



190 High Street, Bristol, Rhode Island 02809

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March 13, 2025

Nicholas Toth, Historic District Commission Coordinator
Historic District Commission
235 High Street
Bristol, RI, 02809

Dear Nicholas Toth & Historic District Commission:

On behalf of our clients Catherine and Jack Esselen, JHL is pleased to submit our plans for 23 Summer Street (Plat 15, Lot 50) to the Bristol Historic District Commission for review to obtain a Certificate of Appropriateness.

The scope of work will include the addition of a 355 SF second floor bedroom suite at the rear (north elevation) creating a second bedroom at the second floor to comfortably accommodate visiting family and guests.

The second floor gable roof is to be extended at the rear of the house, matching the existing pitch and materials of the existing roof. The existing shed dormer on the west elevation is to be extended providing adequate ceiling height in the new bedroom. The existing gable dormer on the eastern elevation is to be replaced with a new shed dormer mirroring the west shed dormer, giving a symmetrical, uniform, balanced appearance to the house while providing functional head height at the master suite, including the master bath, laundry room, and closet. The new shed dormer, replacing the gabled dormer is in keeping with the previously approved alterations at the western elevation as documented (see photo #5 of the southwest view of the house from 1996 on page EX1.02, as well as photo #6 of the south and west elevations from 1997 on page EX1.03), the existing gable dormer on the second floor of the west elevation was previously incorporated to the current shed dormer. The new shed dormer will match in detail and material the existing west dormer. Both dormers will be clad with horizontal clapboard siding painted yellow, matching the existing siding of the house.

New windows being installed in the shed dormers will be Marvin Elevate series units, with Fibrex fiberglass exterior and wood interior creating a sustainable, low maintenance, and premium energy performance. All window trim and details to be Accoya Pine wood, painted white to match the existing.

Existing condenser units located on the flat roof at the rear of the home servicing the second floor (see photo #7 on page EX1.03) are to be relocated to the rear of the new second floor addition, installed on a wall-mounted platform between the two new windows of the new bedroom and closet. This wall mounted platform will be enclosed by wood railings, giving the appearance of a balcony while hiding the condenser unit from view on all sides.

It is to be noted that the proposed addition and alterations will not increase or alter the lot coverage of the historic property and designed to be in context with the architectural character of the existing home.

Based on the proposed addition, alterations, and improvements to the historic home, we respectfully ask for the commission's consideration and approval of the attached plans for 23 Summer Street, including granting of a Certificate of Appropriateness.

Sincerely,

A handwritten signature in black ink that reads "John Hamilton Lusk". The signature is written in a cursive style with a long, sweeping underline.

John Lusk
JHL Tecture