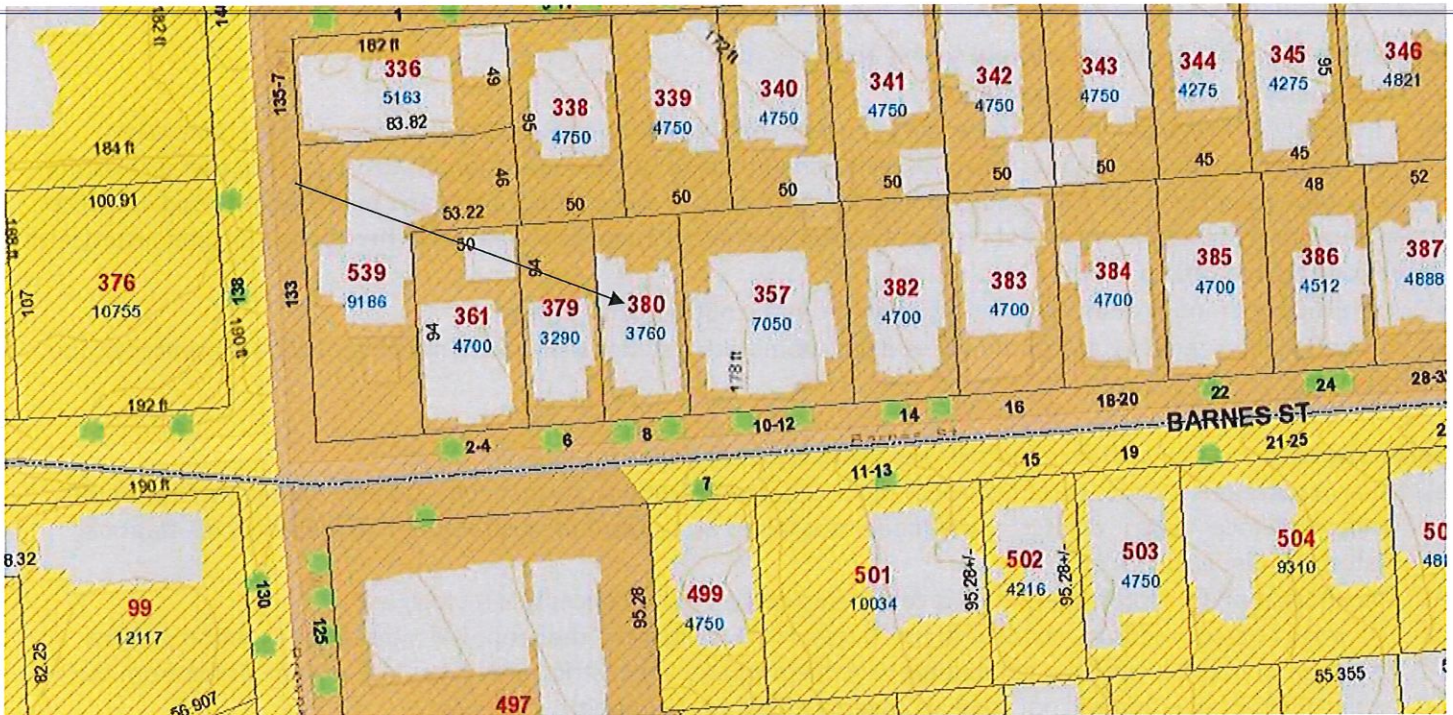


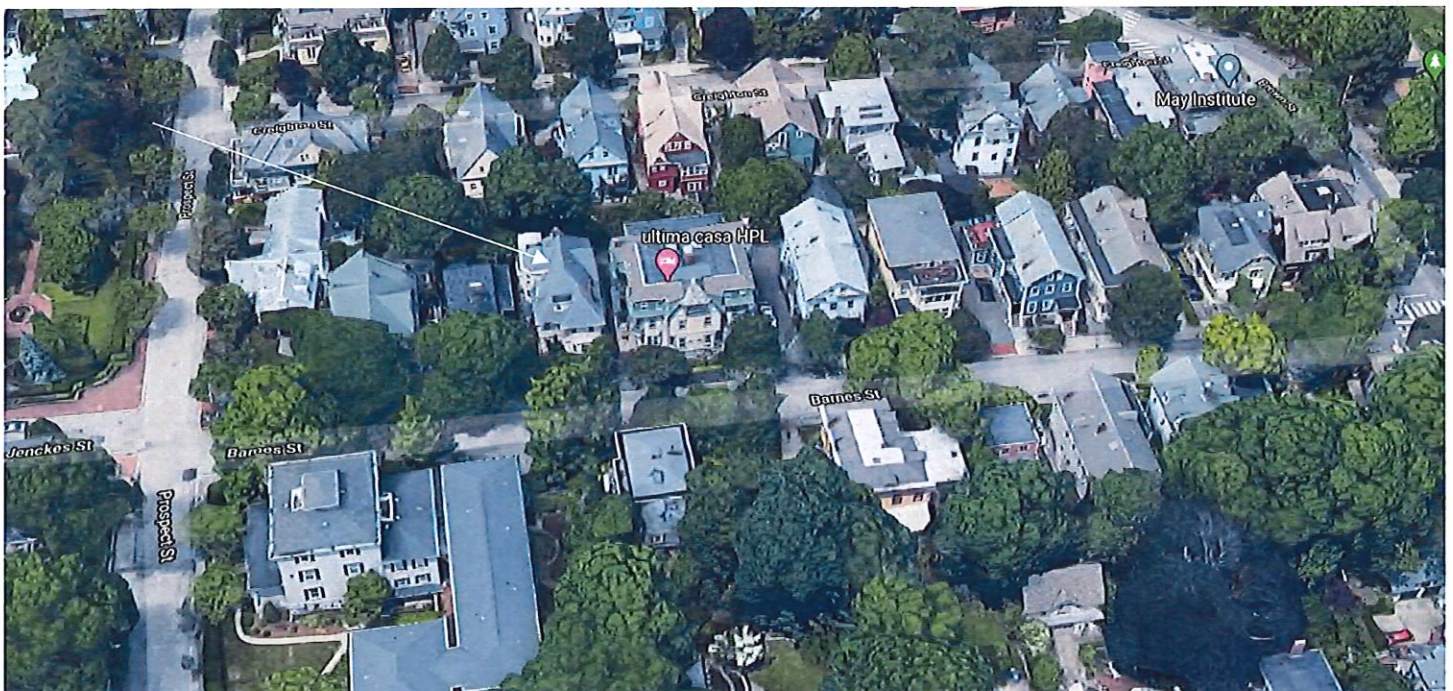
2. CASE 20.076, 8 BARNES STREET, House, ca1895 (COLLEGE HILL)

Late Victorian; 2-1/2 stories; complex hip roof; clapboard; asymmetrical massing; off-center hip-roof front projection; Tuscan column entrance porch with modillion cornice on west side, surmounted by polygonal tower; 1-story polygonal bay on front projection; stringcourse detail between floors; deep eaves; gabled side dormer [original] and shed front dormer [probably later addition]; large porches to rear. A stylish house incorporating Medieval and Colonial design sources.

CONTRIBUTING



Arrow indicates 8 Barnes Street.



Arrow indicates project location, looking north.

Applicant/Architect: Kevin Diamond, 269 Wickenden Street, Providence, RI 02903

Owner: Dustin Dezube, 269 Wickenden Street, Providence, RI 02903

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

- The applicant is requesting the removal of the rear basement bulkhead stair structure and two exterior stair cases and construction of new set of egress stair to second floor with a window converted to a door to provide access.

Issues: The following issues are relevant to this application:

- The application is for conceptual review;
- At the July 27th regular meeting the application was continued with the applicant's consent. The Commission requested more detailed plans showing existing conditions of the rear elevation. It was suggested that an existing floor plan would be helpful in understanding the intricacies of the existing layout and better understand what the applicant was trying to accomplish. It was agreed that the applicant would continue the application and return with revised documentation.
- The proposed modifications will not be visible from the public rights-of-way;
- Revised plans, rendering and photos have been submitted. Additional elevation drawings will be presented at the meeting.

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

- a) 8 Barnes 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;
- b) The application for Major Alterations is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed alterations as submitted are architecturally and historically compatible with the property and district, are reversible, are not visible from the public rights-of-way 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. 8 Barnes 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 Conceptual Approval of the proposal as submitted, as the proposed alterations are architecturally and historically compatible with the property and district, are reversible, are not visible from the public rights-of-way and will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with the applicant to return to the full commission for final approval at a subsequent meeting.

8 Barnes - Conceptual Review | Rear Egress Stair Addition

KEVIN DIAMOND
ARCHITECT

497 Broadway # 304
Providence, RI 02909
919.886.2426



Providence Living
8 Barnes St, Providence RI 02906

consultants:

sheet	set issued	date	status
01	Concept Design	09/18/2020	<input checked="" type="radio"/> Approved
02			<input type="radio"/> Pending
03			<input type="radio"/> Revised
04			<input type="radio"/> Unchanged

Proposed Work

8 Barnes is a historic 3-family residence in an R-3 zone that is currently configured and used as a two family residence. The intent of the project is to return to using the home as a three-family dwelling unit. The first and third floor have two means of egress however, to utilize the second floor as an individual unit, a second means of egress will be required. As such, we are proposing the addition of a contemporary covered but unenclosed staircase from grade up to the second floor unit.

The design intent of this proposal is to streamline the rear facade of the building before introducing the additional volume required for the egress staircase.

To achieve the goal of a less visually cluttered rear facade and the addition of an exterior egress stair, the following scope of work is proposed.

- Remove the rear basement bulkhead stair & structure
- Remove the exterior door & staircase to the first floor mudroom
- Remove the rear exterior porch stairs

+ Add one streamlined stair structure that provides access to the first and second floor porch in the place of the removed additive forms that currently exist at the rear of the building

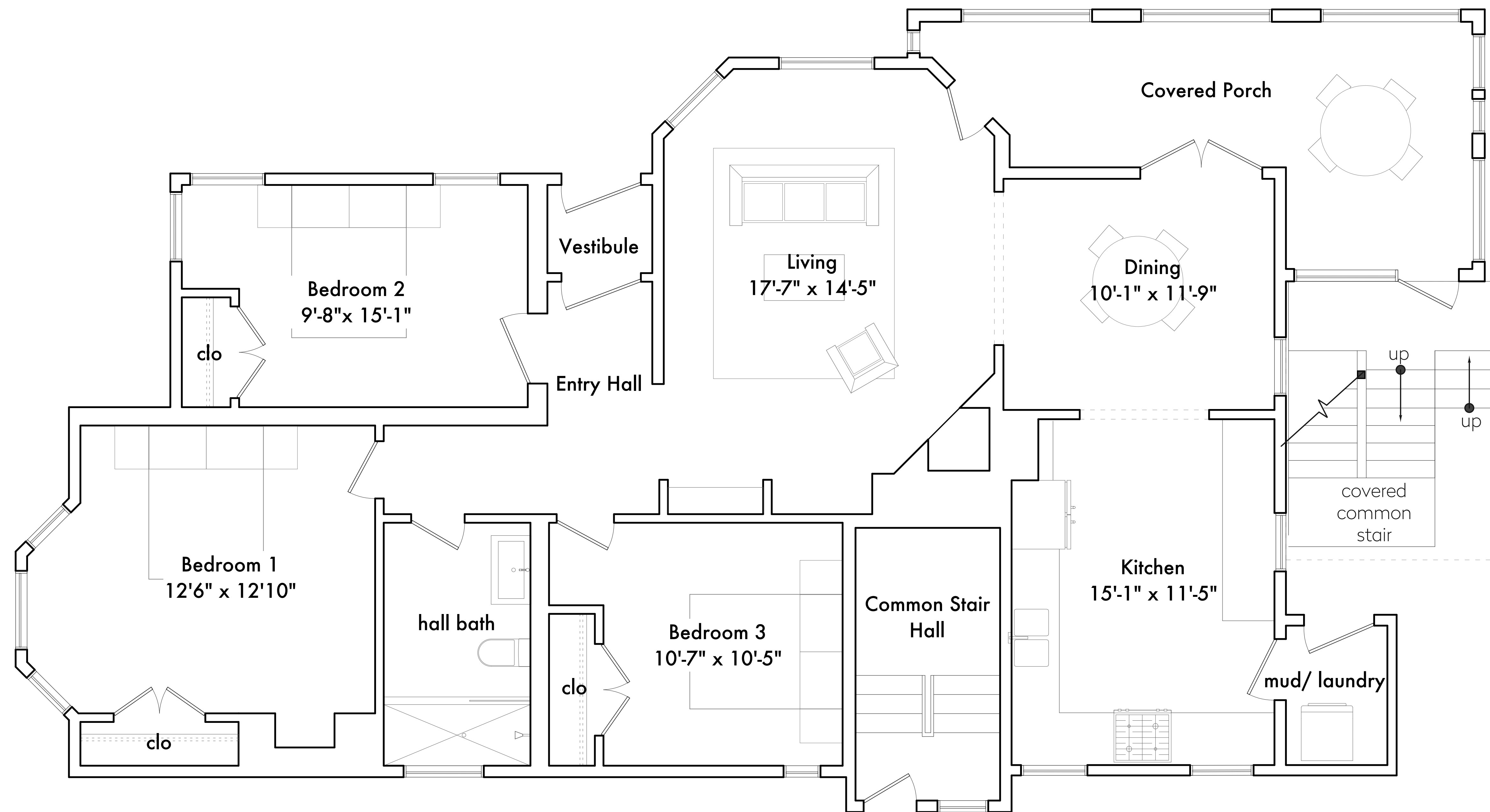


Concept Design

sheet
A01
[01 of 05]

8 Barnes Street, Providence RI - Level 1 Apartment

1300 SF - 3 bed 2 bath



Level 1 Floor Plan

3/8" = 1'-0"

Providence Living
8 Barnes St, Providence RI 02906

consultants:

sheet	set issued	date	status
01	Concept Design	07.18.2020	●

status key: ● New, ● Revised, ○ Unchanged

Concept Design

sheet
A02
[02 of 05]

8 Barnes Street, Providence RI - Level 2 Apartment

1260 SF - 3 bed 2 bath

KEVIN DIAMOND
ARCHITECT

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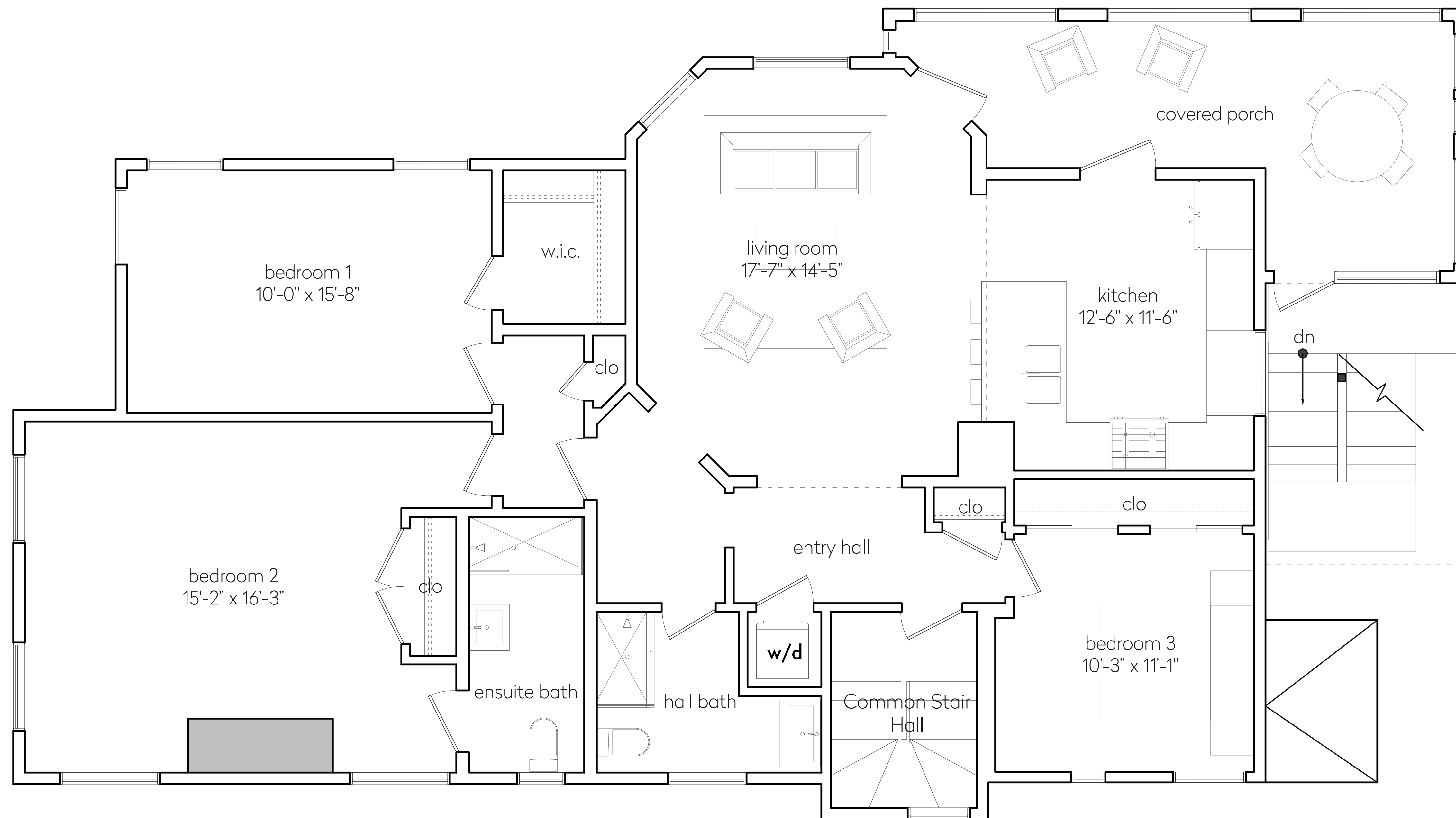
Providence Living
8 Barnes St, Providence RI 02906

consultants:

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	revised			○
	unchanged			○

Concept Design

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A03
[03 of 05]

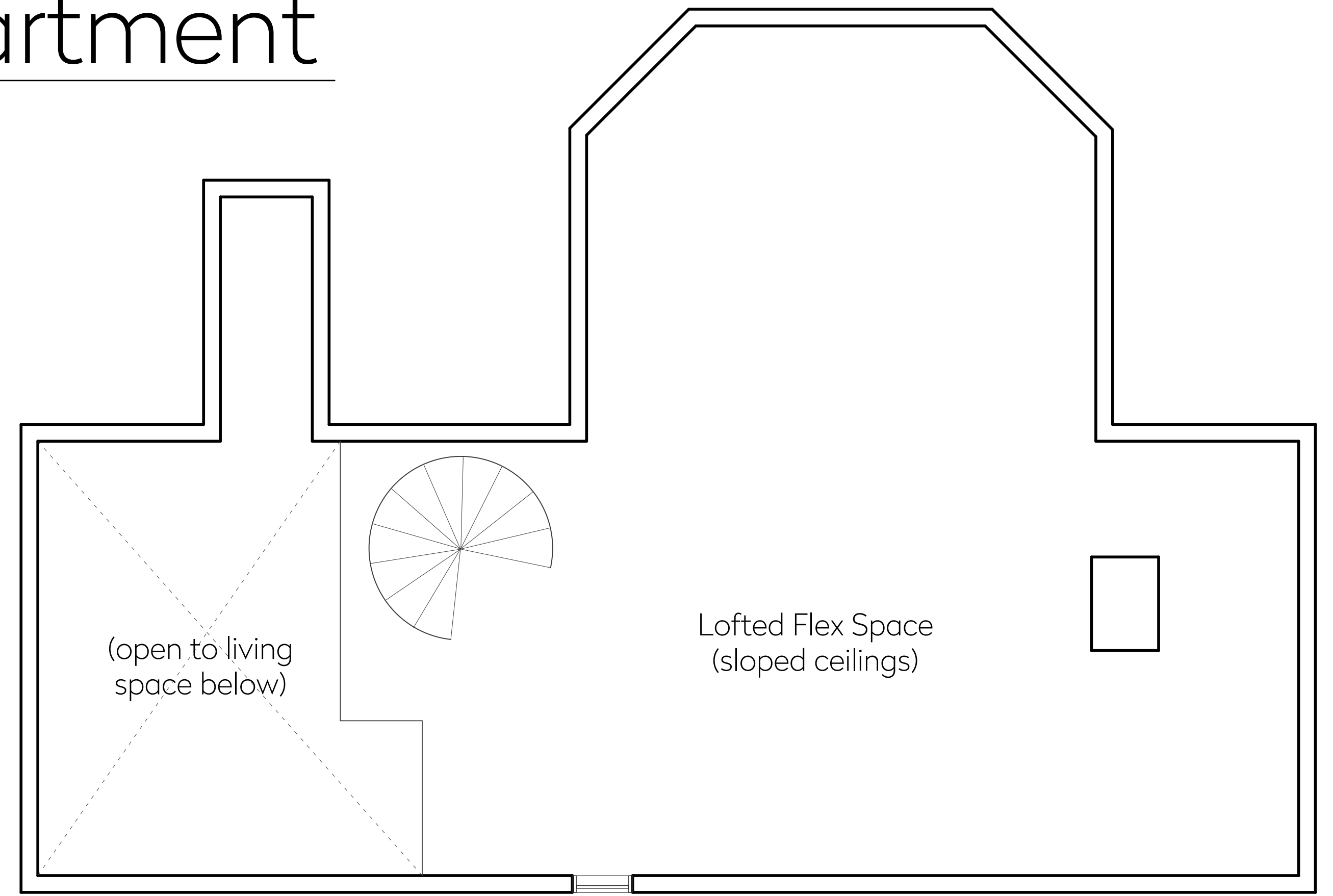
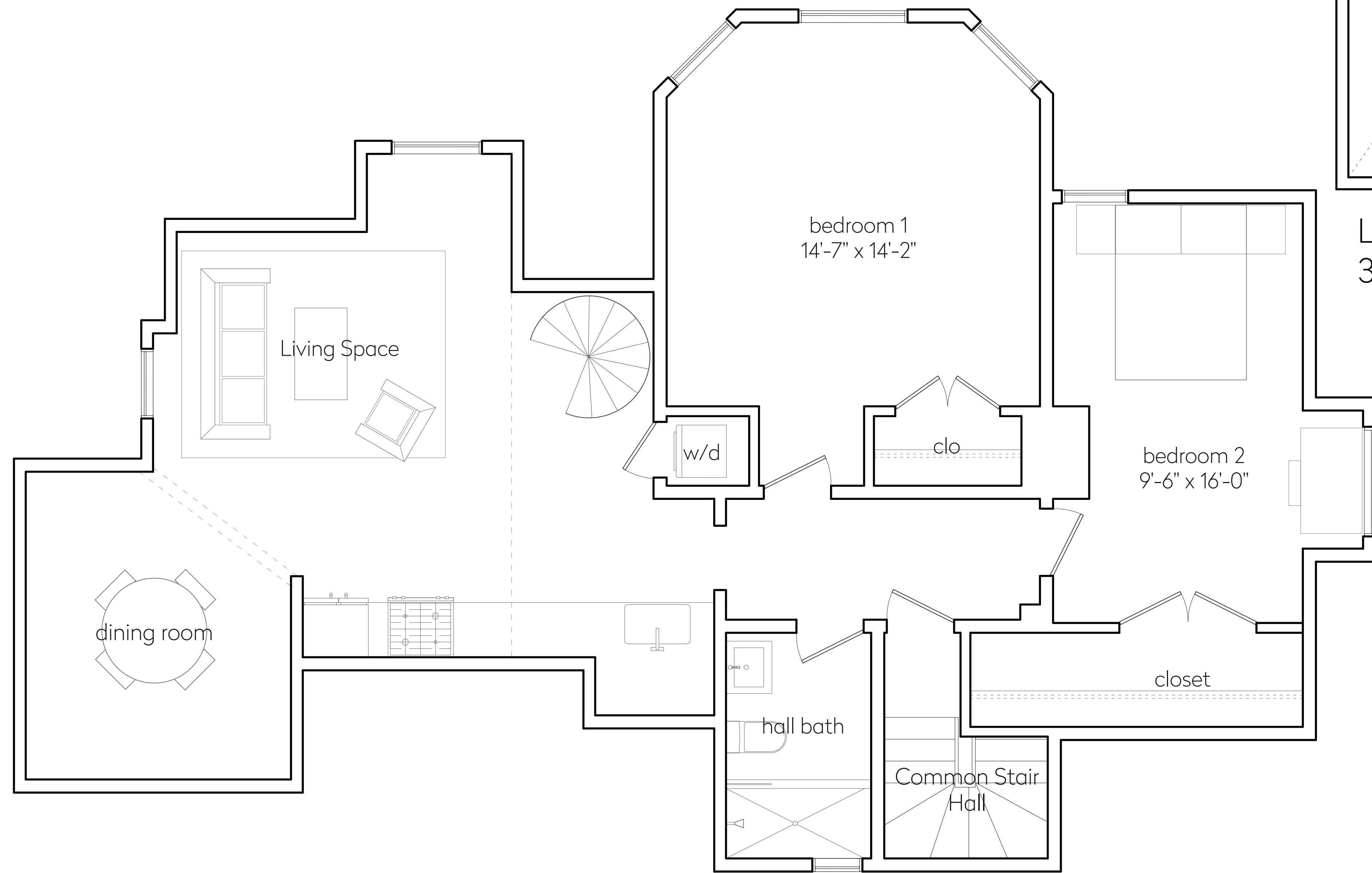


Level 2 Floor Plan

3/8" = 1'-0"

8 Barnes Street, Providence RI - Level 3 Apartment

1250 SF - 2 bed 1 bath + Lofted Den



consultants:

sheet	set issued	date	status
01	Concept Design	07.20.2020	●
02			○
03			○
04			○
05			○

Concept Design

8 Barnes Street, Providence RI

Rear Facade Rendering



rendering of proposed covered rear stair
n.t.s.

Providence Living
8 Barnes St, Providence RI 02906

consultants:

sheet	set issued	date	status
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Concept Design

sheet
A05
[05 of 05]