on first story.
CONTRIBUTING



Arrow indicates 250 South Water Street.



Arrow indicates project location, looking north.

Applicant/Architect: Red House Custom Building, 177 Sherburne St, Providence, RI 02905

Owner: RISD Holdings Inc., c/o Dimeo Properties Inc., 473 Kilvert Street, Warwick, RI 02905

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

- The applicant is requesting to replace the existing door openings and glazing, front elevation, with new glazing; enlarge the existing window opening at bottom, side (north) elevation and installation of a new door.

Issues: The following issues are relevant to this application:

- The proposed modifications are in keeping with the character of the property; and,
- Plans and photos have been provided.

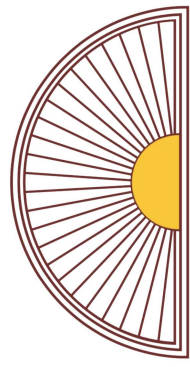
Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 250 South Water Street is a structure of 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 Historic Landmarks District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposal as submitted is aesthetically compatible with the property and district as the proposed alterations are reversible and will not have an adverse effect on the property or district.

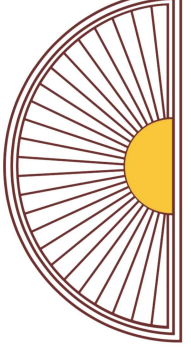
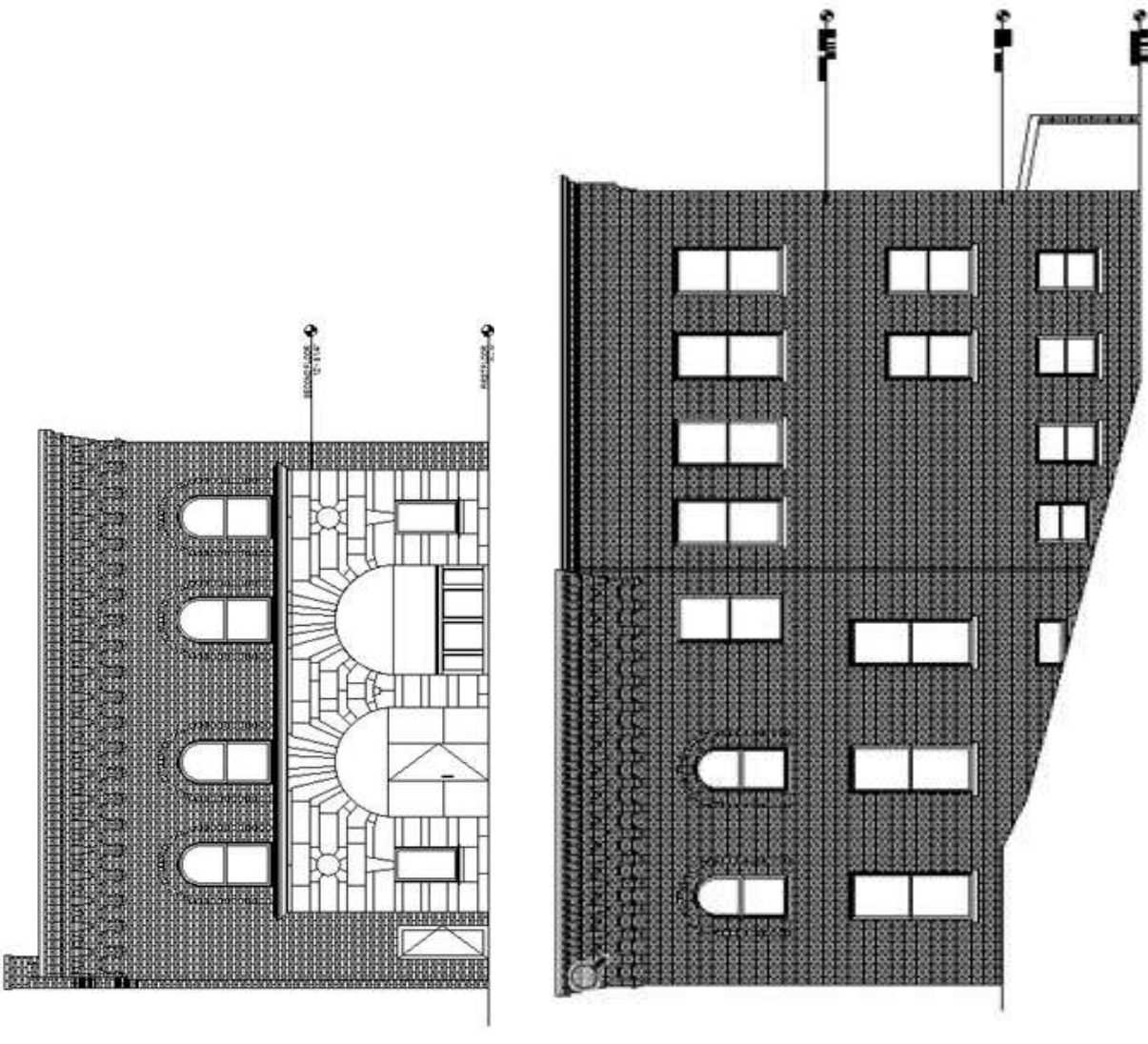
Staff recommends a motion be made stating that: The application is considered complete. 250 South Water Street is a structure of structure of historical and architectural significance that contributes to the significance of the College Hill local historic district having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted, as the proposed alterations are aesthetically compatible with the property and district, are reversible and will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

Proposal - 250 Water Street, Building #1

Historic District Commission Application, 2020.05.13

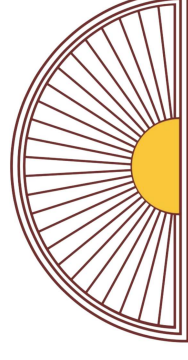


Existing Conditions - Exterior





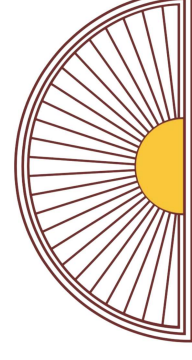
Existing Conditions - Exterior



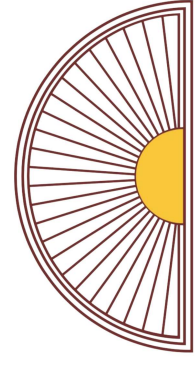
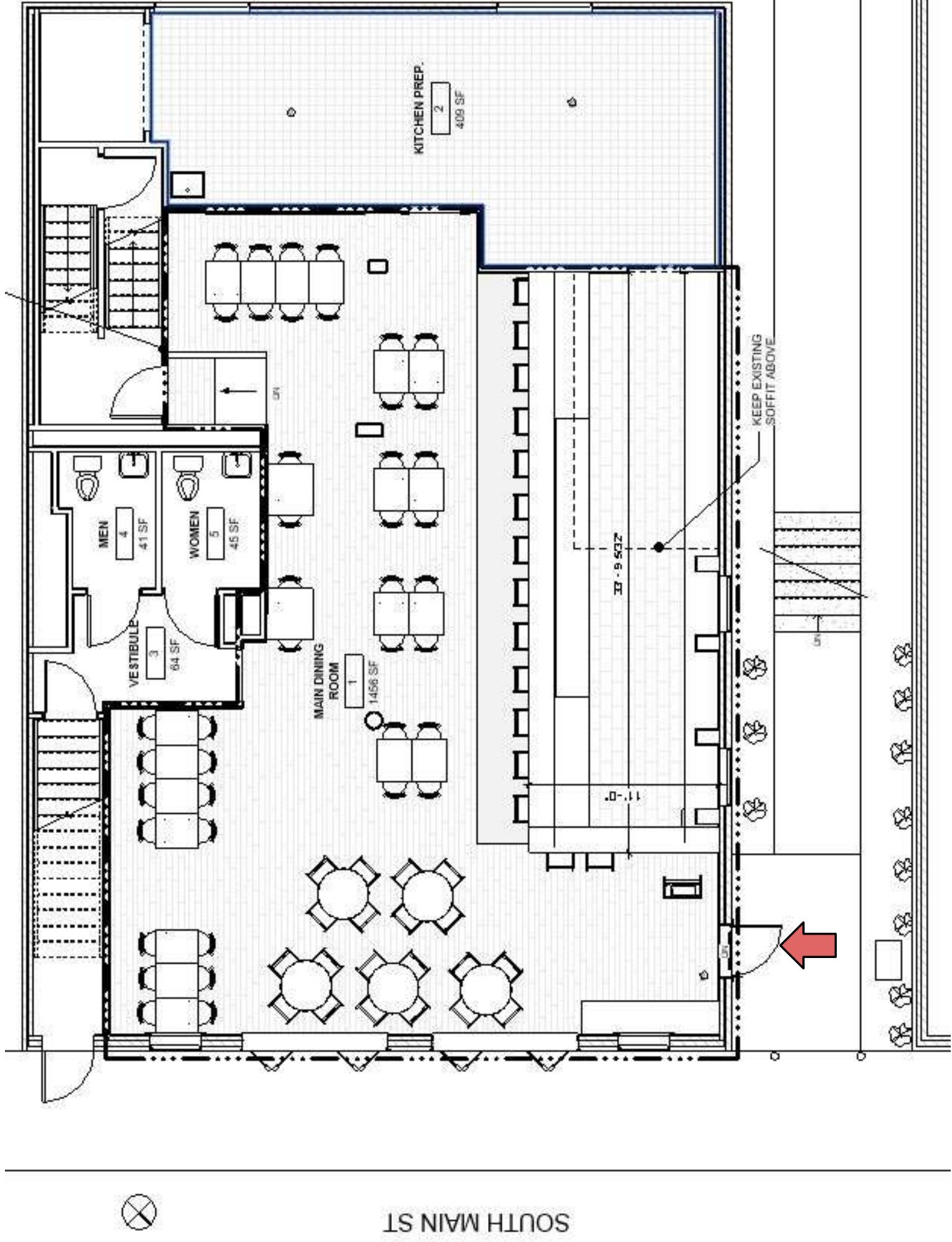
Site



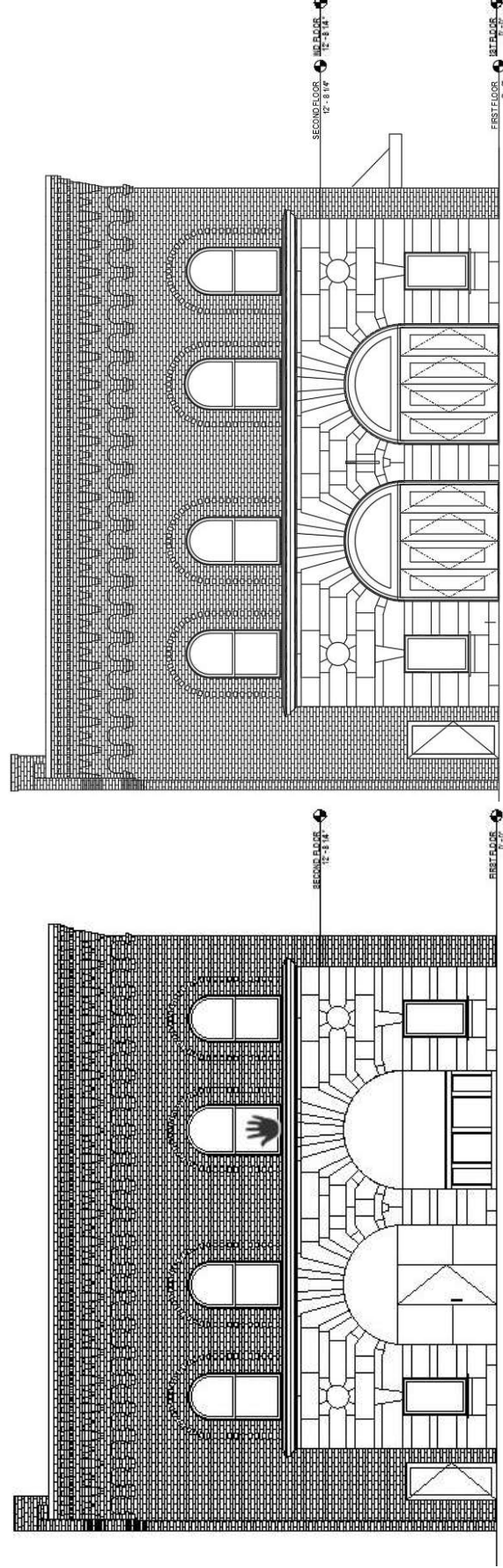
- In Institutional Zone and College Hill Historic District
- Parcel 16/217, Building #1, the “Firehouse”, owned by RISD
- ~10-12’ drop to parking area below



SITE PLAN, PROPOSED:



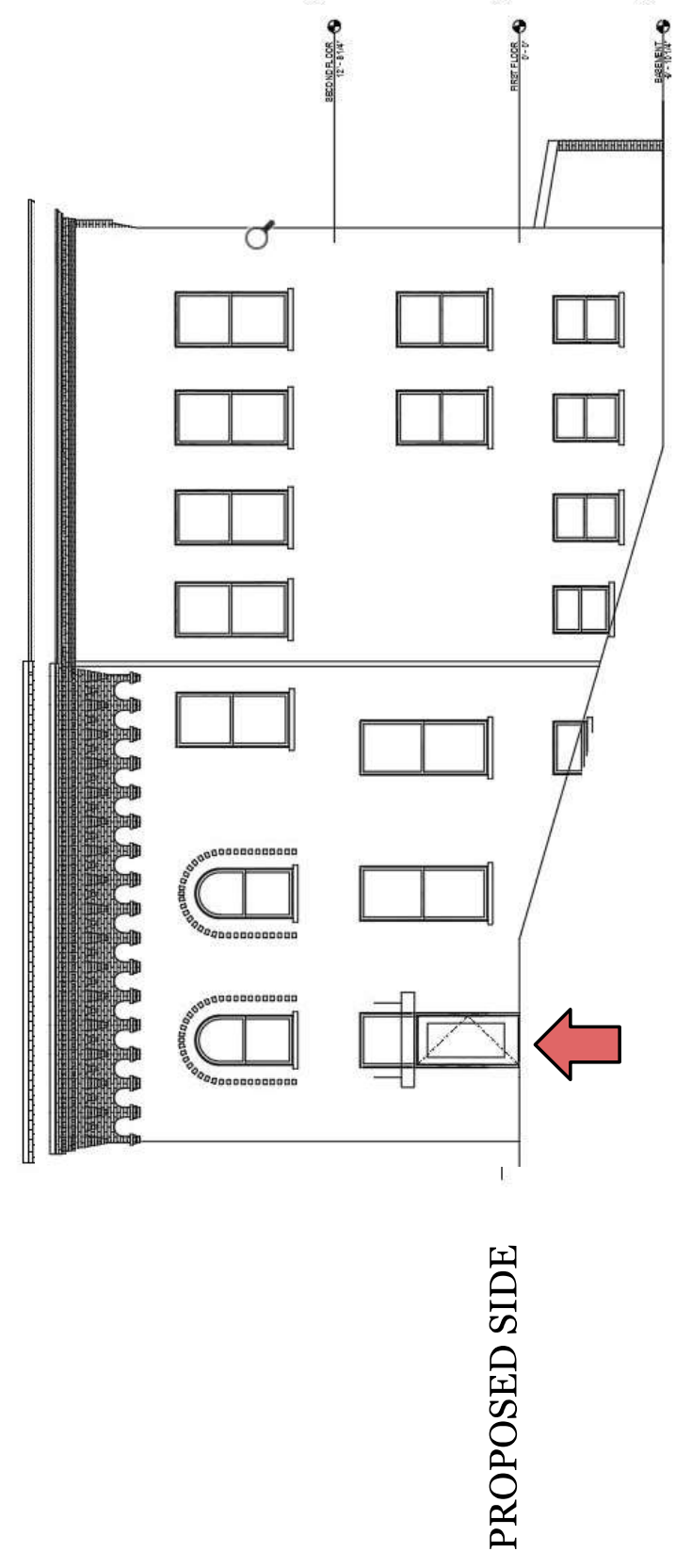
PROPOSAL: New accordion doors at front elevation, with new entry at side elevation



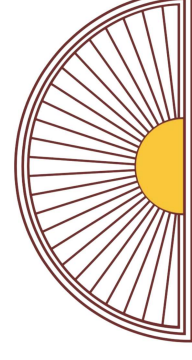
- 8'-0" Outswing Accordion (Bi-fold) Doors at Arch
- Arched replacement window above
- Replacement windows to side of arched doors
- Cut new opening at side for new entry from street and/or parking below - this allows the front doors to open to the sidewalk; add entry canopy at new side door
- Assume divided lites at both the arched opening bi-fold doors and the transom above.

EXISTING FRONT

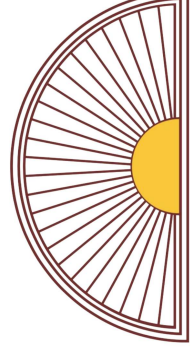
PROPOSED FRONT



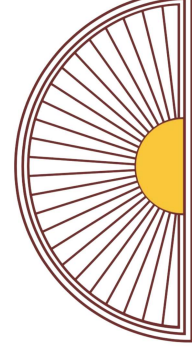
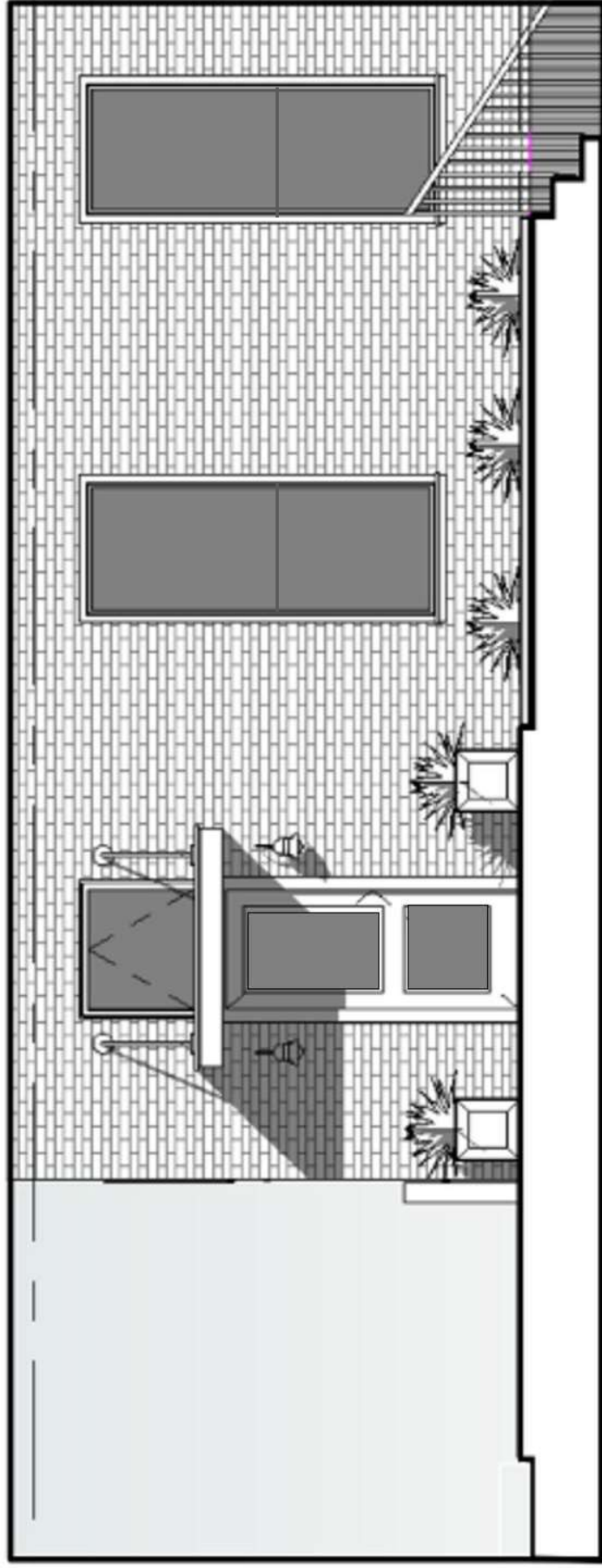
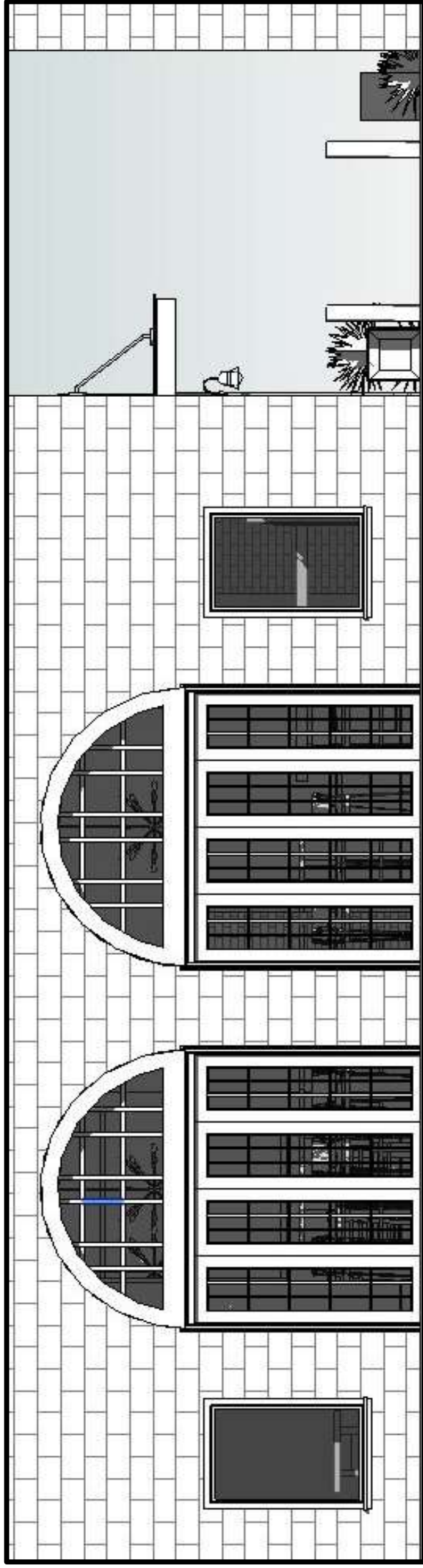
PROPOSED SIDE



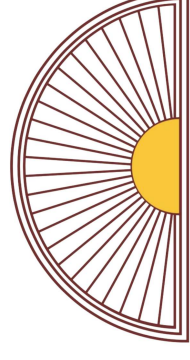
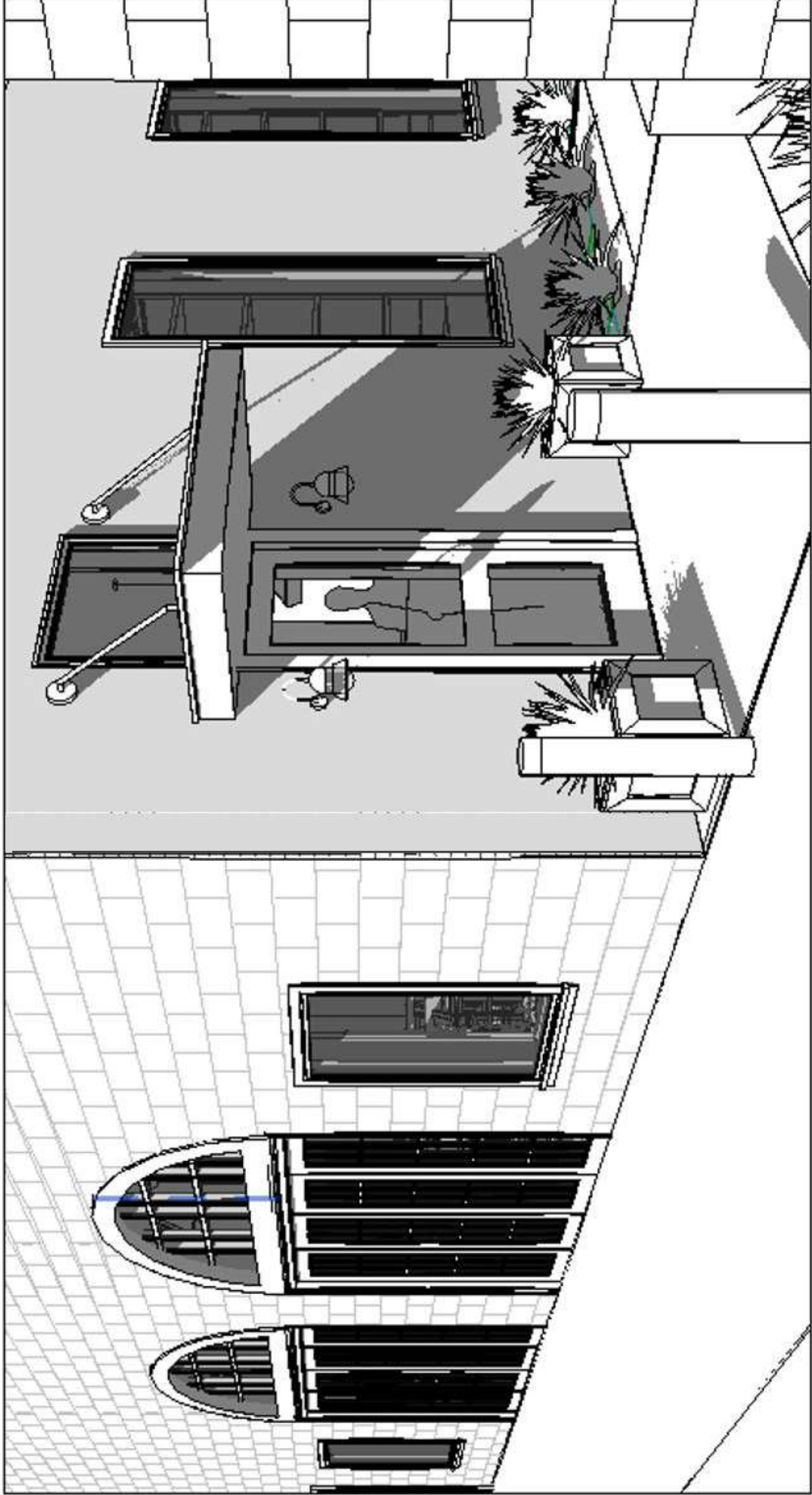
PRECEDENTS OF FIREHOUSE DOORS, OPENING TO STREET



PROPOSAL: New accordion doors at front elevation, with new entry at side elevation



PROPOSAL: New accordion doors at front elevation, with new entry at side elevation



PROPOSAL: New entry at side elevation

