



# Bristol Historic District Commission

## Application for Review of Proposed Work - Printable Application

HDC-25-27	Contributing	March 13, 2025
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**THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.**

Project Address	Assessor's Plat	Assessor's Lot
23 Summer Street	15	50

Applicant	Applicant Phone	Applicant Email
Catherine Esselen	401-523-1379	cesselen@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
JHL Tecture	607-769-5807	jlusk@jhlteature.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)
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Description of proposed work:

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.

Property History

BENJAMIN THOMAS MUNRO HOUSE c. 1870: This is a 3-bay, end-gable-roof, vernacular cottage with a full-width front porch.

Building Survey Data

RIHPHC ID #:	BRIS00486
HISTORIC NAME:	Munro, Benjamin Thomas House
ARCH. STYLE:	Greek Rev; Col.Rev. porch
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca et seq

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)

Wood clapboards and trim re-installed after aluminum siding removed. Large shed dormer on W roof w/7 vinyl 2/1 windows replaced an earlier, gable-roofed dormer with 1 DH window. Gable-roofed dormer on E roof has vinyl triple window with single-light casements or sliders.

Catherine Esselen

Applicant's Name – Printed

***John Lusk***

Applicant's Digital Signature

Date: March 13, 2025