



June 12, 2026

Town of Bristol Historic District Commission
10 Court Street
Bristol, Rhode Island

Re:125 Hope Street
Revised Submission Response to HDC Comments

Dear Members of the Historic District Commission:

At the June 4 meeting, the Commission provided specific feedback regarding the proposed design, particularly related to the water side elevation and the overall perception of the windows. There was also a request to provide data on the building height.

This revised submission is intended to respond directly to those comments.

Response to Commission Comments

Water Side Elevation, Windows, and Rendering

The Commission noted that the water side elevation was not represented with the same level of clarity as the street facing façade, and requested additional visualization.

In response, the submission includes:

- 1) a revised water side elevation,
- 2) a distant rendering illustrating the building and windows in context,
- 3) a closer range rendering to better convey the façade and window composition.

Window Composition and Architectural Character

The Commission also expressed concern that the windows on the water side elevation appeared too vertical and not fully aligned with the historic character of the existing structure.

The elevation has been revised to strengthen the horizontal expression of the façade, with adjustments to window grouping and alignment intended to better reflect the International Style character of the original house, including an emphasis on horizontal fenestration patterns and simplified geometric composition. This includes shortening the height of the proposed windows, reducing the size of the windows, and reassessing the proposed design (especially the horizontal alignment) to more in keeping with the existing house and international style.

Height Clarification

The Commission requested additional clarity regarding the relationship between the height of the proposed structure and the existing house.

- 1) We are eliminating the lower level (basement) in the proposed home and all the heights below are from the new first floor grade.
- 2) We are raising the proposed first floor to be about 2 feet higher than the existing first floor.
- 3) The floor systems will be about 4" thicker (about 10" to about 14").
- 4) The height of the first floor to the roof soffit is proposed at 20'8" and is 16'2" today
- 5) The height of the roof soffit to the peak is proposed at 10' 4" and is 7' today.
- 6) The difference in height between the model house and main house is 2'6" today and is designed to be the same in the proposed condition. (This was an important design element to maintain the historically informed reconstruction resemblance to the current house.)
- 7) The elevation of the peak of the proposed house will be approximately 47.5 msl. The existing is between 37 and 38 msl.

The design has been developed to manage the appearance of the proposed home through building placement and massing, with the intent of reducing perceived height from both the street and the water while maintaining proportions consistent with the existing structure.

This submission reflects targeted refinements in response to the Commission's comments, while maintaining the overall design approach previously reviewed.

We respectfully request that the Commission continue its consideration of the application.

Sincerely,

A handwritten signature in black ink, reading "Dennis DiPrete". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Dennis DiPrete, Principal
DiPrete Engineering