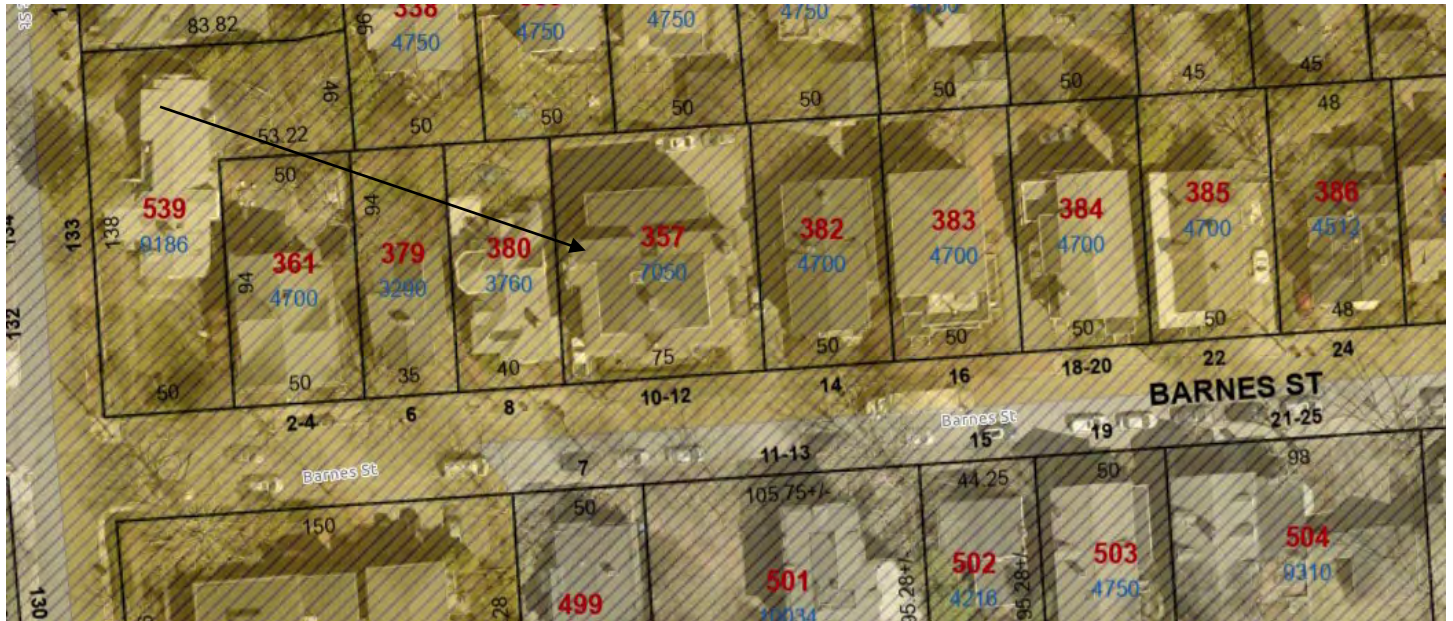


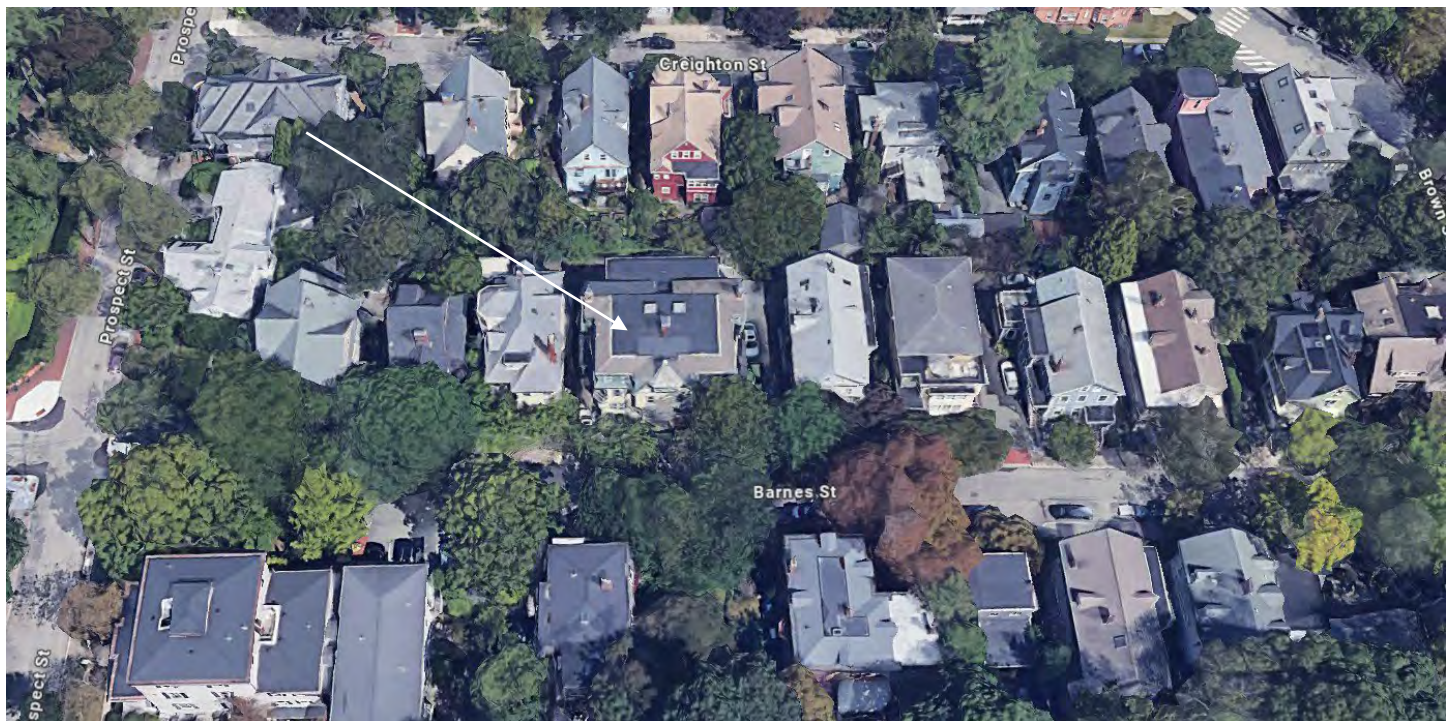
2. CASE 26.004, 10 BARNES STREET, Double House, 1857-95 (COLLEGE HILL

Late Victorian-Modern Gothic/Queen Anne; 2-1/2 stories; original complex roof now obscured by later large dormer additions; clapboard and shingle; symmetrical massing with central jerkin head-roof front projection and shallow gable-roof projections at rear of each side; shed-roof, turnedpost entrance porches set in corners on each side; varied window treatments; truncated corners on 1st floor of front projection; truncated front corners on 2nd floor of main block with cater-corner balconies and large brackets carrying roof overhangs; shallow bay window carried on small brackets set in jerkin-head.

CONTRIBUTING



Arrow indicates 10 Barnes Street.



Arrow indicates project location, looking north.

Applicant/Owner: Prospect Street LLC, 220 Waterman Street, Providence, RI 02906

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

- the removal of existing windows and installation of insulated windows.

Issues: The following issues are relevant to this application:

- The applicant is requesting the removal of the existing windows and installation of a preapproved window (United 9600). The issue is that the property has unique fenestration, particularly at the first-floor level (8/1 in a horizontal pattern with two panes/three panes/two panes and one pane in various sizes in the upper sash); It is economically unfeasible to restore the existing sash (and make lead safe) and/or replication the pattern in a new window. The applicant and staff have worked together extensively on researching this. Staff suggested that the second-floor pattern, which is also rare, but not unique, be replicated for the first-floor. This is a Victorian cottage pattern with narrow lites along the sides and at the top. The other existing fenestration on the building is 2/2 or 1/1 based on window opening size. It is possible to fabricate the United 9600 in this sash, but the applicant and staff have some concerns as to the quality of that fabrication. The applicant has researched a Harvey window that may be a better solution and there will be two physical samples of a United and Harvey window at the meeting for comparison and consideration;
- The property is a multi-family and is required to be in compliance with RIGL § 42-128.1-8; and
- Plans and photos have been submitted.

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

- a) 10 Barnes 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 Register Historic District;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standards 2 & 8 as follows: the proposed alterations are appropriate having determined that the proposed construction will be similar in size and appearance to the existing, matching in visual features (Standard 2) and 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 (Standard 8) while allowing 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. 10 Barnes 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 Register Historic District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations will be similar in size and appearance to the existing, matching in visual features (Standard 2) and 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 (Standard 8) while allowing 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.

① South

A15

A16

A17

A18

A19

A20

A11

A12

A13

A14

A3

A4

A7

A8

A1

A2

A5

A6

A9

A10

BR-46687

Q SE



③ NE

A42

A43

A44

A45

A46

A47

A39

A40

A41

A37

A38

A35 A36

PARKING PERMIT



④ NE

A50



A43

A42

A44

A45

A24

A37

A38

A48

A35

A36

PARKING BY PERMIT ONLY



⑤ NW A56 ↓

A47

A54

B1

A55

A51

A52

A53



6W

B2

B3

B4 B5

A58

A57

A59

A60

A61



GW

A72

NB A69 A70 A71

A64

A65

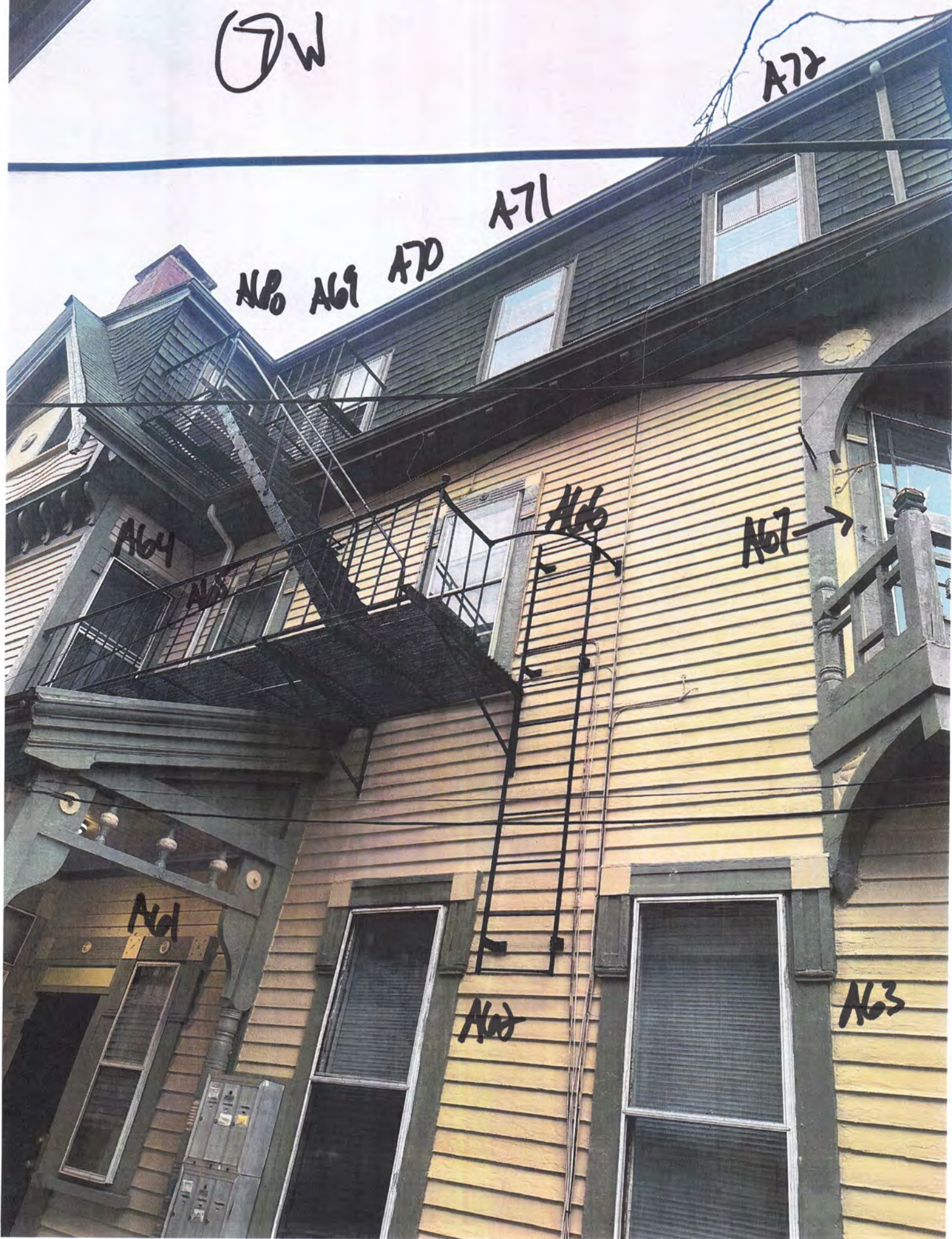
A66

A67 →

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A62

A63



©SW

A11 A12

A14

A16

A17

A12

A13

A13



10 Barnes St.

Address:

Date: 11/24/25

WINDOW	UNIT DESCRIPTION	SIZE	MATERIAL	CONDITION/NOTES
A1	8/1 DH Single Pane Storm			PAGE 1 South
A2	8/1 DH Single Pane w/Storms		WOOD	POOR; lead
A3	8/1 DH Single Pane w/Storms			
A4	8/1 DH Single Pane w/Storms			
A5	3/3 DH Single Pane w/Storms			
A6	3/3 DH Single Pane w/Storms			
A7	8/1 DH Single Pane w/Storms			
A8	8/1 DH Single Pane w/Storms			
A9	8/1 DH Single Pane w/Storms			
A10	8/1 DH Single Pane w/Storms			
A11	8/5 DH Single Pane w/Storms			
A12	8/5 DH Single Pane w/Storms			
A13	8/5 DH Single Pane w/Storms			
A14	8/5 DH Single Pane w/Storms			
A15	2/1 " " "			
A16	2/1 " " "			
A17	1/1 " " "			
A18	8/2 " " "			
A19	2/1 " " "			
A20	2/1 " " "			
A21	8/1 " " "			
A22	8/1 " " "		WOOD	PAGE 2 SE
A23	1/1 " " "			
A24	1/1 " " "			
A25	8/8 " " "			
A26	1/1 " " "			
A27	1/1 " " "			
A28	2/1 " " "			
A29	1/1 " " "			
A30	1/1 " " "			

reviewed:
approved:

Date: 11/26/25

WINDOW	UNIT DESCRIPTION	SIZE	MATERIAL	CONDITION/NOTES
A31	1/1 DH Single Pane w/Storms		WOOD	PAGE 2 SE POOR Condition; Lead
A32	1/1			
A33	2/1			
A34	8/6			
A75	1/1			
A35	1/1			
A36	1/1		WOOD	PAGE 3 NE POOR Condition; lead
A37	3/3			
A38	2/2			
A39	2/2			
A40	2/2			
A41	DOOR NIS			
A42	8/5 DH Single Pane w/Storms			
A43	1/1			
A44	2/2			
A45	2/2			
A46	2/2			
A47	2/2			
A48	8/2		WOOD	PAGE 4 NE POOR Condition Lead
A49	8/5			
A50	2/1			
A51	1/1			
A52	1/1		WOOD	PAGES NW POOR Condition; Lead
A53	2/1			
A54	8/5			
A55	4/11 8/5			
A56	2/1			
B1	4/11 Army Single Pane			

reviewed:
approved:

