

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.

The map displays a grid of residential lots. A black arrow points to lot 380, which is highlighted in orange. The map includes lot numbers, area measurements, and street names like Barnes St and 133rd St.

Lot Number	Area (sq ft)	Color
336	5163	Yellow
338	4750	Yellow
339	4750	Yellow
340	4750	Yellow
341	4750	Yellow
342	4750	Yellow
343	4750	Yellow
344	4275	Yellow
345	4275	Yellow
346	4821	Yellow
359	9186	Yellow
361	4700	Yellow
379	3290	Yellow
380	3760	Orange
357	7050	Yellow
382	4700	Yellow
383	4700	Yellow
384	4700	Yellow
385	4700	Yellow
386	4512	Yellow
387	4888	Yellow
99	12117	Yellow
499	4750	Yellow
501	10034	Yellow
502	4216	Yellow
503	4750	Yellow
504	9310	Yellow
505	481	Yellow

An aerial satellite view of a residential neighborhood in Cambridge, Massachusetts. The area is characterized by dense green trees and numerous houses with varying roof colors (blue, grey, brown). A red pin is placed on a house in the center, labeled 'ultima casa HPL'. Several streets are visible and labeled: 'Cambridge St' at the top, 'Barnes St' in the middle, 'Prospect St' on the left, and 'Jencks St' at the bottom left. In the top right corner, a blue location pin marks the 'May Institute'. A white line is drawn across the image, starting from the top left and pointing towards the 'ultima casa HPL'.

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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;
- The proposed addition will not be visible from the public rights-of-way;
- Plans, rendering and photos have been submitted.

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 aesthetically 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 aesthetically 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 ST.
(Add'l
PHOTOS
BEHIND)

8 Barnes - Rear Egress Stair Addition



Proposed Work

8 Barnes is a historic 3-family residence that is currently configured and used as a two family residence. The goal of the project is to add an exterior staircase to serve as a second means of egress for the second floor unit as required by code.

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



KEVIN DIAMOND
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8 Barnes St, Providence RI 02906

consultants:

sheet	set issued	date	status
key	Concept Design	07/20/2020	<input checked="" type="radio"/>
new art			<input type="radio"/>
revised			<input type="radio"/>
unchanged			<input type="radio"/>

Concept Design

sheet
A01

[01 of 01]