

79 Constitution Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

“EZRA DIXON HOUSE c. 1855, c. 1890: The 2-1/2-story, 3-bay, endgable roof, Greek Revival house, begun by Ezra Dixon c. 1855, was considerably enlarged in the 1890s. Turned wood posts with a large diamond design, balustrades, and screens are found on the wraparound front porch and portico on High Street. Ezra Dixon left the Namquit Mill in 1876 to found the Dixon Lubricating Saddle Company, manufacturers of an improved textile spinning frame. In 1912 the Dixon Company consolidated its Providence and Bristol operations and by 1953 purchased all the former Herreshoff Manufacturing Company’s buildings on the north side of Burnside Street. This house is now used for apartments.” (*Historic and Architectural Resources of Bristol, Rhode Island. Rhode Island Historical Preservation Commission, published in 1990*)

Located on the northwest corner of High and Constitution Streets, this two and a half story structure appears to have started as a single family home when it was built. Over the years the home was broken up into different units. A doctor’s office supposedly was once located on the ground floor of this building. As it currently stands, the building is broken up into a three family home. The end goal of this project is to turn it back into a single family home as it once were while making some minor exterior modifications.

MAIN HOUSE SCOPE OF WORK.

- **Removal of Ornate Architectural Elements on Porch and Portico-** The scope includes removal of the ornate spindle features on the upper portions of the south facing porch and the east facing portico. Removal of elements is per owner's request. The footprint of the porch first appears on the 1896 Sanborn Map. The footprint of the Portico never appears on any Sanborn Maps. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)
- **Removal of Wood Door and Storm Door on South Façade** - The scope includes removing a wood door and storm door on the right side of the south façade of the home. Based on this building style and originally being a single family home, it would have not been appropriate for this door to have been in this location. It most likely would have been a 2 over 1 style window. The door was most likely added for a separate entrance to a unit as the building evolved. The scope includes changing this to a 2 over 1 style window. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.
- **Removal of Fire Escape-** The scope includes the removal of a metal fire escape from the west side of the home. Being that this house will be turned back into a single-family home, this fire escape will not be necessary for egress. This fire escape most likely would not have been an original element on the home during its period of significance.
- **Removal of Bay Window** – The scope includes the removal of a wooden bay window on the west side of the home. This window most likely would not have been original to the period of significance. A 2 over 1 window is being proposed in its location which would have been more appropriate to see in this location on the house. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.
- **Removal of Bulkhead Enclosure** – The scope includes the removal of the wooden doghouse style bulkhead enclosure. This enclosure does not appear original to the home. A new low profile wooden double pull up door bulkhead enclosure is proposed to be built for access to the basement. The enclosure is proposed to be built of solid wood and painted.
- **Reconfiguration of West Bump Out-** The scope includes a reconfiguration of the window and door on this bump out. The west side of the bump out has a 2 over 2 window which is proposed to swap locations with the south facing door. The original window is proposed to be restored and located on the south side of the bump out. A small set of stairs with a landing is proposed to be built in front of the door on the west

side of the bump out. Based on Sanborn map research, this bump out appears to have been sometime after 1947. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)

- **Repair/Replace Wood Trim and Clapboard As Needed** - The scope includes repairing select areas of rotted wood trim and clapboard in kind with solid wood. Areas of exterior trim/molding and clapboard that are found to be rotten are proposed to be repaired, or if not possible, replaced in kind with the same profiles and exposures that were originally there.
- **Replace Roofing As Needed** - The scope includes replacing the roofing as needed. If it is found that all of the shingles need to be replaced, the same architectural asphalt shingles will be used in kind as a replacement.

GARAGE SCOPE OF WORK.

- **Replacement of Garage Door**- The scope of work includes the replacement of the garage door facing east. There is currently an opaque roll up style single garage door on the building. A double garage door with upper lights is being proposed to be installed. Based on the fact that the garage first appears on the 1920 Sanborn Map, it was most likely built somewhere between 1911 and 1920. Craftsman style garage doors that are solid wood and roll up are being proposed to better match the era of the building.
- **Replacement of East Facing Window**- The scope of work includes the replacement of the east facing octagonal window. This window appears to be a replacement window that is not original to the building. A fixed, 4 light, solid wood Brosco authentic divided light sash is proposed to be used in its place to better match the era of the garage.
- **Installation of Clapboard Siding**- The scope of work includes the installation of wood clapboard siding around the entire garage which will match better with the clapboard siding of the house. Wood corner boards are proposed to be installed.

Exhibit A - Photos (Photographs Taken on June 6, 2025)

Photo 1 – Existing South Porch



Photo 2 – Existing East Portico



Photo 3 – Existing Architectural Elements on Porch & Portico

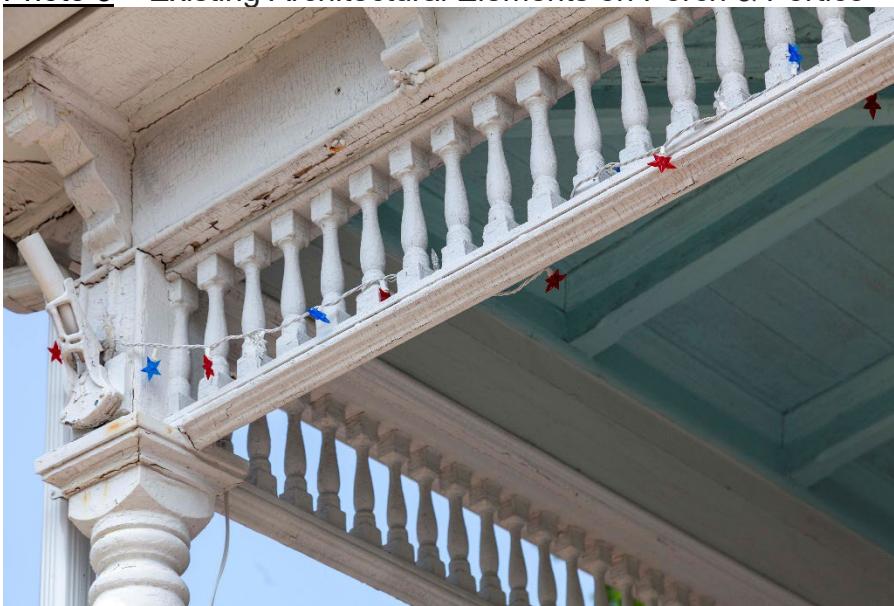


Photo 4 – Existing Door on South Façade



Photo 5 – Existing Bay Window on West Façade



Photo 6 – Existing Bulkhead Enclosure



Photo 7 – Existing Bump Out on West Façade



Photo 8 – Existing Fire Escape



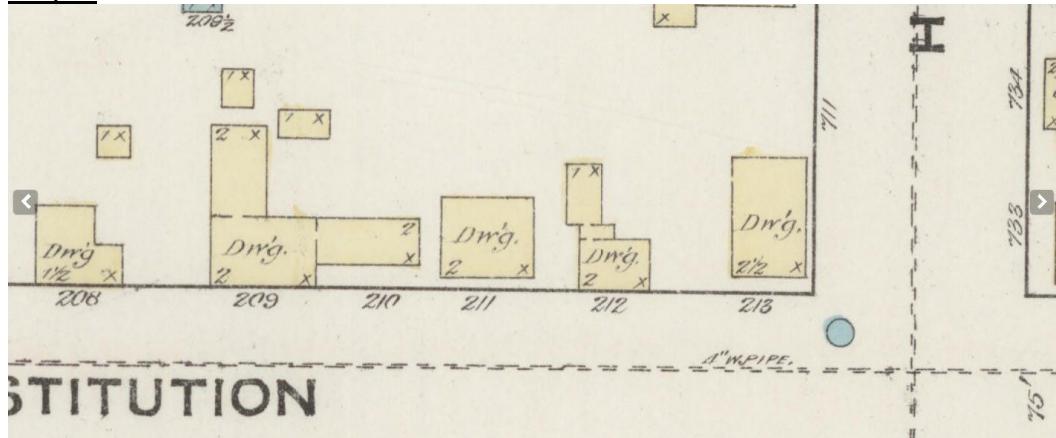
Photo 9 – Existing Garage



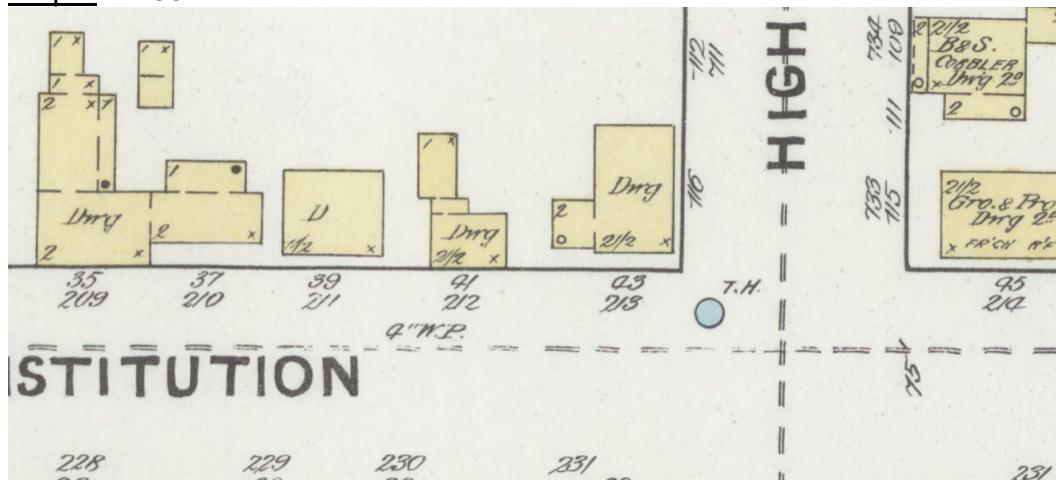
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

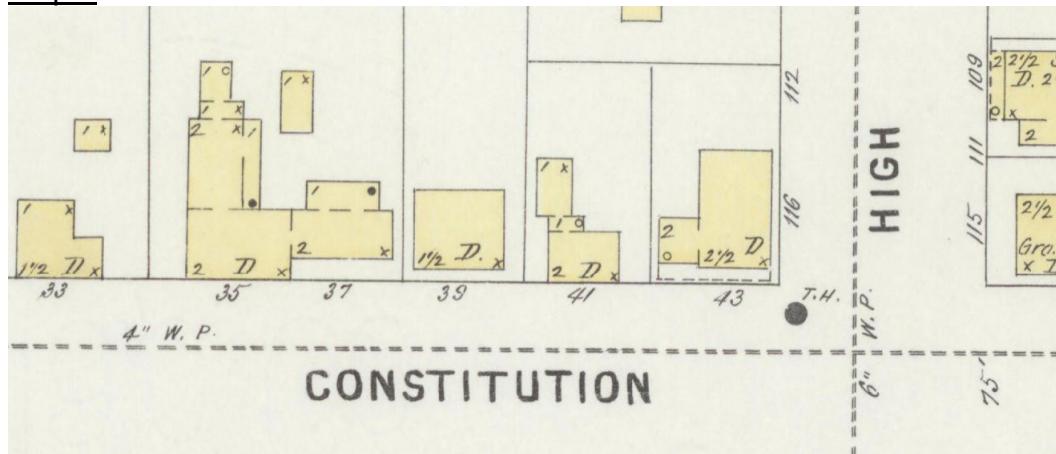
Map 1 – 1884



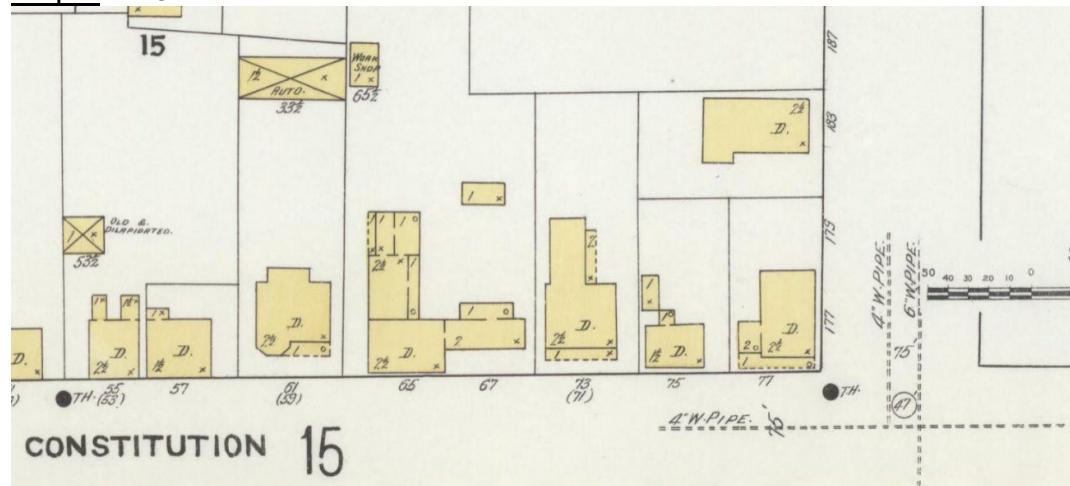
Map 2 – 1891



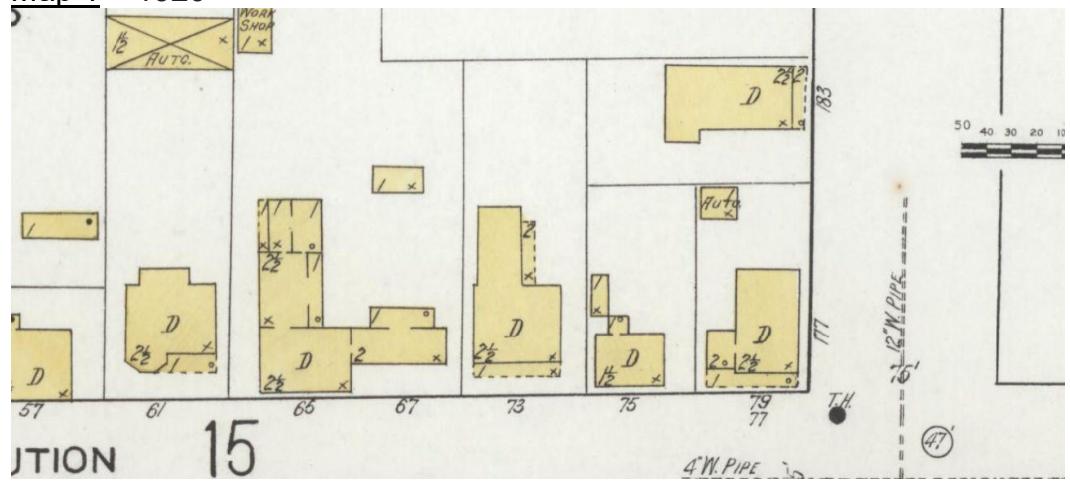
Map 3 – 1896



Map 1 – 1911



Map 1 – 1920



Map 1 – 1947

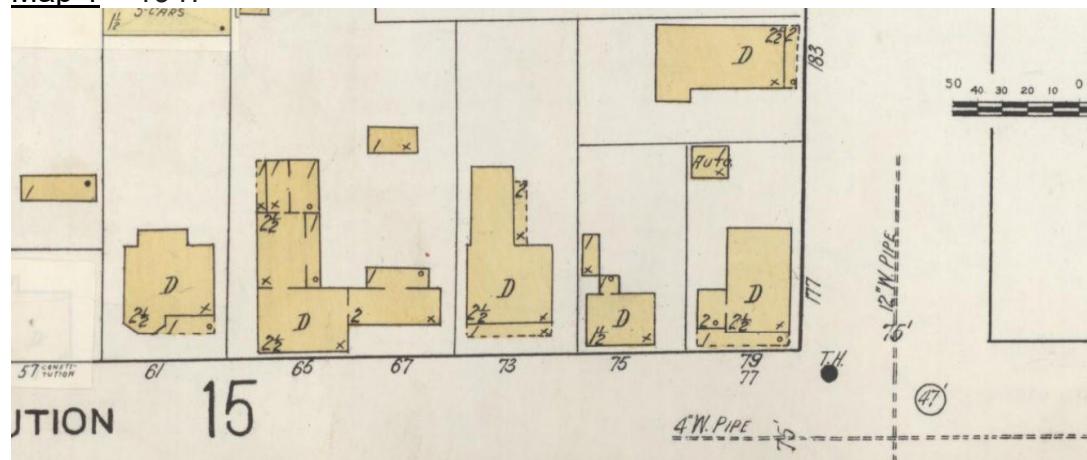
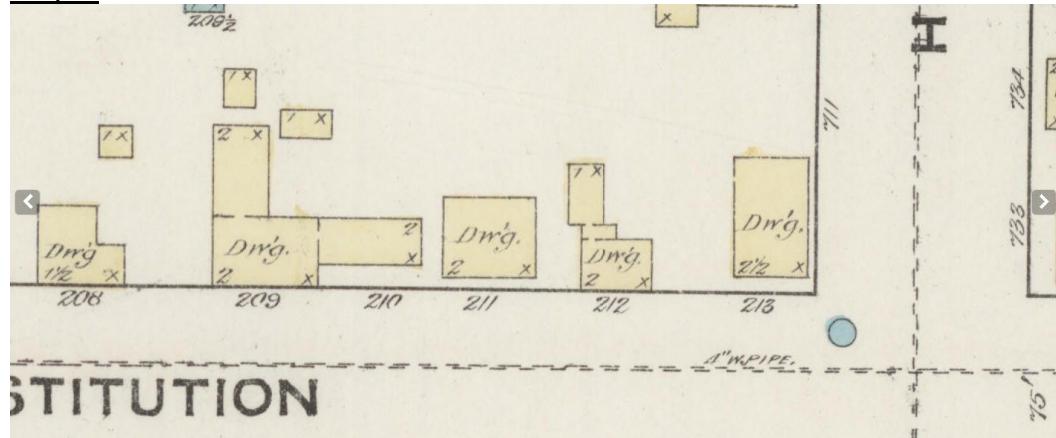


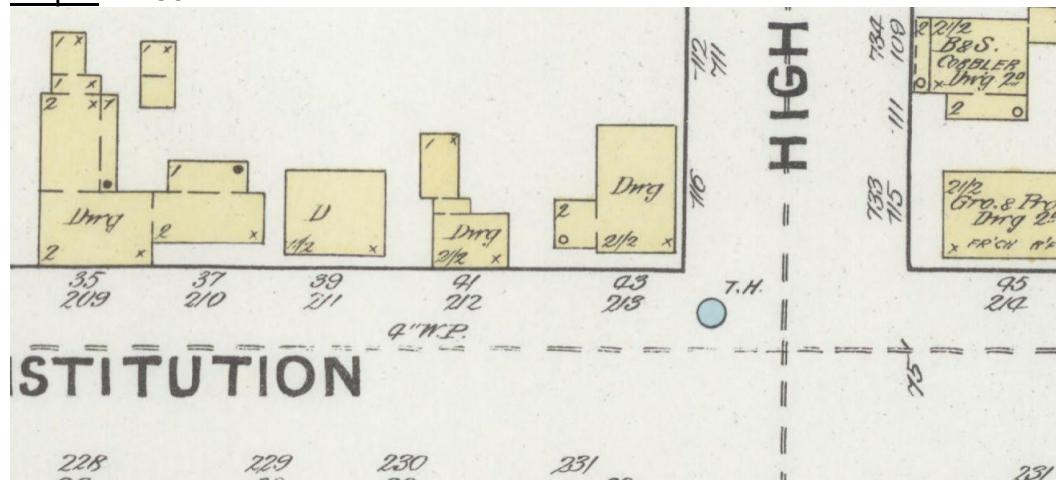
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

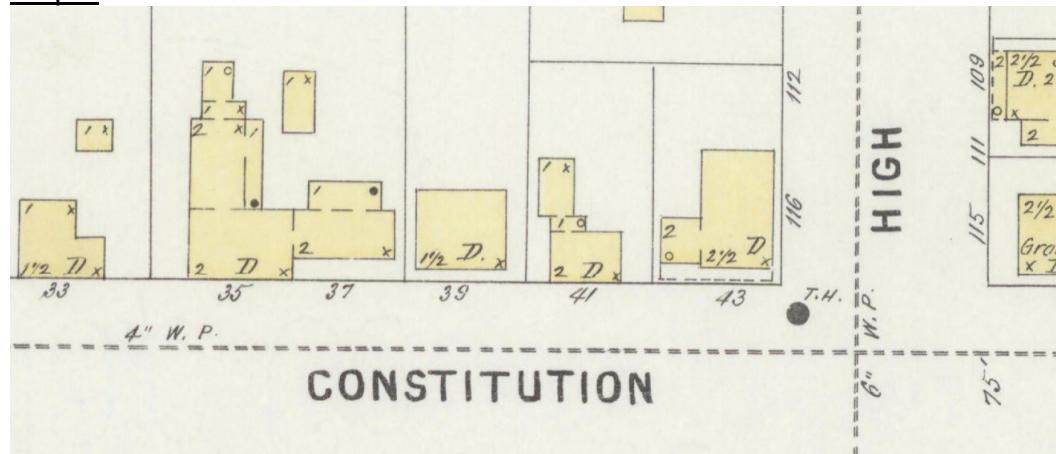
Map 1 – 1884



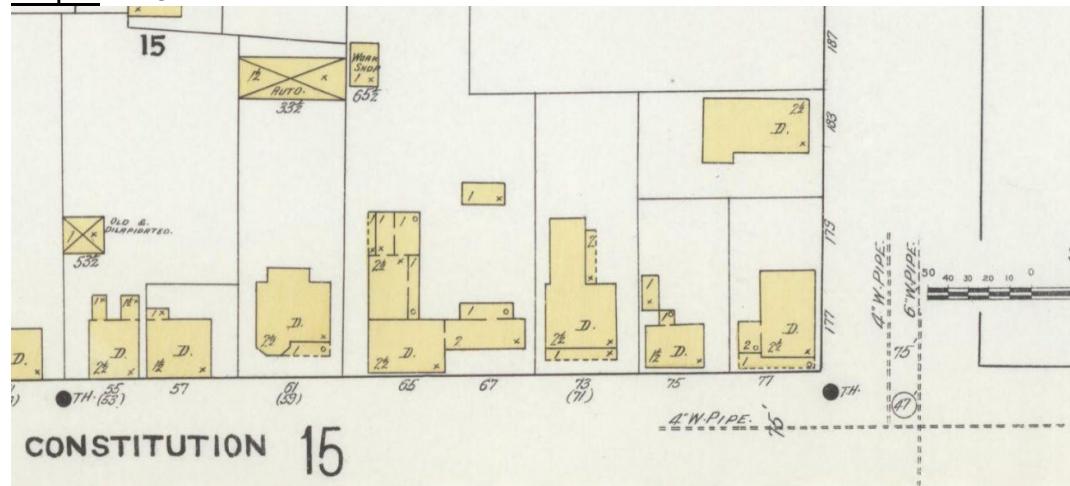
Map 2 – 1891



Map 3 – 1896



Map 1 – 1911





Double-Hung Window Units

- 2/1 LIGHT
- 2/2 LIGHT HORIZONTAL
- 2/2 LIGHT VERTICAL
- 3/3 LIGHT
- 4/4 LIGHT
- 6/1 LIGHT
- 6/6 LIGHT
- 8/8 LIGHT
- 9/9 LIGHT
- 12/12 LIGHT
- COTTAGE STYLE

Window Specifications

FRAME – Standard Jamb Depth of 4-9/16" features Laminated-Veneered-Lumber sides and clear pine head jamb. All exposed exterior frame parts are manufactured from highly durable, low-maintenance Composite Materials; including the Blind Stop, Sill and standard Brickmould Casing. The clear pine inside sill stop is dadoed to receive a stool cap or "picture-framed" casing. A weatherstripped head parting stop is color matched to the vinyl jamb liner* with integral Tilt 'n Clean, Block & Tackle balances.

SILL – Composite two piece Sill & Sill Connector system provides a continuous sill nose across Combined Windows as well as allowing for the addition of the optional Historic Sill Nosing.

SASH – All sash are 1-3/8" thick glazed with single pane glass, hand puttied into a primed exterior, clear pine interior treated wood sash. All divided light sash feature a traditional narrow muntin bar measuring 5/8" wide. Enhanced thermal performance is achieved with the addition of a Low-E Energy panel available for all layouts except 1/1.

*Specify White or Beige



Traditional Putty Glazed Single Pane Glass

6/6 LIGHT

Rough Opening	2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-6"
✖ Sash Opening	1'-9 5/8"	2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-9 5/8"	3'-3 5/8"
★Glass Size	6"	7"	8"	9"	10"	12"
3'-1"	2'-9"	7"	—	8" x 7"	9" x 7"	—
3'-5"	3'-1"	8"	6" x 8"	—	8" x 8"	9" x 8"
3'-9"	3'-5"	9"	—	7" x 9"	8" x 9"	9" x 9"
4'-1"	3'-9"	10"	—	—	8" x 10"	9" x 10"
4'-5"	4'-1"	11"	—	—	8" x 11"	9" x 11"
4'-9"	4'-5"	12"	—	—	8" x 12"	9" x 12"
5'-1"	4'-9"	13"	—	—	8" x 13"	9" x 13"
5'-5"	5'-1"	14"	—	—	9" x 14"	10" x 14"
5'-9"	5'-5"	15"	—	—	9" x 15"	10" x 15"
6'-1"	5'-9"	16"	—	—	—	10" x 16"

2/2 LIGHT VERTICAL

Rough Opening	2'-3"	2'-6"	2'-9"	2'-10"	3'-0"	3'-2"
✖ Sash Opening	2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"
★Glass Size	10 1/2"	12"	13 1/2"	14"	15"	16"
3'-9"	3'-5"	18"	10 1/2" x 18"	—	—	—
4'-1"	3'-9"	20"	—	12" x 20"	13 1/2" x 20"	—
4'-5"	4'-1"	22"	—	—	13 1/2" x 22"	—
4'-6"	4'-2"	22 1/2"	10 1/2" x 22 1/2"	—	—	—
4'-9"	4'-5"	24"	—	12" x 24"	13 1/2" x 24"	14" x 24"
4'-11"	4'-7"	25"	—	12" x 25"	—	—
5'-1"	4'-9"	26"	—	—	13 1/2" x 26"	14" x 26"
5'-5"	5'-1"	28"	—	—	13 1/2" x 28"	14" x 28"
5'-9"	5'-5"	30"	—	—	13 1/2" x 30"	14" x 30"
6'-1"	5'-9"	32"	—	—	—	15" x 32"

3/3 LIGHT

Rough Opening	2'-9"
✖ Sash Opening	2'-6 5/8"
★Glass Size	9"
2'-9"	2'-5"
12"	9" x 12"

SINGLE THICK GLASS ONLY

1/1 LIGHT

Rough Opening	1'-10"	2'-6"	2'-9"
✖ Sash Opening	1'-7 5/8"	2'-3 5/8"	2'-6 5/8"
★Glass Size	16"	24"	27"
3'-5"	3'-1"	16"	16" x 16"
4'-1"	3'-9"	20"	24" x 20"
4'-9"	4'-5"	24"	24" x 24"
			27" x 24"

Windows shown with optional Wood Grille.

★ Glass sizes are approximate.

≠ Actual sash size = sash opening width minus 1 9/16", height 3 1/16".

Contact your BROSCO dealer for custom sizes.

2/1 LIGHT

Rough Opening		2'-6"	2'-9"	2'-10"	3'-0"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-6 5/8"	2'-7 5/8"	2'-9 5/8"
4'-9"	4'-5"	24"	24" x 24"	27" x 24"	—
5'-1"	4'-9"	26"	—	27" x 26"	—
5'-5"	5'-1"	28"	—	27" x 28"	30" x 28"
5'-9"	5'-5"	30"	—	—	30" x 30"

2/2 LIGHT HORIZONTAL

Rough Opening		2'-6"	2'-9"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-6 5/8"
3'-5"	3'-1"	8"	24" x 8"
4'-1"	3'-9"	10"	27" x 8"
4'-5"	4'-1"	11"	24" x 10"
4'-9"	4'-5"	12"	30" x 10"

4/4 LIGHT

Rough Opening		1'-10"
≠ Sash Opening	★Glass Size	1'-7 5/8"
3'-5"	3'-1"	8"
4'-1"	3'-9"	10"
4'-5"	4'-1"	11"
4'-9"	4'-5"	12"

6/1 LIGHT

Rough Opening		2'-9"
≠ Sash Opening	★Glass Size	2'-6 5/8"
4'-1"	3'-9"	20"
4'-5"	4'-1"	22"
4'-9"	4'-5"	24"
5'-1"	4'-9"	26"
5'-5"	5'-1"	28"

8/8 LIGHT

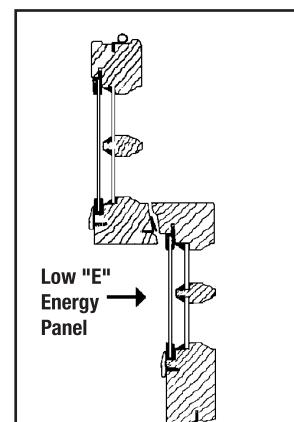
Rough Opening		2'-6"	2'-10"	3'-2"	3'-6"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-7 5/8"	2'-11 5/8"	3'-3 5/8"
3'-5"	3'-1"	8"	6" x 8"	—	8" x 8"
3'-9"	3'-5"	9"	—	7" x 9"	—
4'-1"	3'-9"	10"	—	—	8" x 10"
4'-5"	4'-1"	11"	—	—	8" x 11"
4'-9"	4'-5"	12"	—	—	9" x 12"

9/9 LIGHT

Rough Opening		2'-3"
≠ Sash Opening	★Glass Size	2'-0 5/8"
5'-3"	4'-11"	9"

12/12 LIGHT

Rough Opening		2'-6"	2'-10"	3'-2"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-7 5/8"	2'-11 5/8"
4'-9"	4'-5"	8"	6" x 8"	—
5'-3"	4'-11"	9"	—	7" x 9"
5'-9"	5'-5"	10"	—	8" x 10"



Low "E" Energy Panel
Tilt 'n Clean Unit –
 BROSCO's Low "E" Energy Panel is available on most single thick glass (SSB) units to provide better energy efficiency.

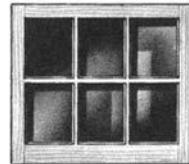
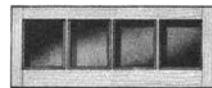
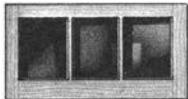
★ Glass sizes are approximate.

≠ Actual sash size = sash opening width minus 1 9/16", height 3 1/16".

Contact your BROSCO dealer for custom sizes.

Single Thick Glass (SSB) Cellar Sash
clear and treated with a moisture repellent preservative

Square Edge Sash



THREE LIGHT

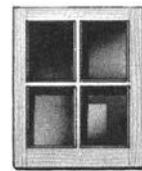
Glass Size	Outside Dimensions
6" x 8"	1'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
7" x 9"	2'-0 ⁵ / ₈ " x 1'- 0 ¹ / ₄ "
8"x10"	2'-3 ⁵ / ₈ " x 1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
9" x 7"	2'-6 ⁵ / ₈ " x 0'-10 ¹ / ₄ "
9"	1'- 0 ¹ / ₄ "
10"	1'- 1 ¹ / ₄ "
11"	1'- 2 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
13"	1'- 4 ¹ / ₄ "
14"	1'- 5 ¹ / ₄ "
15"	1'- 6 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
10" x 8"	2'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
10"	1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
13"	1'- 4 ¹ / ₄ "
14"	1'- 5 ¹ / ₄ "
15"	1'- 6 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
17"	1'- 8 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
20"	1'-11 ¹ / ₄ "
11" x15"	3'-0 ⁵ / ₈ " x 1'- 6 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
12" x14"	3'-3 ⁵ / ₈ " x 1'- 5 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "

FOUR LIGHT LONG

Glass Size	Outside Dimensions
6" x 8"	2'- 3 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
7" x 9"	2'- 7 ⁵ / ₈ " x 1'- 0 ¹ / ₄ "
8" x10"	2'-11 ⁵ / ₈ " x 1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
9" x12"	3'- 3 ⁵ / ₈ " x 1'- 3 ¹ / ₄ "
10" x12"	3'- 7 ⁵ / ₈ " x 1'- 3 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "

SIX LIGHT

Glass Size	Outside Dimensions
6" x 8"	1'-9 ⁵ / ₈ " x 1'- 7 ¹ / ₄ "
7" x 9"	2'-0 ⁵ / ₈ " x 1'- 9 ¹ / ₄ "
8" x10"	2'-3 ⁵ / ₈ " x 1'-11 ¹ / ₄ "
11"	2'- 1 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
9" x11"	2'-6 ⁵ / ₈ " x 2'- 1 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
14"	2'- 7 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "
10" x10"	2'-9 ⁵ / ₈ " x 1'-11 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
14"	2'- 7 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "
16"	2'-11 ¹ / ₄ "



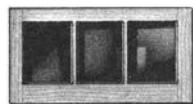
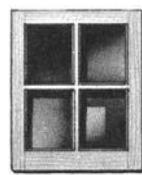
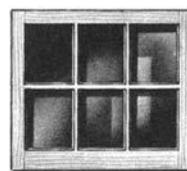
FOUR LIGHT SQUARE

Glass Size	Outside Dimension
6" x 8"	1'- 3 ³ / ₈ " x 1'- 7 ¹ / ₄ "
7" x 9"	1'- 5 ³ / ₈ " x 1'- 9 ¹ / ₄ "
8" x10"	1'- 7 ³ / ₈ " x 1'-11 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
9" x12"	1'- 9 ³ / ₈ " x 2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
10" x12"	1'-11 ³ / ₈ " x 2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "

LAYOUT

Stiles.....	1 ¹¹ / ₁₆ "
Rails, Top and Bottom	1 ¹¹ / ₁₆ "

Single Thick Glass (SSB)

 Preservative Treated – **Primed Two Sides**
Square Edge Sash

**3 LIGHT
CELLAR**

**4 LIGHT SQUARE
CELLAR**

**6 LIGHT (3W2H)
CELLAR**
Sash Size

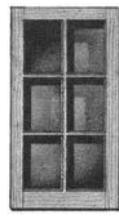
2'-0" x 1'-0"	2'- 8" x 1'-0"
2'-4" x 1'-4"	1'-4"
2'-7" x 1'-5"	1'-8"
	2'-10" x 1'-5"
	1'-7"
	1'-9"
	3'- 0" x 1'-4"

Sash Size

1'-4" x 1'-9"
1'-8" x 2'-1"
2'-5"
2'-0" x 2'-1"
2'-5"
2'-9"

Sash Size

2'-0" x 1'-11"	2'- 8" x 2'-5"
2'-4" x 2'- 1"	2'-7"
2'- 5"	2'-9"
2'-7" x 2'- 5"	2'-10" x 2'-5"
2'- 7"	2'-9"
	3'- 0" x 2'-5"
	3'-1"


**6 LIGHT (2W3H)
BARN**
Sash Size

1'- 8" x 2'-11 1/4"	2'- 4" x 2'-11 1/4"
3'- 5 1/4"	3'- 5 1/4"
1'-10" x 3'- 5 1/4"	2'-8" x 3'- 5 1/4"
2'- 0" x 3'- 5 1/4"	3'-0" x 3'- 5 1/4"

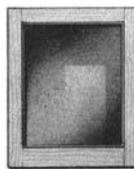
**9 LIGHT
BARN**
Sash Size

2'- 4" x 2'-11 1/4"
3'- 5 1/4"
2'-8" x 3'- 5 1/4"
3'-0" x 3'- 5 1/4"

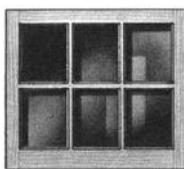
SASH LAYOUT			
	Top Rail	Bottom Rail	Stiles
Cellar Sash	1 11/16"	1 11/16"	1 11/16"
Barn Sash	1 11/16"	1 11/16"	1 11/16"
Single Sash	1 3/4"	3"	1 3/4"

Glazed Single Sash

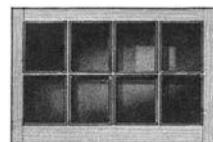
Single Thick Glass (SSB)

 Preservative Treated – **Primed Two Sides**

1 LIGHT

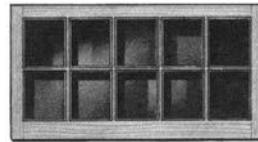
Sash Size
2'-0" x 2'-0"


6 LIGHT

Sash Size
2'-0" x 2'-0"
2'-6" x 2'-0"
2'-6" x 2'-6"

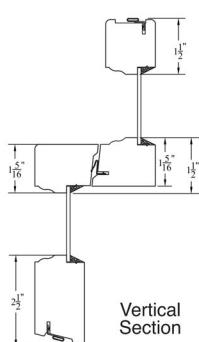

8 LIGHT

Sash Size
3'-0" x 2'-0"


10 LIGHT

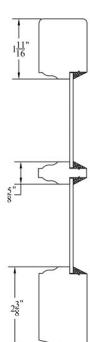
Sash Size
4'-0" x 2'-0"

BROSCO Putty Glazed SSB Double-Hung Window



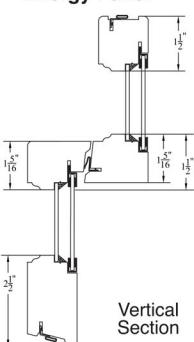
Vertical Section

BROSCO Putty Glazed SSB Picture Window



Vertical Section

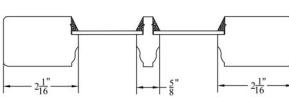
BROSCO Putty Glazed SSB Window with Low-E Energy Panel



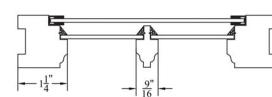
Vertical Sections



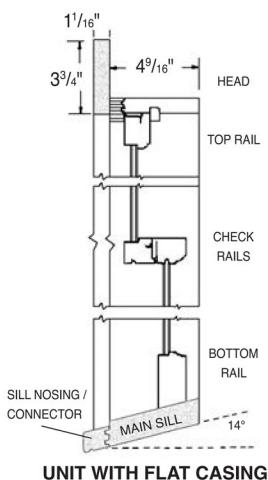
Horizontal Section



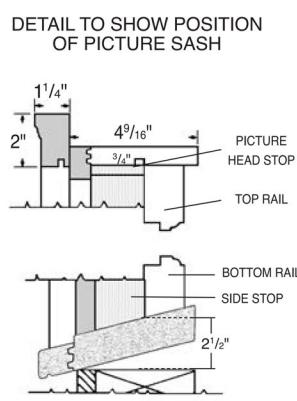
Horizontal Section



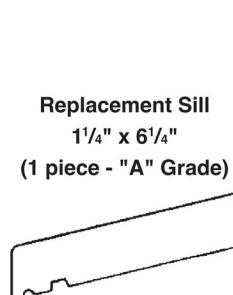
Horizontal Section



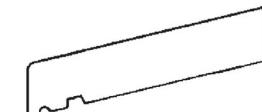
UNIT WITH FLAT CASING



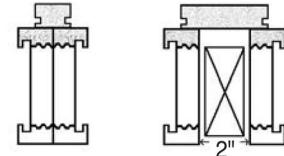
STATIONARY UNIT WITH BRICKMOULD CASING



Replacement Sill
1¹/₄" x 6¹/₄"
(1 piece - "A" Grade)

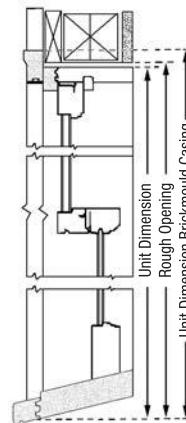
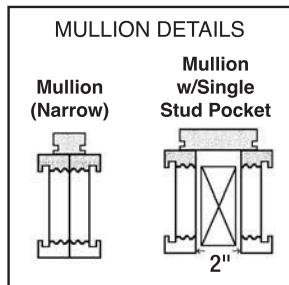


Side Jambs	.....	11/16" x 4 9/16"
Head Jamb	.....	11/16" x 4 9/16"
Main Sill Composite	.....	1 1/4" x 4 3/4"
Main Sill Cedar	.....	1 1/4" x 4 3/4"
Sill Nosing / Connector - Composite	.....	13/16" x 1 1/2"
Sill Nosing / Connector - Cedar	.....	1 1/4" x 2"
Sill Nosing / Connector - "Historic" Composite	.....	15/8" x 1 3/4"
Sill Nosing / Connector - "Historic" Cedar	.....	1 3/4" x 2 1/4"
Mullion Casing for Standard (Narrow) Mullion	.....	11/16" x 1 5/16"
Mullion Casing for Single Stud Pocket Mullion	.....	1 1/16" x 3 1/2"

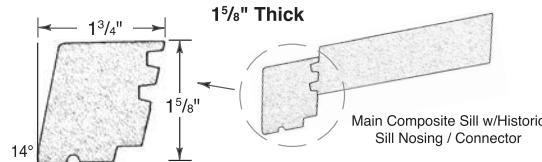


Standard Frame Details

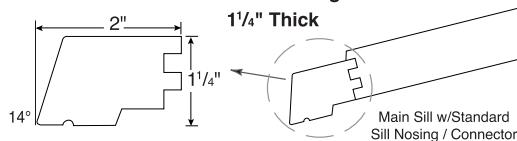
- $4\frac{9}{16}$ " Wall
- Composite Brickmould Casing
- Composite Standard Sill Nosing



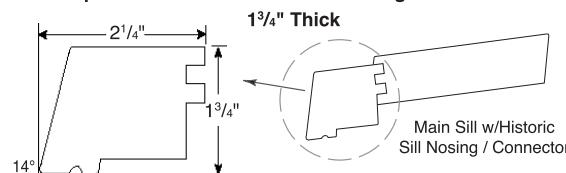
Optional Composite "Historic" Sill Nosing / Connector



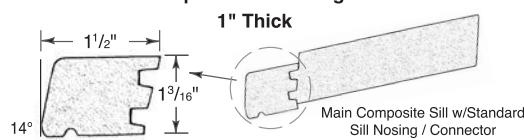
Standard Cedar Sill Nosing / Connector



Optional "Historic" Cedar Sill Nosing / Connector



Standard Composite Sill Nosing / Connector



Shaded areas indicate composite.