

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 located in the center of the map. The lots are numbered and color-coded: yellow for lots 336, 338, 339, 340, 341, 342, 343, 344, 345, 346, 376, 379, 382, 383, 384, 385, 386, 387, 399, 499, 501, 502, 503, 504, and 505; orange for lots 337, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000. The map also shows street names: Barnes St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The map also shows lot numbers, area measurements, and street names like Barnes St and 13th St.

An aerial satellite view of a residential neighborhood in Cambridge, Massachusetts. The image shows a dense cluster of houses with various roof colors (blue, grey, brown) and green trees. A red pin is placed on a house in the center, labeled 'ultima casa HPL'. A yellow line starts from the top left and points towards the pin. Several street names are visible: 'Prospect St' on the left, 'Barre St' in the middle, and 'May Institute' on the right. Other labels include 'Crawford St' and 'May Institute' near the top right. The overall scene is a typical suburban residential area.

H:\HDC.Master\HDC Yearly Documentation\HDC.2021\Meeting Docs.2021\Staff Reports\sr04-26-21.doc

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:

- 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 window survey, plans 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: 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.



8
BARNES ST.
(Add'l
PHOTOS
BEHIND)

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



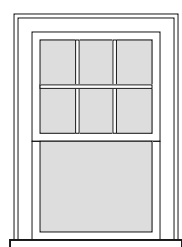
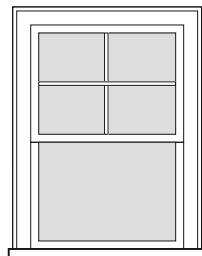
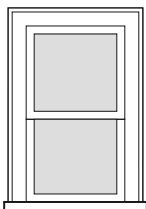
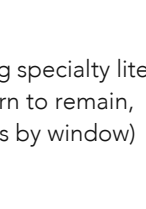
Area Map
NTS



Site Plan
1" = 30'-0"

Drawing Index		HDC Drawings 4.13s.2021
A1	Cover Sheet, Parcel Plan, Window Schedule	●
A2	Plans	●
A3	Plans & Details	●
A4	Existing Conditions	●

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

Window Type Schedule			
No.	Width	Height	Miscellaneous
(A)	varies	varies	6/1
(B)	varies	varies	4/1
(C)	varies	varies	2/1
(D)	varies	varies	specialty lite pattern- not drawn, existing to remain
<div><div> (A)</div><div> (B)</div><div> (C)</div><div> (D)</div><div>Existing specialty lite pattern to remain, (varies by window)</div></div>			
Note: Please see exhibit A, window assessment report, for more details			

8 Barnes St
Providence, RI 02906

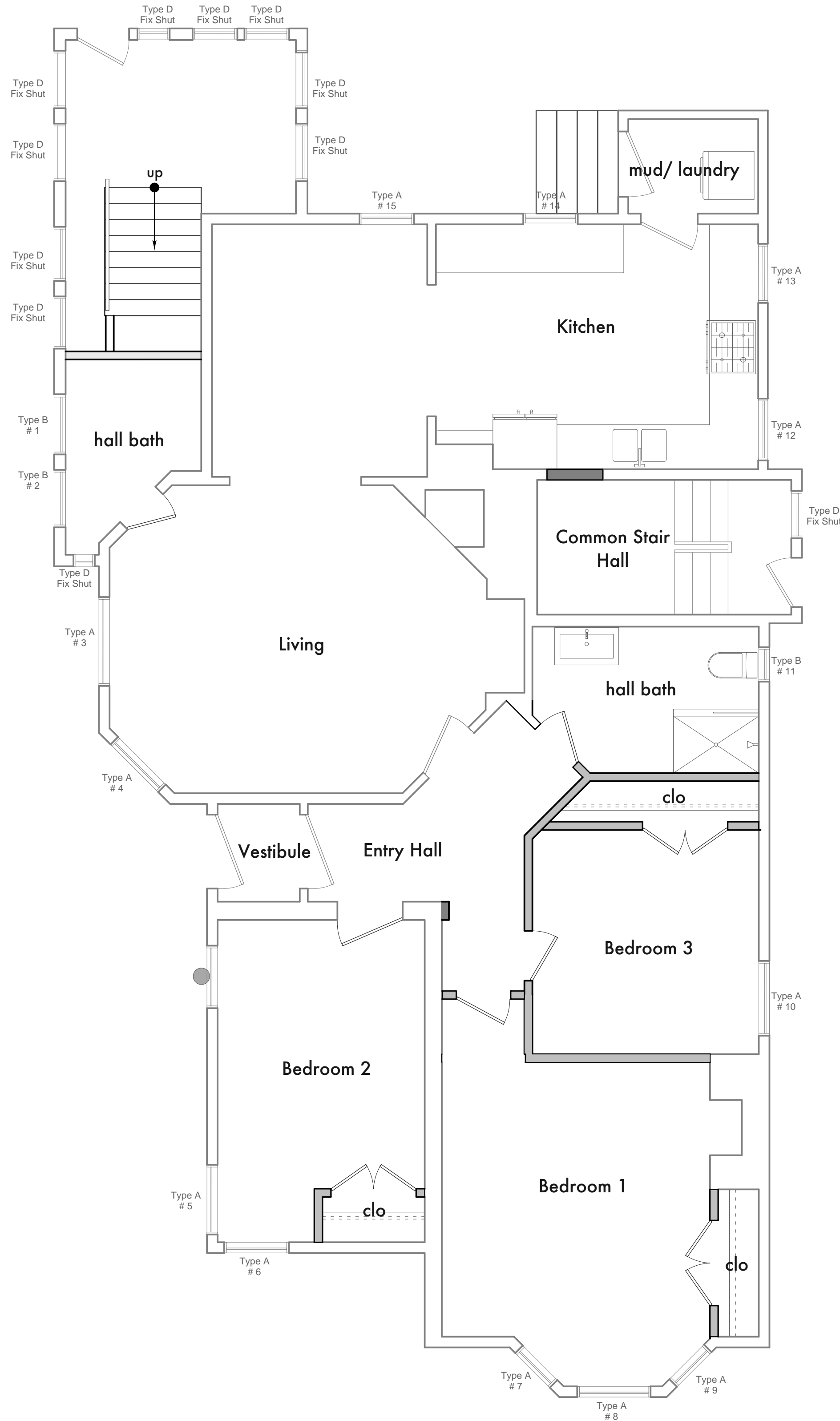
consultants:


sheet	set issued	date	status
status key	Historic District Review	04.13.2021	●
new art			●
revised			●
unchanged			○

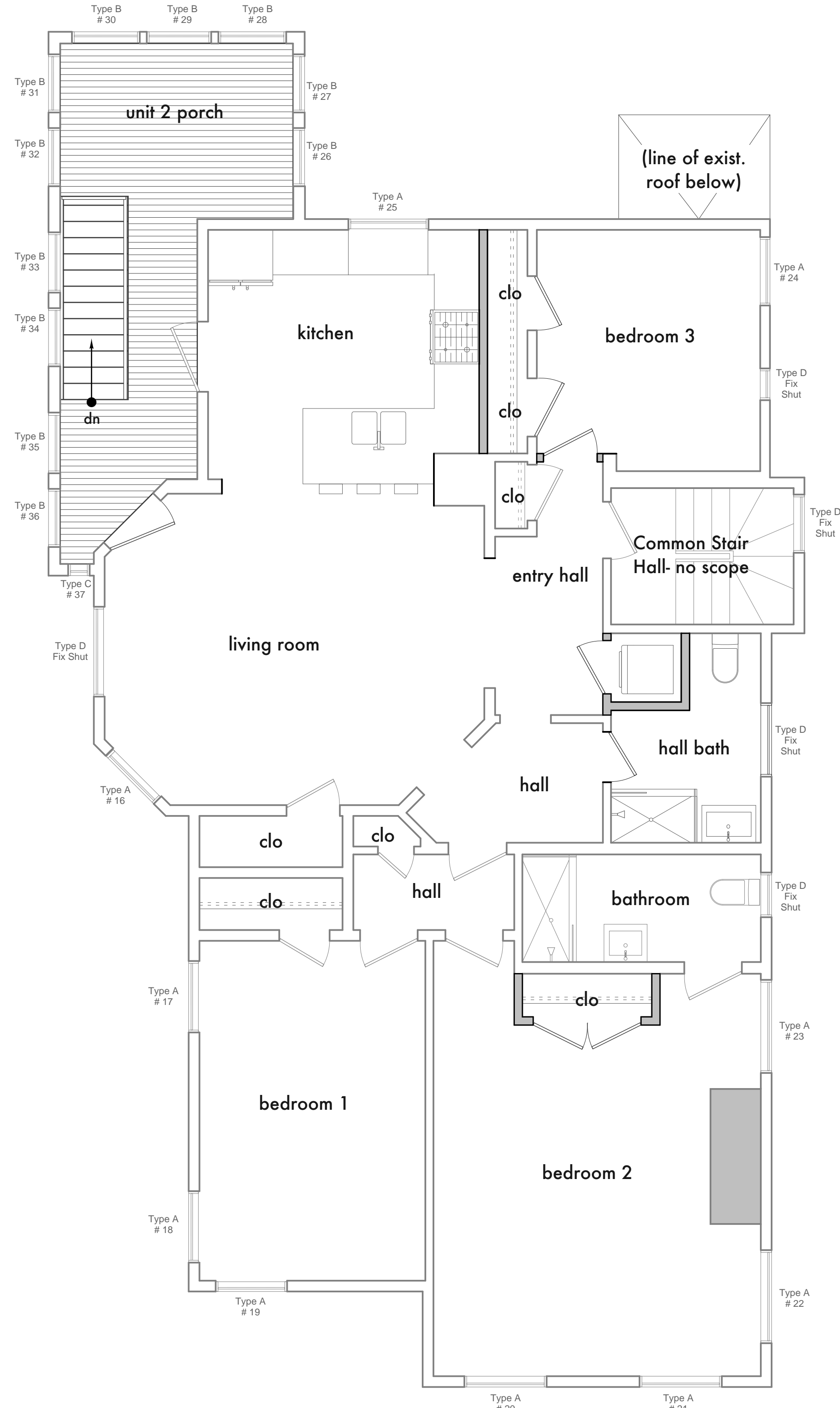
Site Map
Notching Details
Zoning


sheet
A01

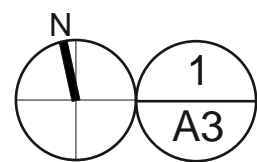
sheet	status key	set issued	date	status
1	new sht	Historic District Review	04.13.2021	
A2	revised			
	unchanged			



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

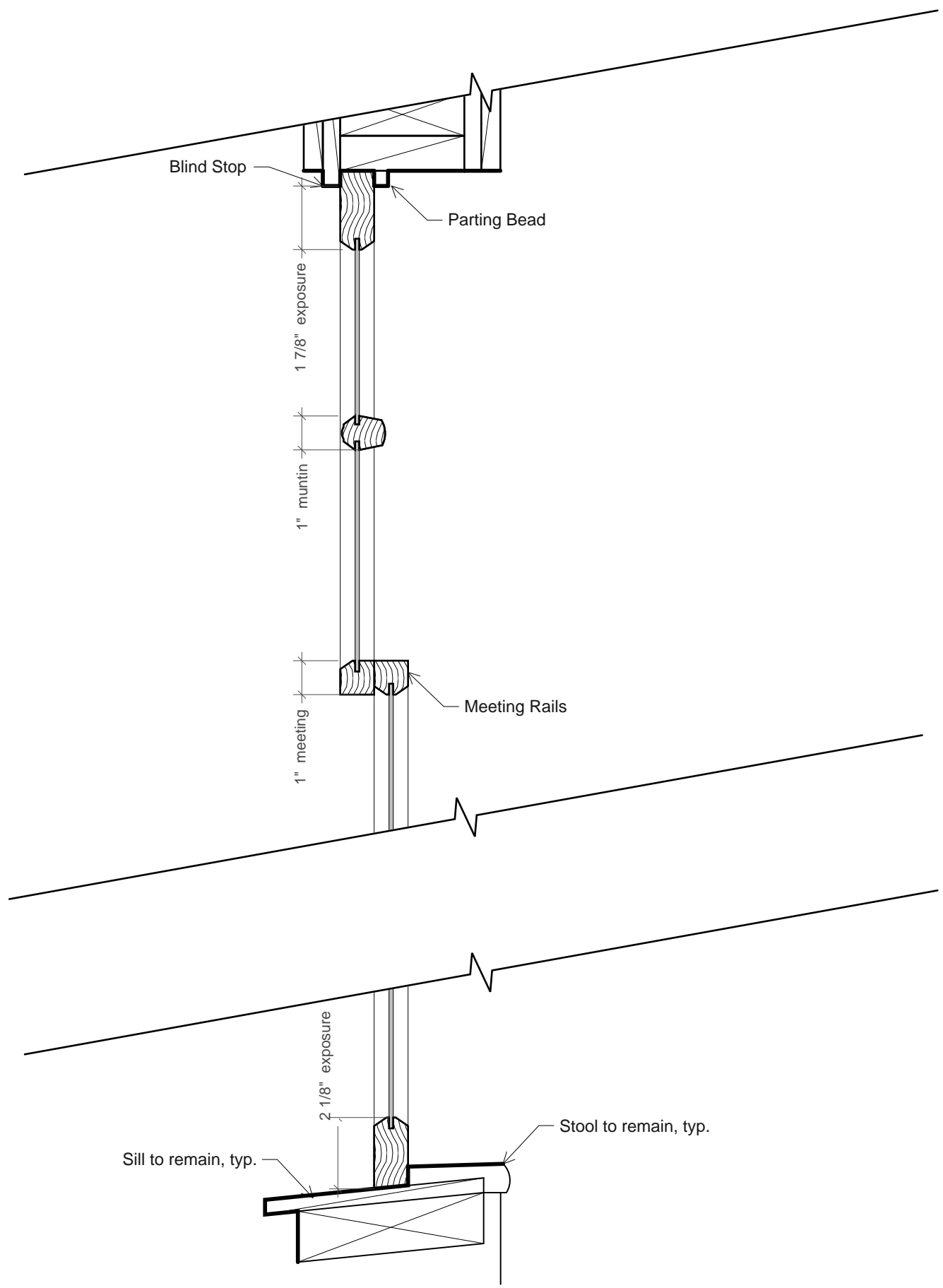
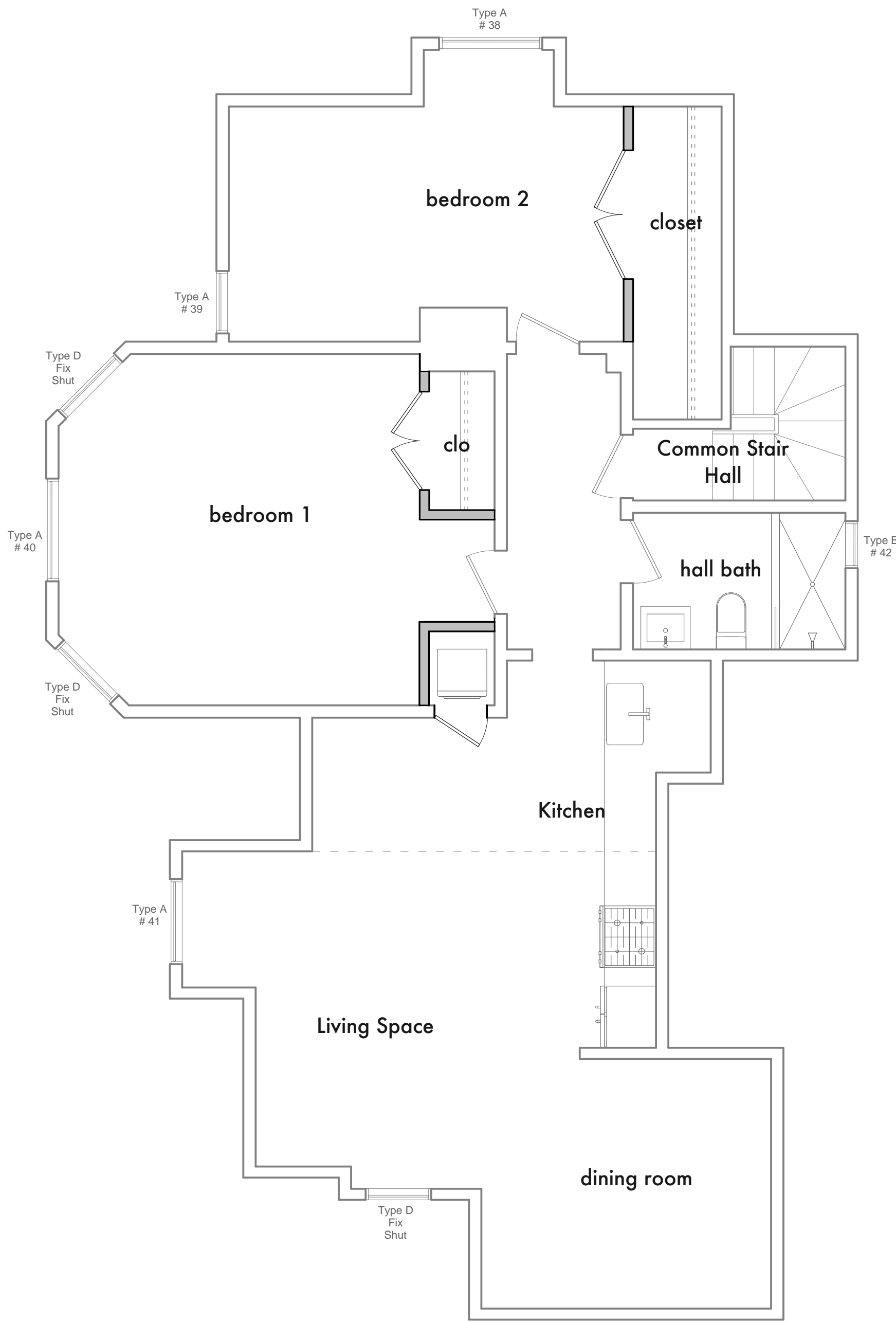


 2
A2 Floor Plan - Level 2
1/4" = 1'-0"



Floor Plan - Level 3

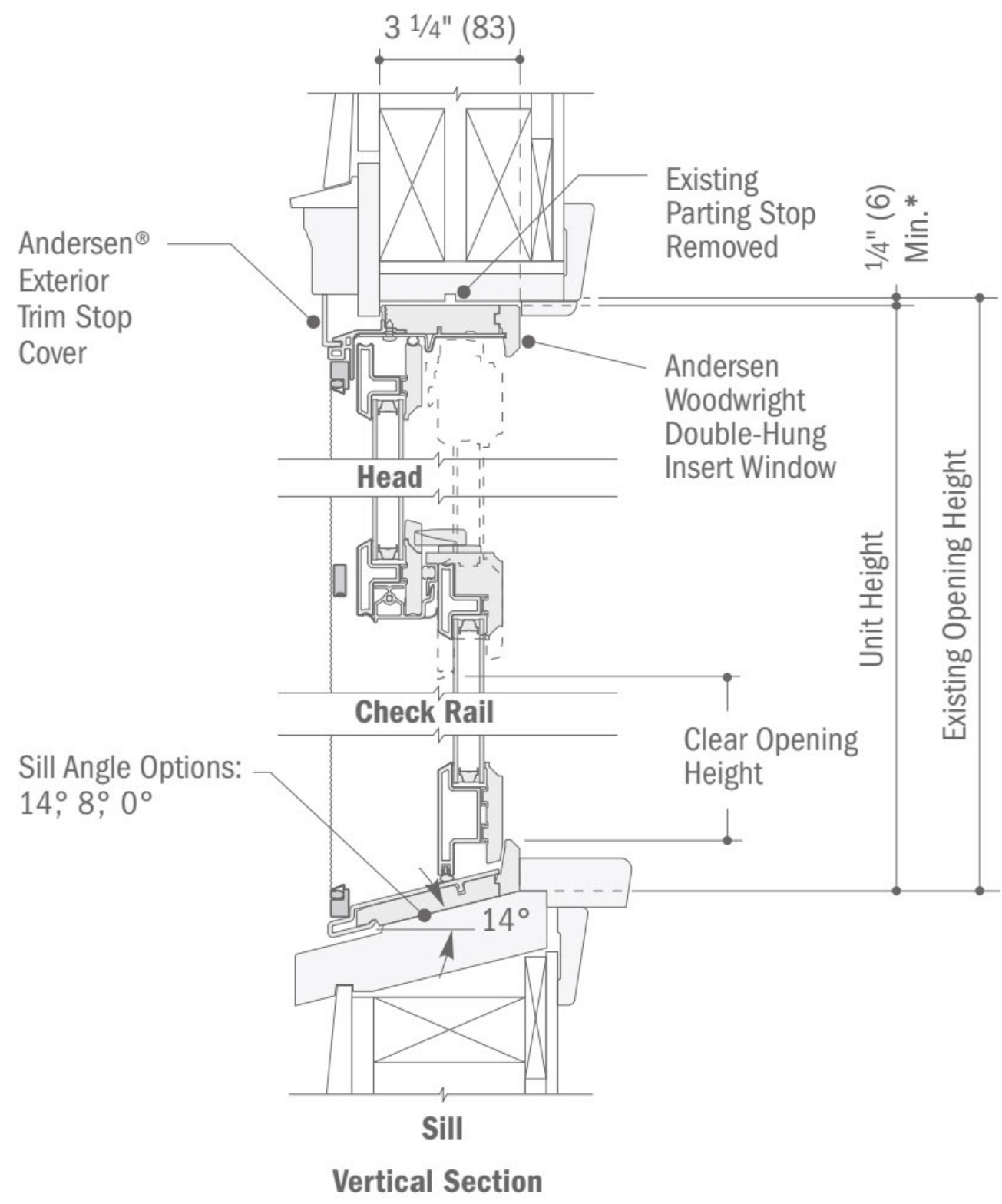
1/2" = 1'-0"



2
A3

Typical Existing Window Section

3" = 1'-0"



3
A3

Typical Existing Window Section

3" = 1'-0"

kevin diamond
ARCHITECT

109 Columbia St
Wakefield, RI 02879
919 886 2426

8 Barnes St
Providence, RI 02906

consultants:

sheet	set issued	date	status
status key	Historic District Review	04.13.2021	<input checked="" type="radio"/> New art <input type="radio"/> Revised <input type="radio"/> Unchanged

Plans & Details

sheet
A03

consultants:

sheet	set issued	date	status
status key	Historic District Review	04.13.2021	<input checked="" type="radio"/>
new sht			<input type="radio"/>
revised			<input type="radio"/>
unchanged			<input type="radio"/>

Existing Conditions



8 Barnes Window Condition
Assessment

Window Number	Window Type	Condition
1	B	Peeling Lead Paint, Moderate Distress
2	B	Peeling Lead Paint, Moderate Distress
3	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
4	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
5	A	Peeling Lead Paint, Moderate Distress
6	A	Peeling Lead Paint, Moderate Distress
7	A	Peeling Lead Paint, Moderate Distress
8	A	Peeling Lead Paint, Moderate Distress
9	A	Peeling Lead Paint, Moderate Distress
10	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
11	B	Peeling Lead Paint, Moderate Distress
12	A	Peeling Lead Paint, Moderate Distress
13	A	Peeling Lead Paint, Moderate Distress
14	A	Peeling Lead Paint, Moderate Distress
15	A	Peeling Lead Paint, Moderate Distress
16	A	Peeling Lead Paint, Moderate Distress
17	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
18	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
19	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
20	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
21	A	Peeling Lead Paint, Moderate Distress
22	A	Peeling Lead Paint, Moderate Distress
23	A	Peeling Lead Paint, Moderate Distress
24	A	Peeling Lead Paint, Moderate Distress
25	A	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.

8 Barnes Window Condition
Assessment

Window Number	Window Type	Condition
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	A	Peeling Lead Paint, Minor Distress
39	A	Peeling Lead Paint, Minor Distress
40	A	Peeling Lead Paint, Sash Cords Need Repair, Moderate Distress
41	A	Peeling Lead Paint, Minor Distress
42	B	Peeling Lead Paint, Minor Distress