

## PROJECT REVIEW

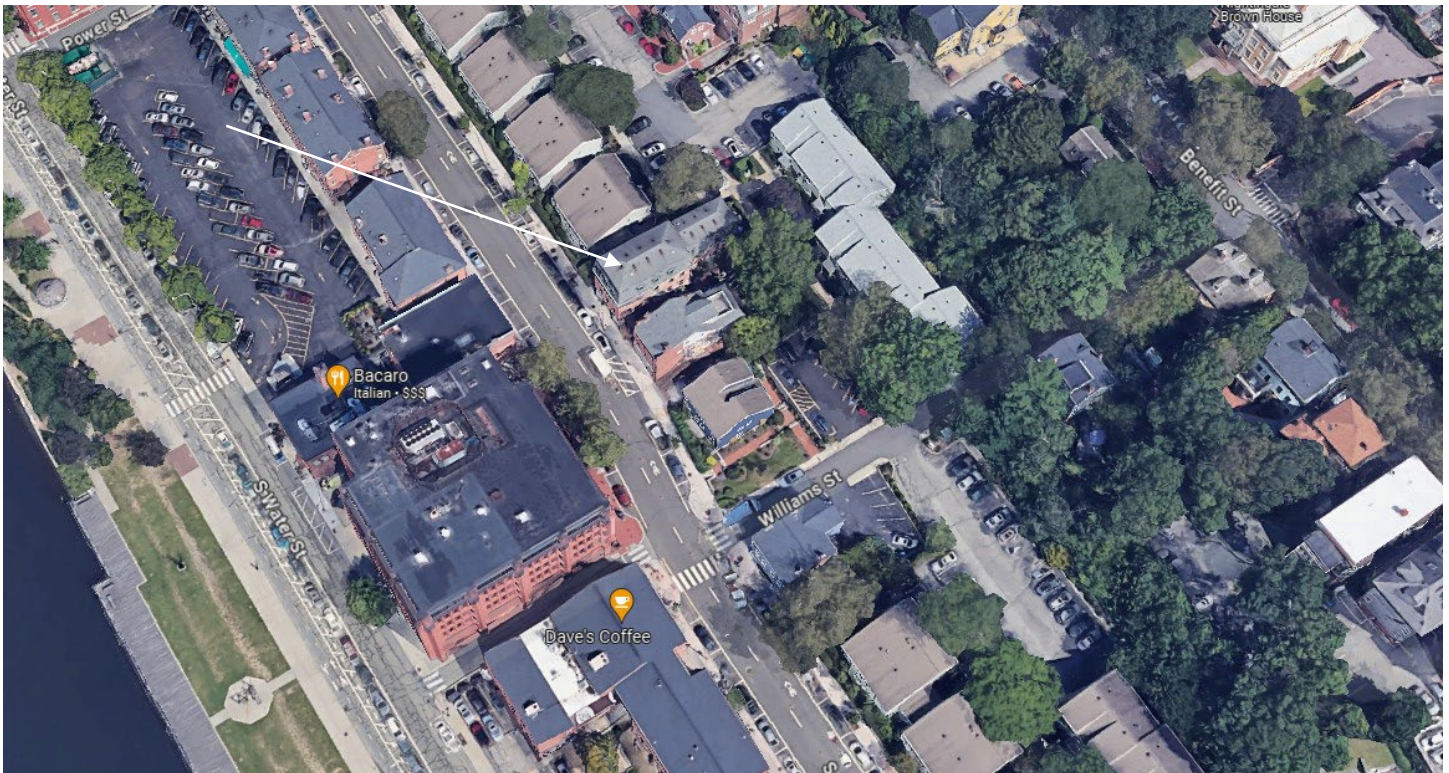
### 1. CASE 24.157, 312 SOUTH MAIN STREET, Dolphin House, 1798 (COLLEGE HILL)

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 January 27, 2025, meeting;
- At the January meeting the Commission requested additional information regarding the feasibility and costs of replacing and/or repairing the brownstone steps. Overall the proposal is feasible, concern over the stair's importance to this 18<sup>th</sup> C building and Commission would be more comfortable approving the proposal knowing that all alternatives have been fully researched and evaluated;
- 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; and,
- 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 contributes 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 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 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.**