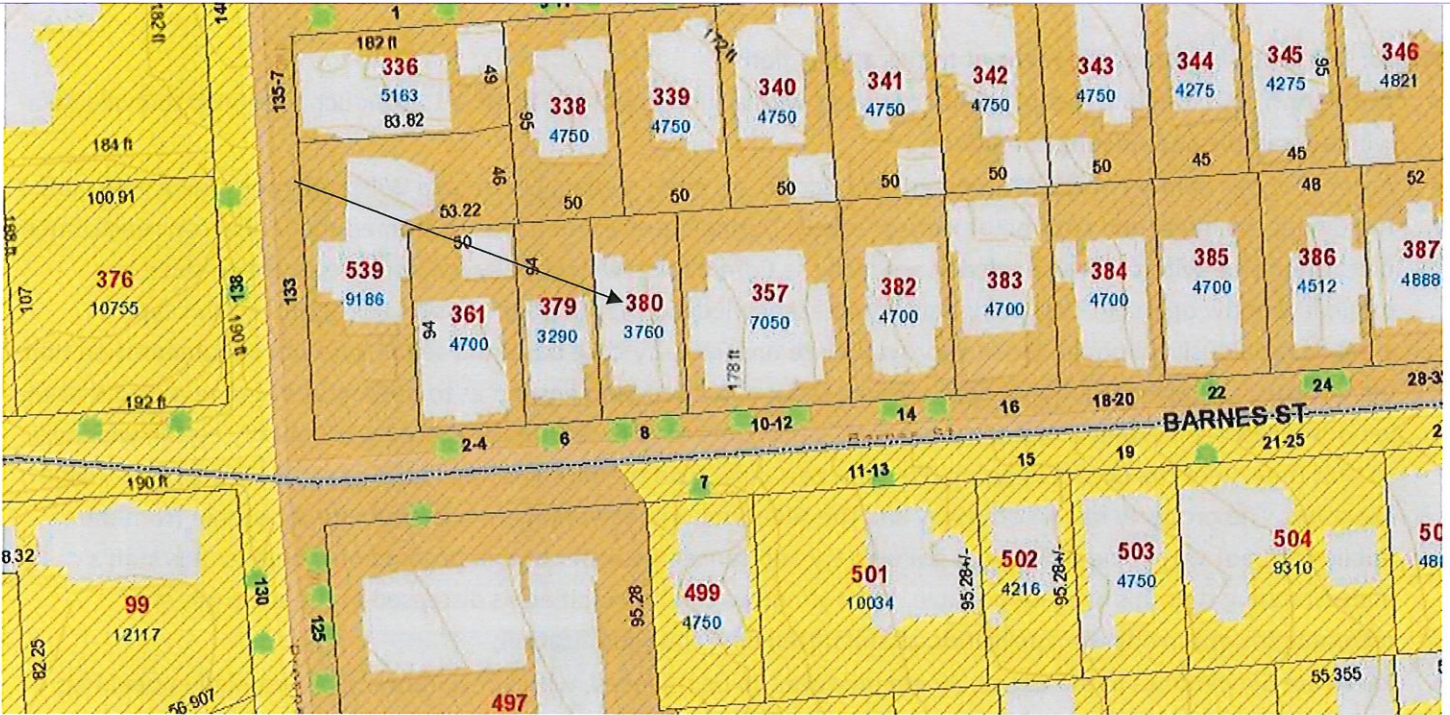


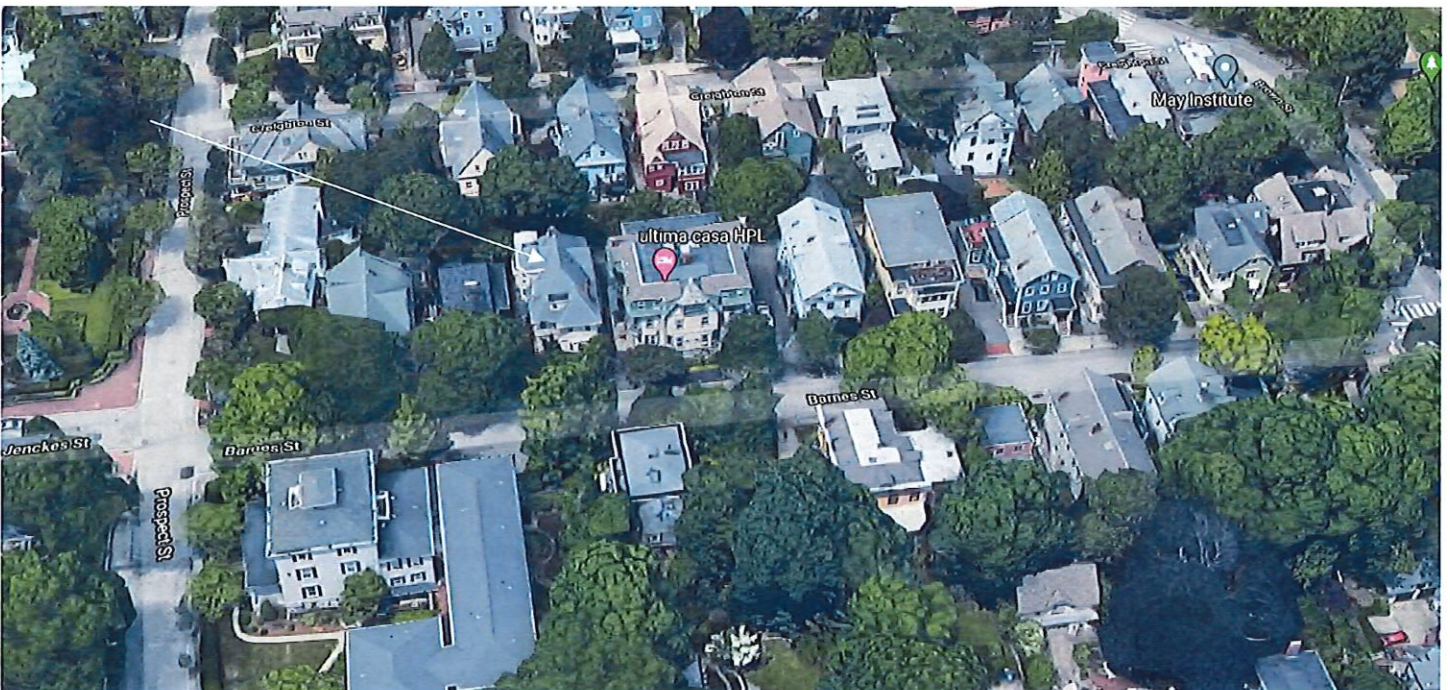
**2. CASE 20.076, 8 BARNES STREET, House, ca1895 (COLLEGE HILL)**

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 replacement of the existing windows with new insulated windows to match original fenestration.

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

- At the April 26<sup>th</sup> meeting the item was continued with a sub-committee formed to conduct a site-visit to evaluate a window sample and existing conditions;
- A site visit was held on May 6<sup>th</sup> (Members Fontecchio, de Boer, Kaplan, Encizo and Wilson-Barnes, along with staff, the owner, architect and contractor were present). During the site visit it was confirmed that Anderson replacement units are frame-within-a-frame windows, which the Commission will typically not approve as they reduce the original window opening. That being said it was acknowledged that the Commission has approved this type of window previously, although those approvals were on a case-by-case basis and seemingly with documentation that did not truly represent the frame-with-a-frame system. A discussion ensued as to options as it was revealed that the windows had been ordered and were currently being constructed. Options discussed were modifying the windows so that they meet the Commission's guidelines, particularly on the façade of the building as this is the most visible elevation. The property has no driveway and the sides and rear elevation are minimally-to-not-visible from the public rights-of-ways. The owner was going to try and cancel the order or halt production, however it is staff's understanding that this was not possible. If the windows can be modified as discussed at the site-visit, staff recommends approving the application as submitted with this modification;
- There are 58 windows in the house, 30 are proposed to be replaced, with 12 windows to be installed in openings that currently have no sash within them, only storm windows (42 replacement units in total). The proposed replacement units are the Anderson 400 sash replacement kits;
- The property is a multi-family and as such requires a lead-safe certificate. The proposed work allows the property to come into compliance with RIGL § 42-128.1-8; and,
- A revised window survey, plans and photos have been submitted (these were available for the site visit).

**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: as the proposed alterations are appropriate having determined that the proposed construction 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 and allows the property to come into compliance with RIGL § 42-128.1-8.

**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 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 are 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 and allows the property to come into compliance with RIGL § 42-128.1-8, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.

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# 8 Barnes St. Providence, RI, 02906

**Scope of Work:**

Replace Majority of windows as shown. Windows that contain special lite patterns to remain in place as marked throughout the plans



Area Map  
NTS



Site Plan  
1" - 30'-0"

Drawing Index		HDC Drawings 5.05.2021
A1	Cover Sheet, Parcel Plan, Window Schedule	●
A2	Plans	●
A3	Plans & Elevations	●
A4	Details	●

Zoning Summary	
address	8 Barnes St.
parcel ID	1457
Plat/ Lot	10/ 423
area	.14 acres
zone	R-1
occupancy	existing 3 family, no change
building height	existing, no change
max lot coverage	existing, no change
max impervious area	existing, no change
setbacks	existing, no change
parking	existing, no change

8 Barnes St.  
Providence, RI 02906

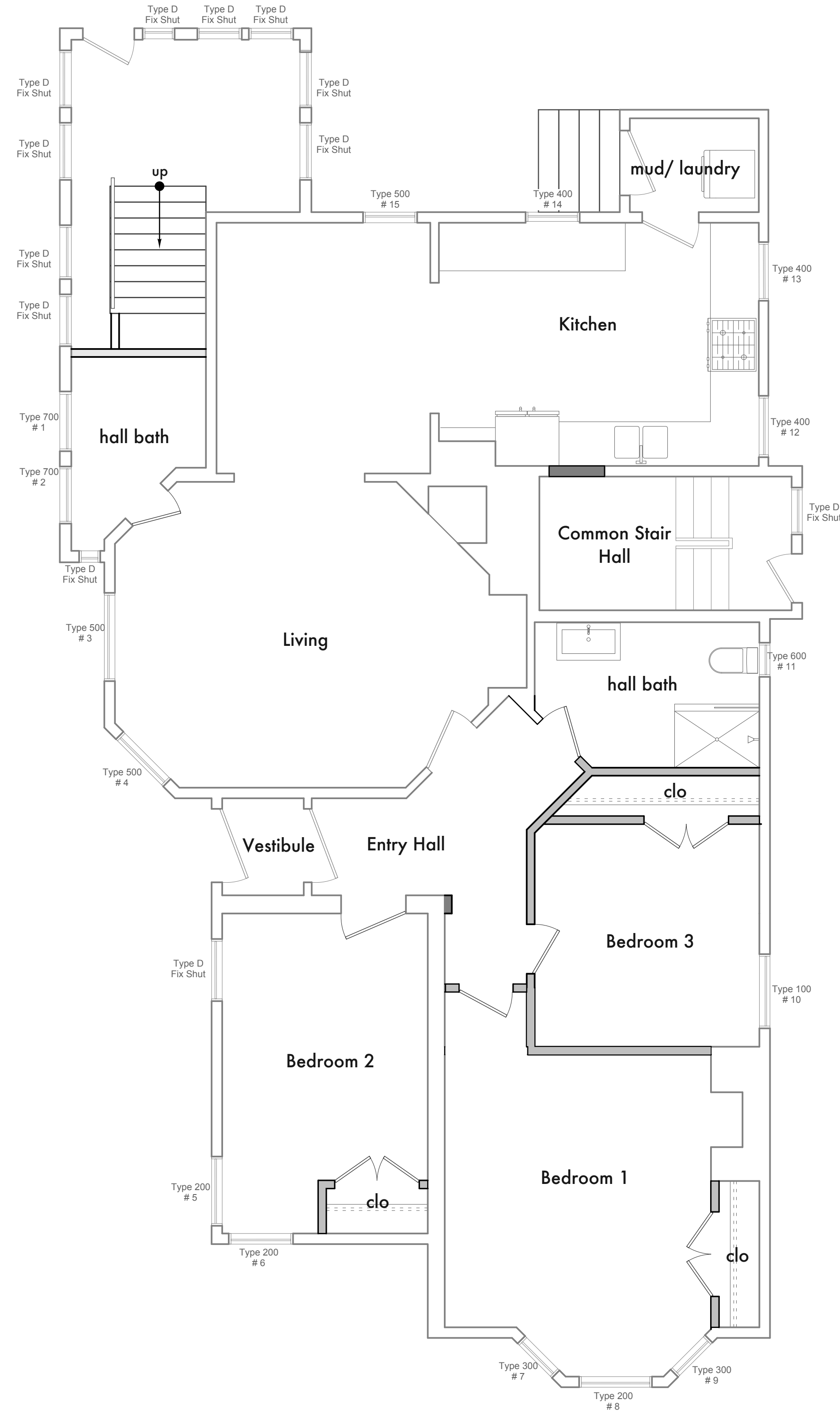
consultants:

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	revised		<input type="radio"/>
	unchanged		<input type="radio"/>

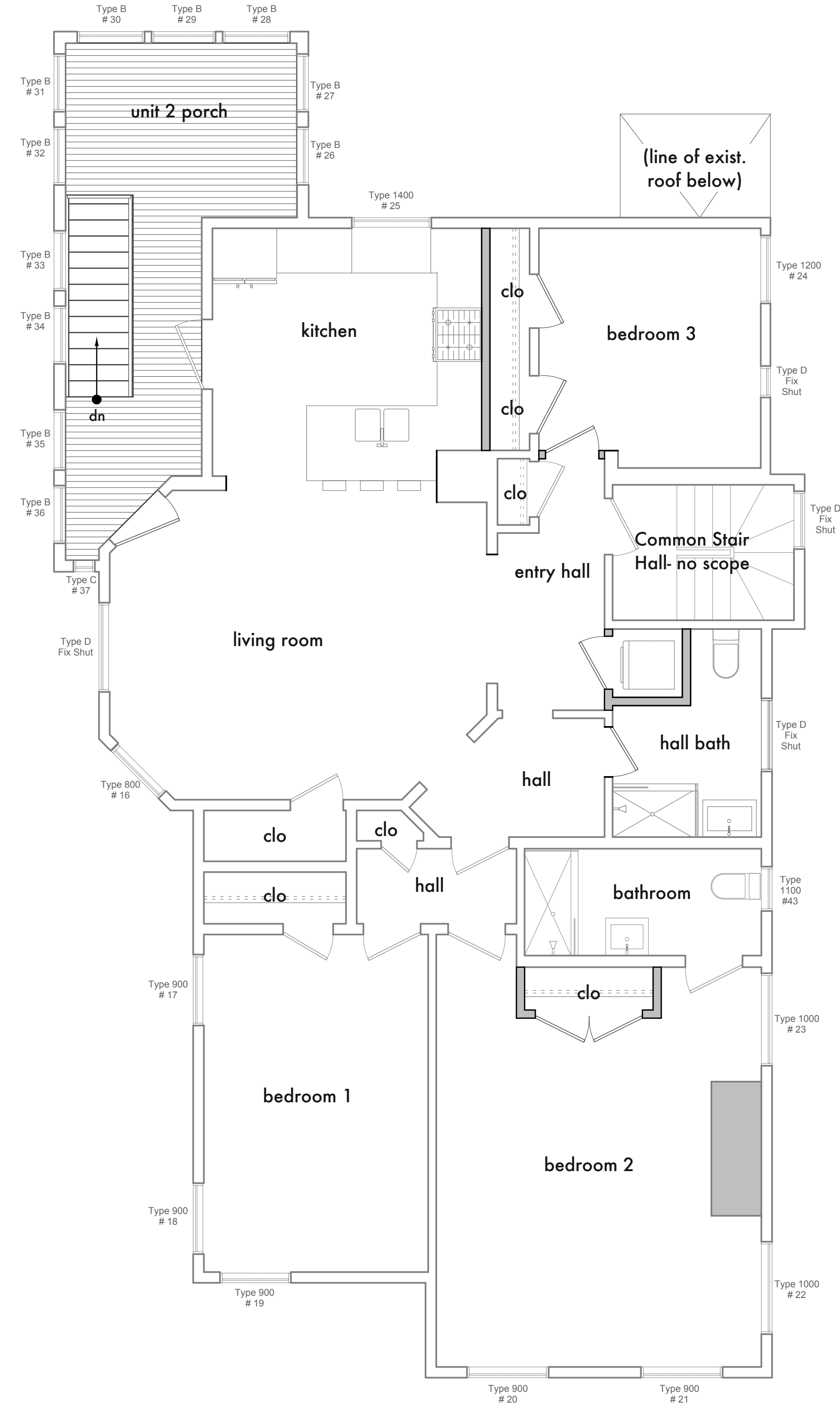
Site Map  
Zoning  
General Information

sheet  
A01

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	revised			<input type="radio"/>
	unchanged			<input type="radio"/>



**1**  
A2  
Floor Plan - Level 1  
1/4" = 1'-0"



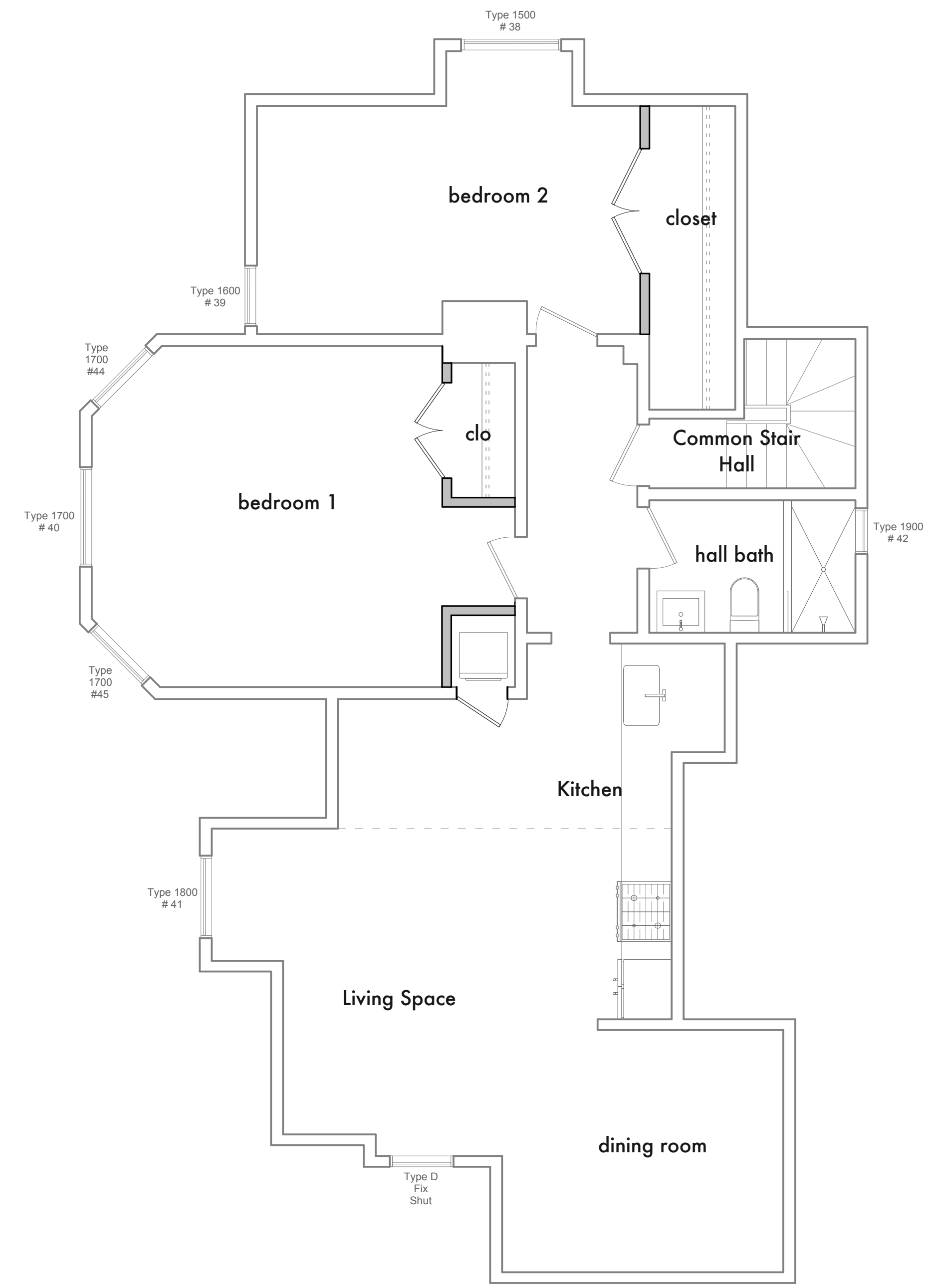
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A2  
Floor Plan - Level 2  
1/4" = 1'-0"

consultants:

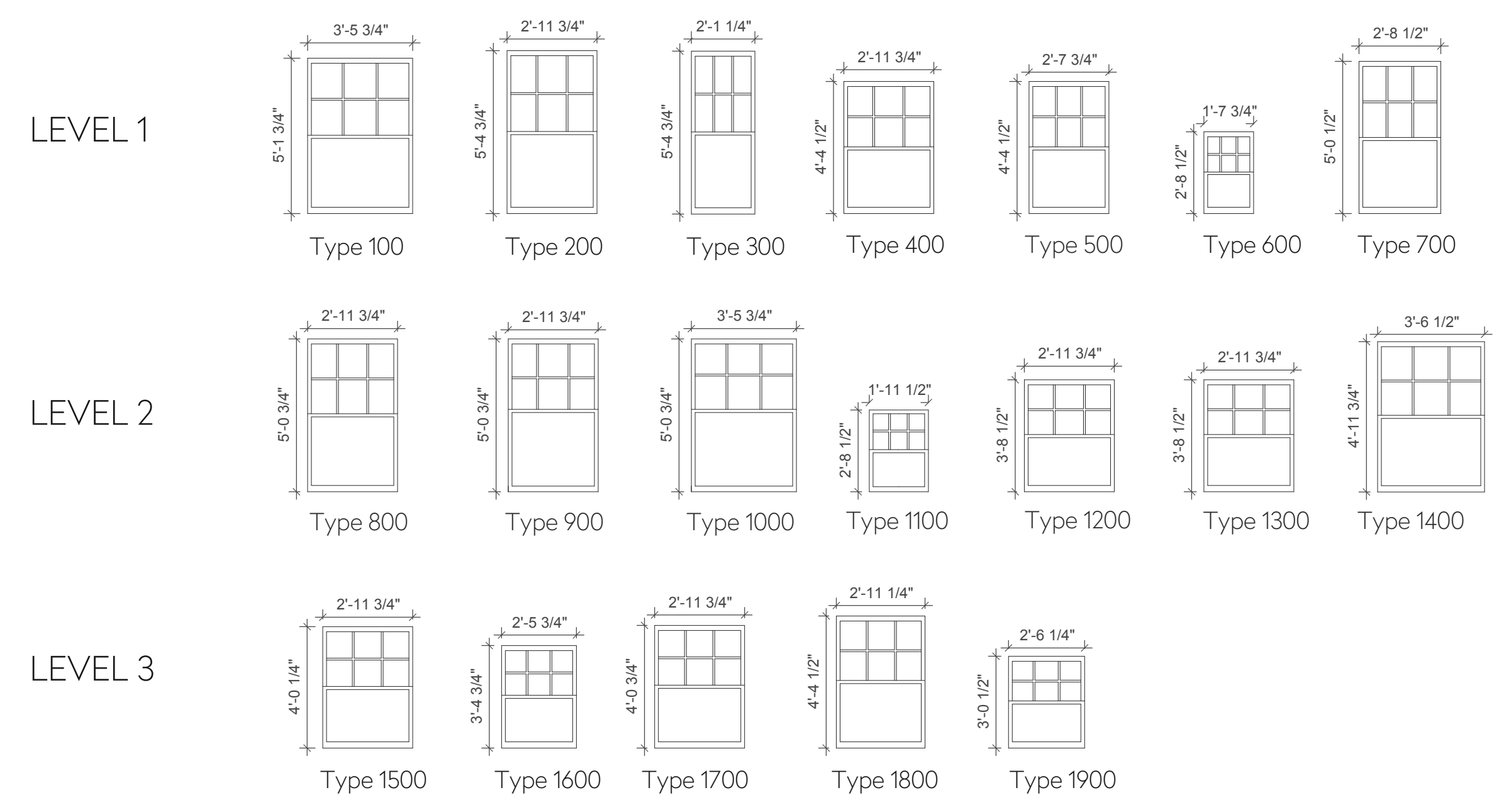
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Plans & Elevations

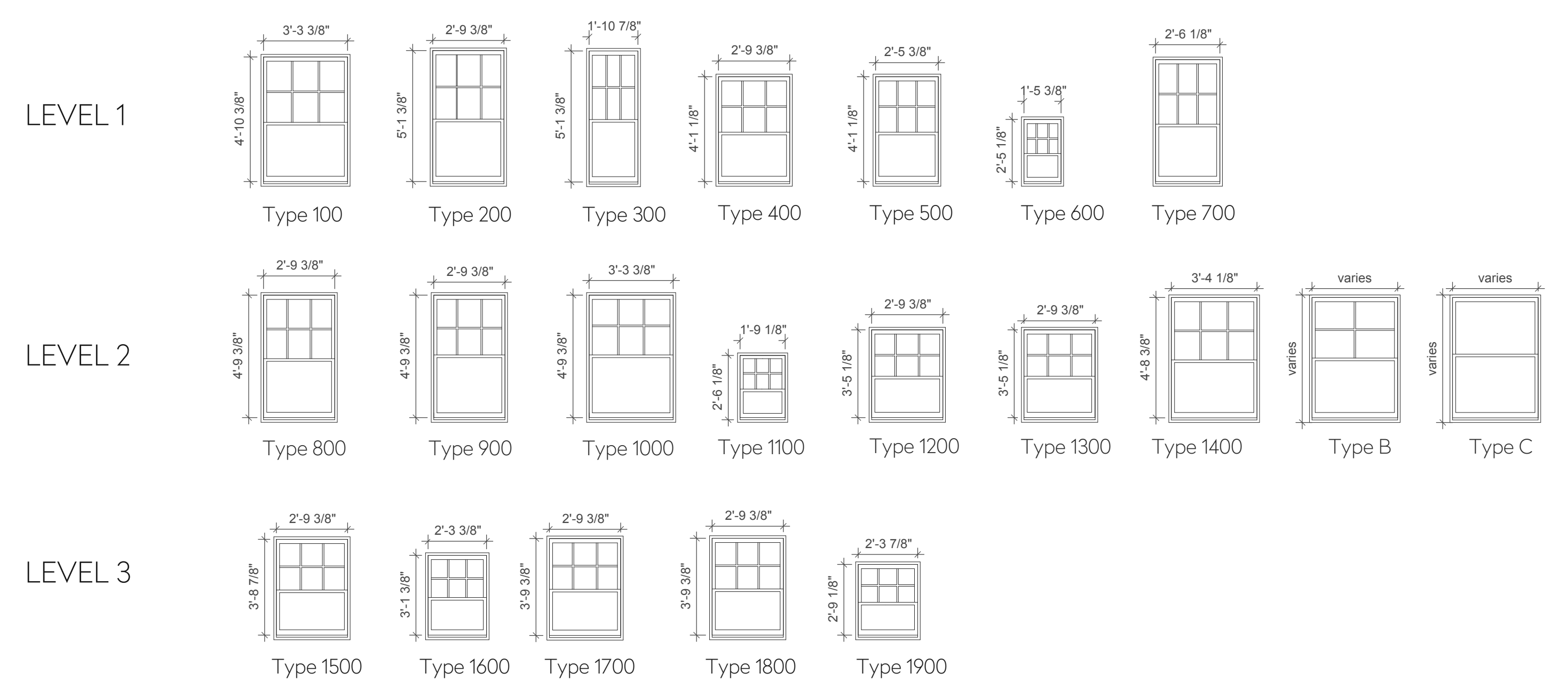
sheet  
A03



**1**  
A3  
Floor Plan - Level 3  
1/2" = 1'-0"

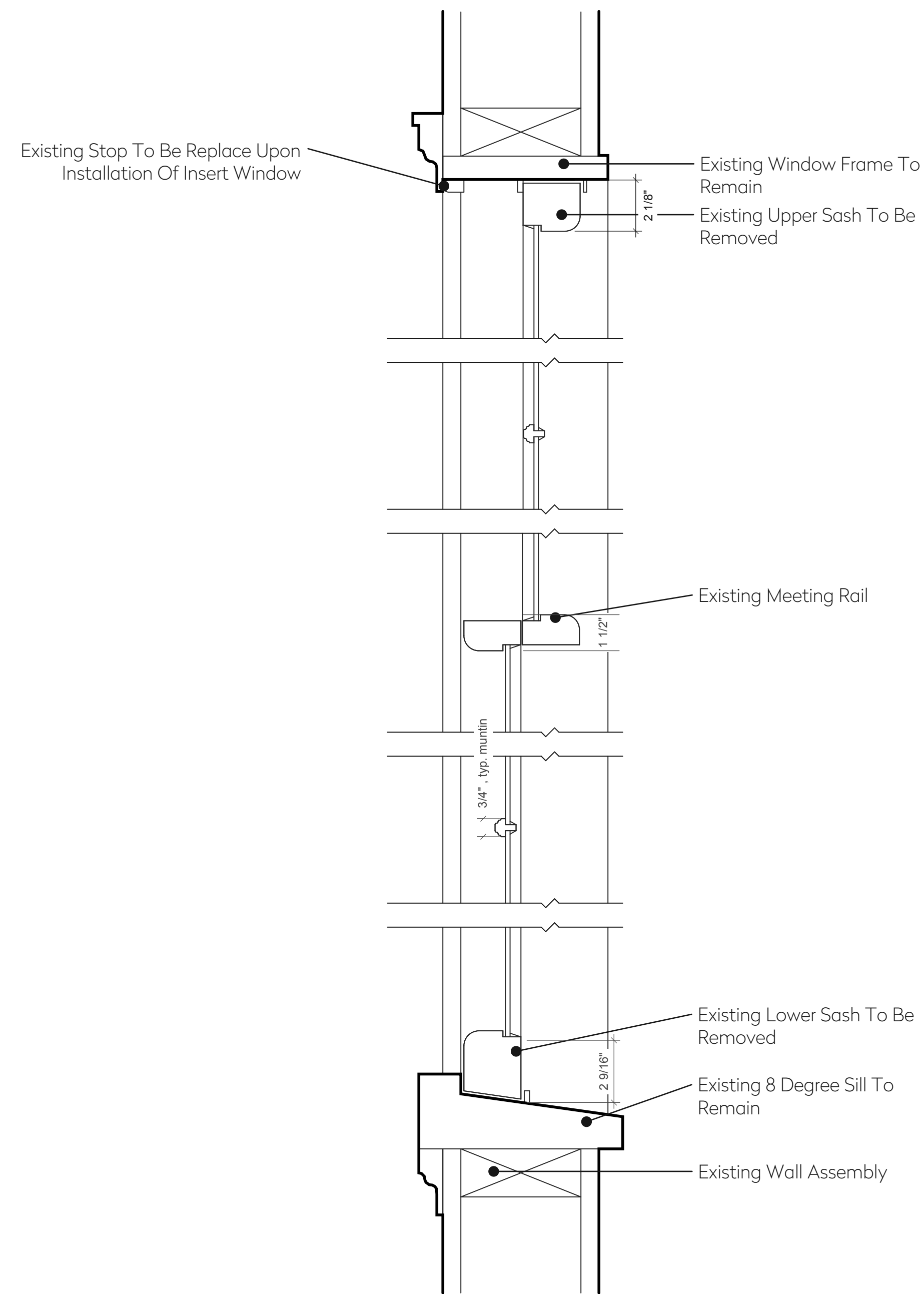


**2**  
A3  
Existing Window Schedule  
1/4" = 1'-0"

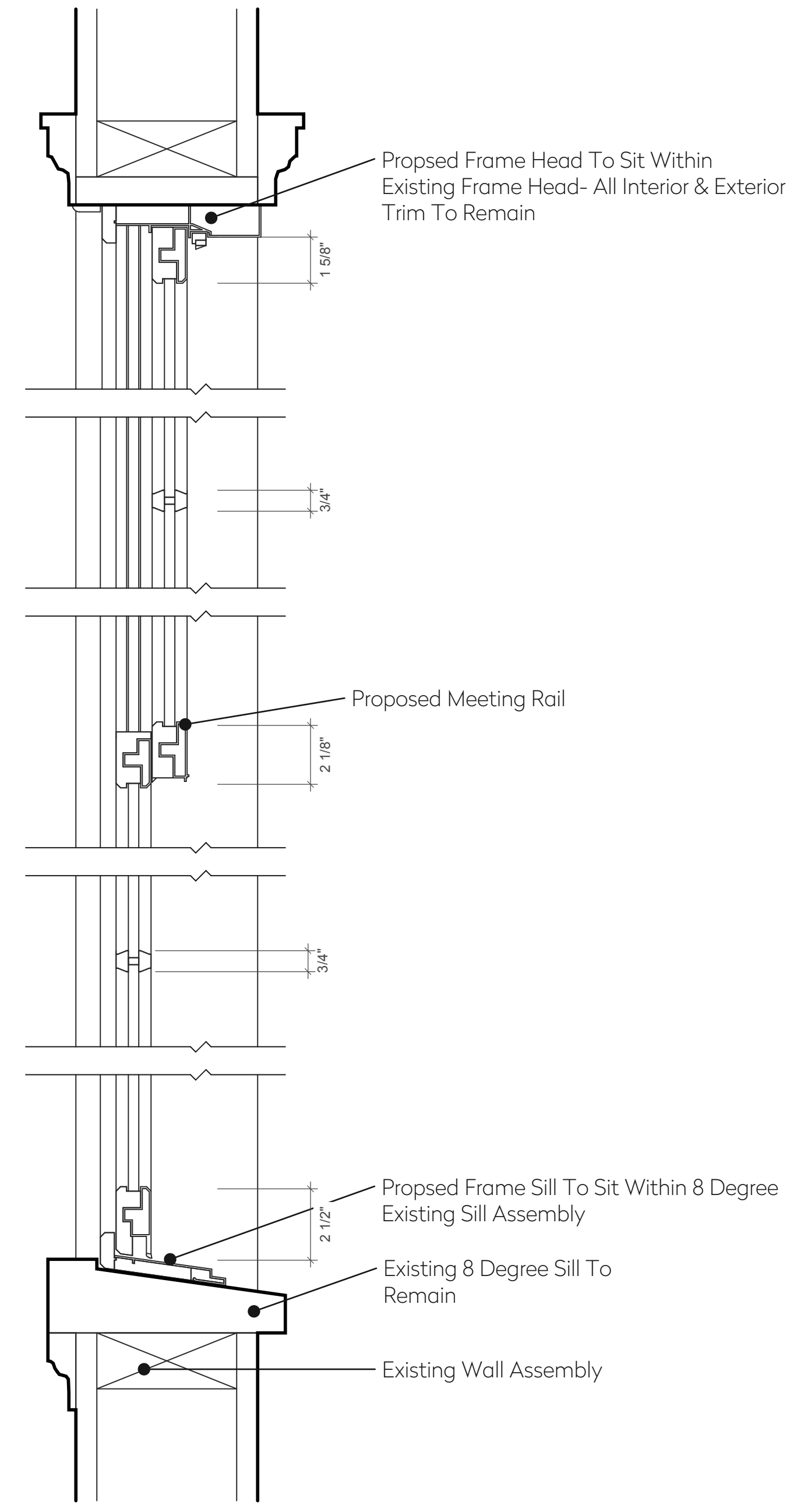


**3**  
A3  
Proposed Window Schedule  
1/4" = 1'-0"

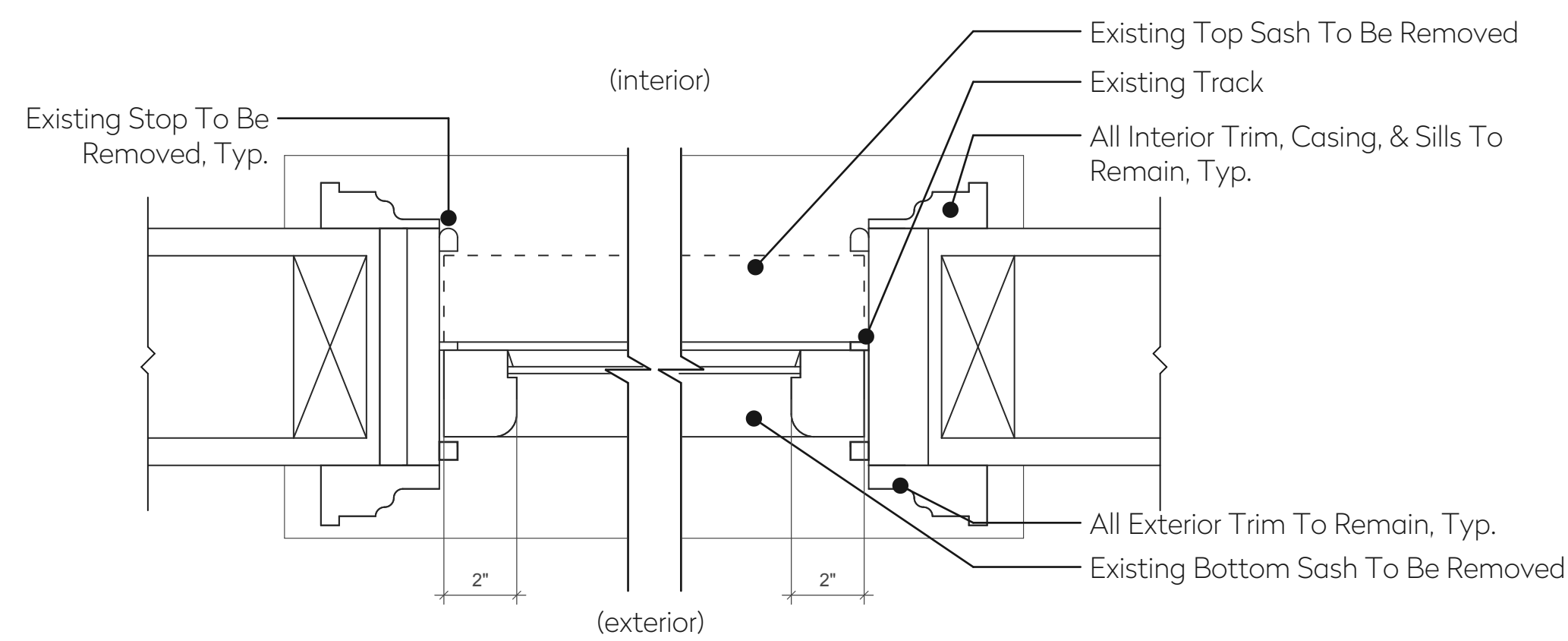
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set issued	Issued		
status key	new		
	amend		
	unchanged		



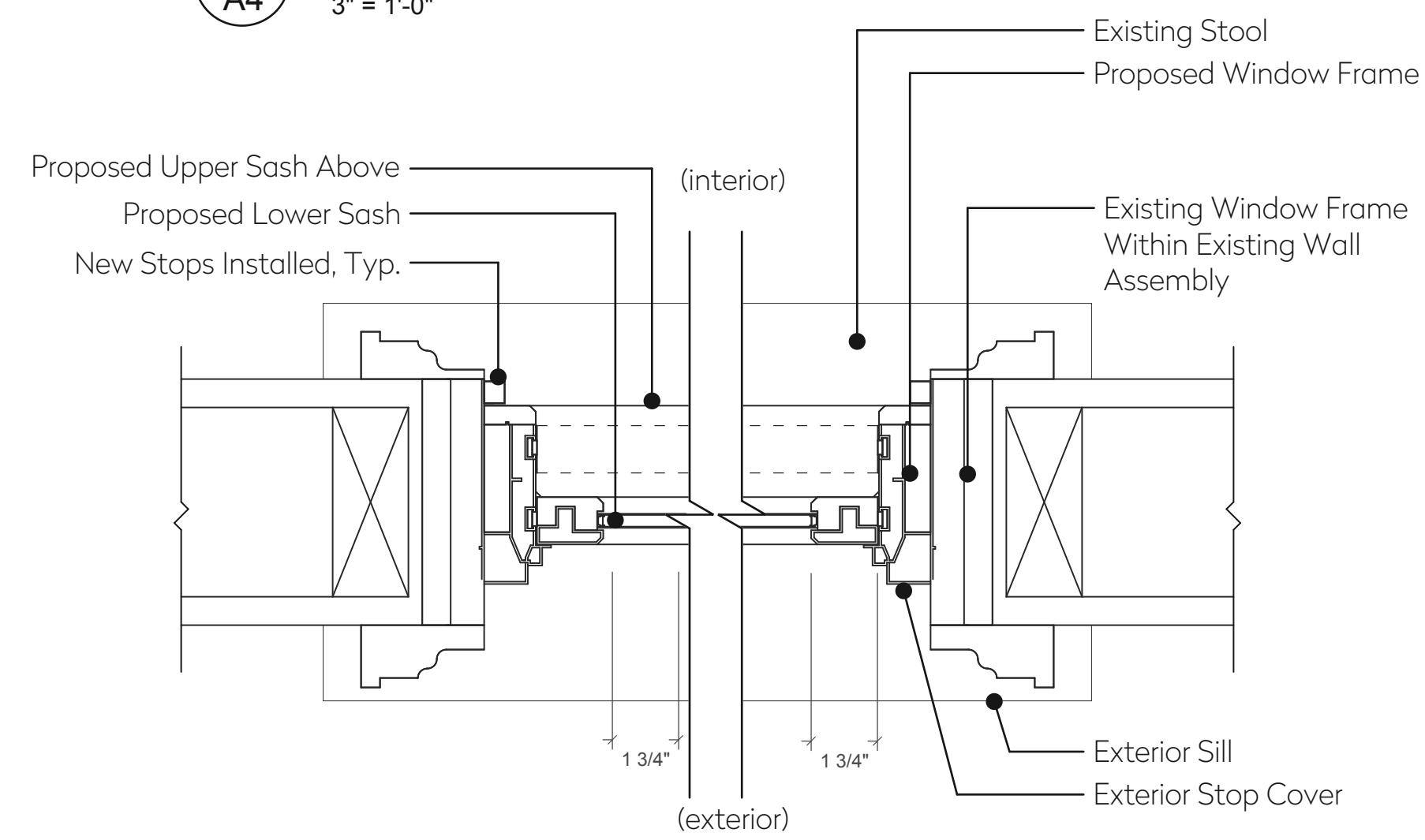
1  
A4  
Typical Existing Window Vertical Section  
3" = 1'-0"



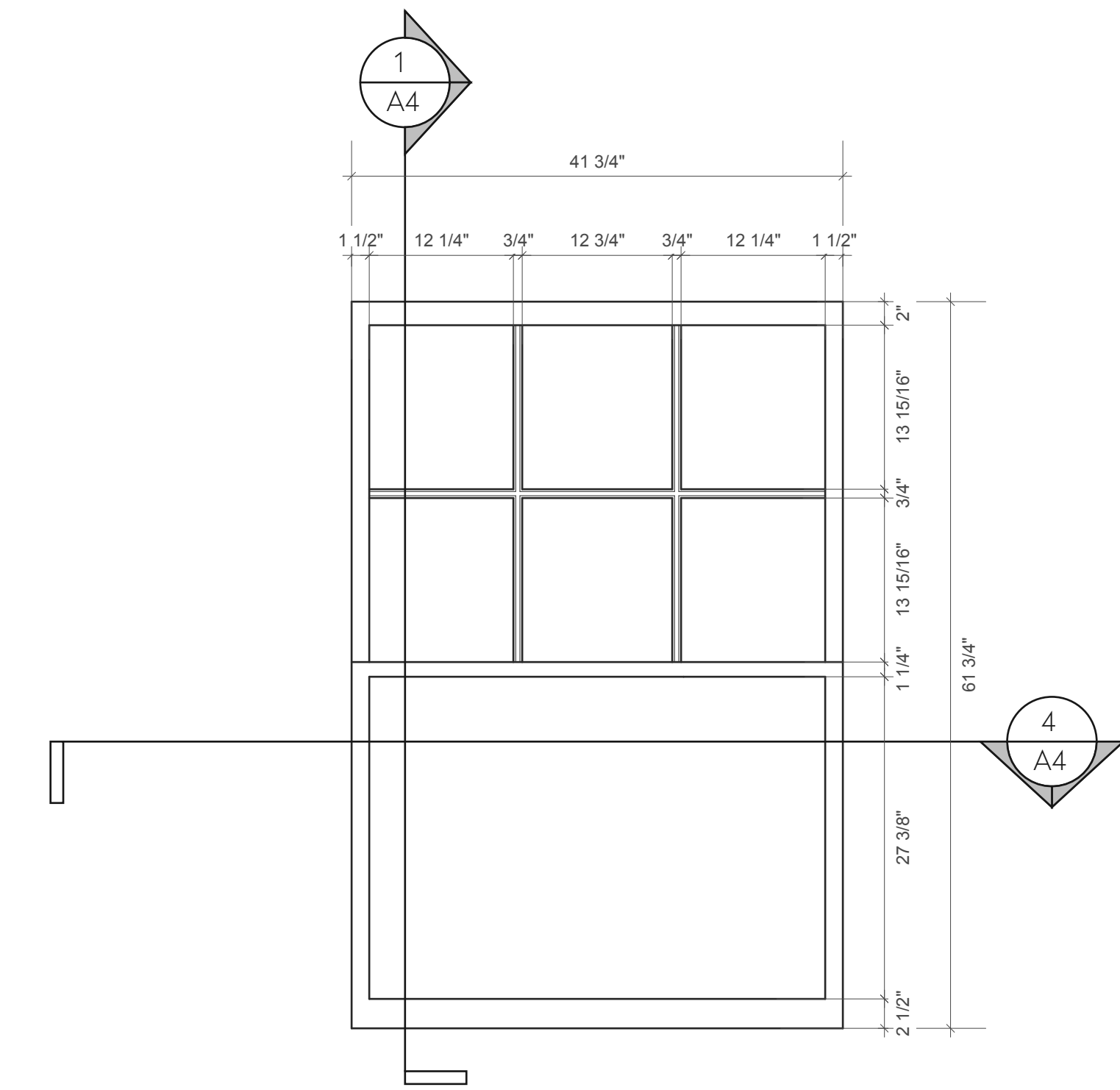
2  
A4  
Typical Proposed Window Vertical Section  
3" = 1'-0"



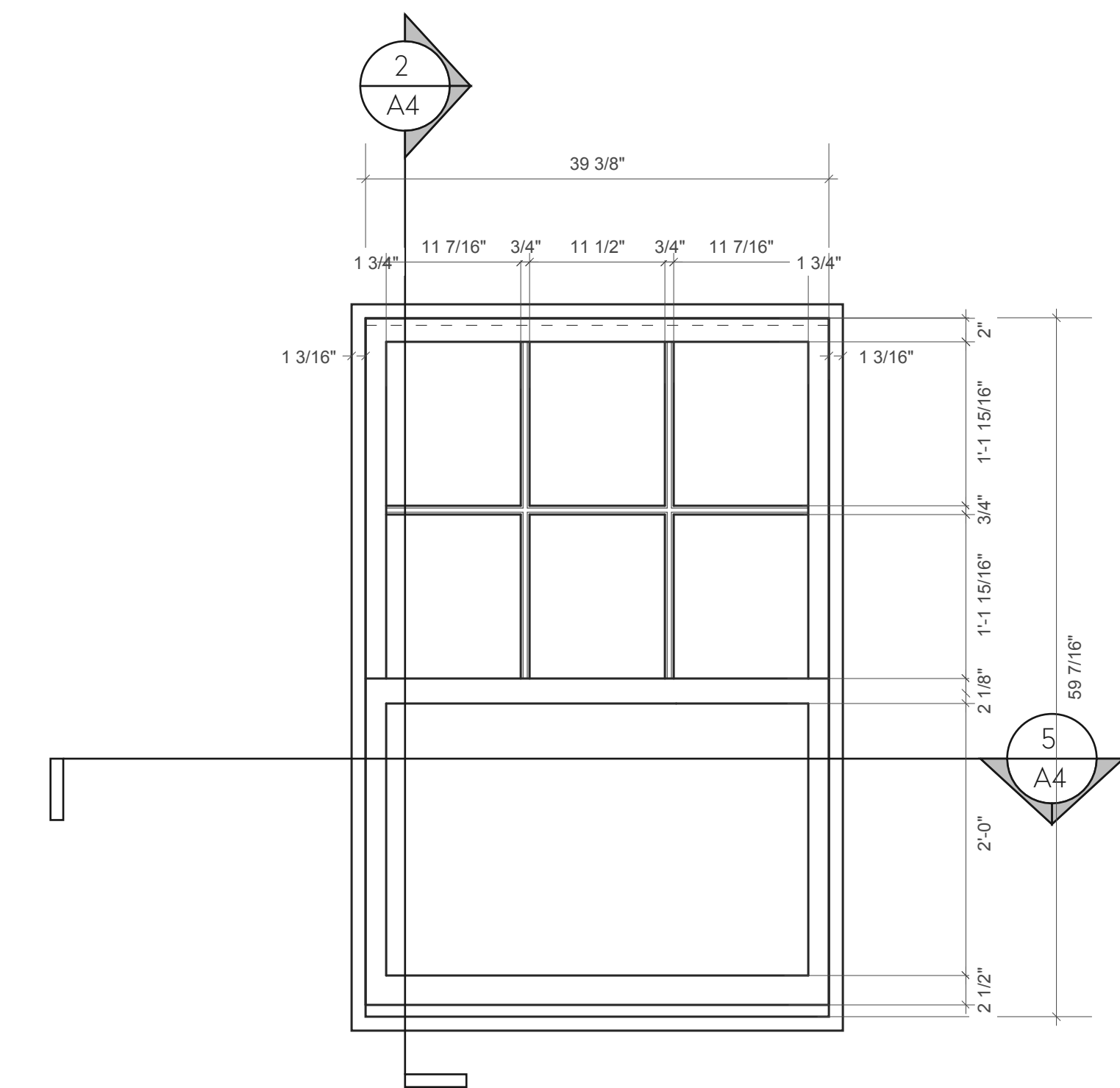
4  
A4  
Typical Existing Window Horizontal Section  
3" = 1'-0"



5  
A4  
Typical Proposed Window Horizontal Section  
3" = 1'-0"



3  
A4  
Typical Existing Window Elevation  
3" = 1'-0"



6  
A4  
Typical Proposed Window Elevation  
3" = 1'-0"

8 Barnes Window Condition  
Assessment

Window Number	Window Type	Condition
1	700	Peeling Lead Paint, Moderate Distress
2	700	Peeling Lead Paint, Moderate Distress
3	500	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
4	500	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
5	200	Peeling Lead Paint, Moderate Distress
6	200	Peeling Lead Paint, Moderate Distress
7	300	Peeling Lead Paint, Moderate Distress
8	200	Peeling Lead Paint, Moderate Distress
9	300	Peeling Lead Paint, Moderate Distress
10	100	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
11	600	Peeling Lead Paint, Moderate Distress
12	400	Peeling Lead Paint, Moderate Distress
13	400	Peeling Lead Paint, Moderate Distress
14	400	Peeling Lead Paint, Moderate Distress
15	500	Peeling Lead Paint, Moderate Distress
16	800	Peeling Lead Paint, Moderate Distress
17	900	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
18	900	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
19	900	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
20	900	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
21	900	Peeling Lead Paint, Moderate Distress
22	1000	Peeling Lead Paint, Moderate Distress
23	1000	Peeling Lead Paint, Moderate Distress
24	1200	Peeling Lead Paint, Moderate Distress
25	1400	Peeling Lead Paint, Moderate Distress
26	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
27	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
28	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
29	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
30	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.



31	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
32	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
33	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
34	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
35	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
36	B	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
37	C	Currently only storm windows exist. Owner Proposes to install full replacement windows within existing opening to match condition of level one sun porch - see plans/schedules.
38	1500	Peeling Lead Paint, Minor Distress
39	1600	Peeling Lead Paint, Minor Distress
40	1700	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
41	1800	Peeling Lead Paint, Minor Distress
42	1900	Peeling Lead Paint, Minor Distress
43	1100	Peeling Lead Paint, Minor Distress
44	1700	Peeling Lead Paint, Minor Distress
45	1700	Peeling Lead Paint, Minor Distress