



21 High Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

21 High Street is a two-story single-family residence that was originally constructed in 1887. The applicant is looking to convert the existing attached garage into a conditioned living space while retaining the forward portion of the structure as accessible shed storage. The proposed renovation includes removing the existing overhead garage door and installing a new wood entry door and two traditionally proportioned windows. The intent of the renovation is to make better use of the interior space for a modern household while maintaining the historic character of the home within the Bristol Historic District.

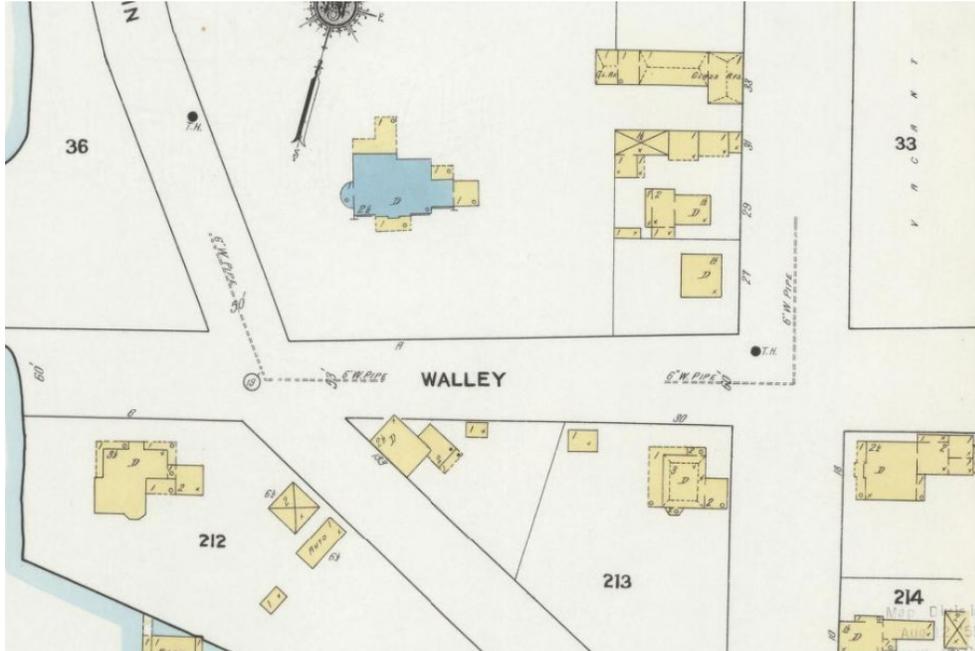
The home is a wood-framed structure with painted wood siding and a brick foundation, positioned prominently on a corner lot within the established residential fabric of High Street. The main body of the home, which is a simple gable-roof structure, is oriented with the front entrance centered on the primary façade and flanked by shuttered windows. The existing roofline, window proportions, and symmetrical composition reflect the modest late-19th-century vernacular architecture common throughout Bristol. The rear of the home includes a wood deck supported by the attached garage, creating a secondary outdoor living area that connects to the west side of the property.

The attached garage is a single-story addition constructed in the 1960's, during a period when many historic Bristol homes were adapted to accommodate automobile use. Although added nearly a century after the original structure, the garage has now surpassed the 50-year threshold and is considered a contributing historic element under district guidelines. Its exterior materials and proportions were designed to complement the primary residence, including matching siding, trim, and roof pitch. Over time, the addition has become an established part of the property's architectural composition, and its integration with the deck further ties it visually to the main structure.

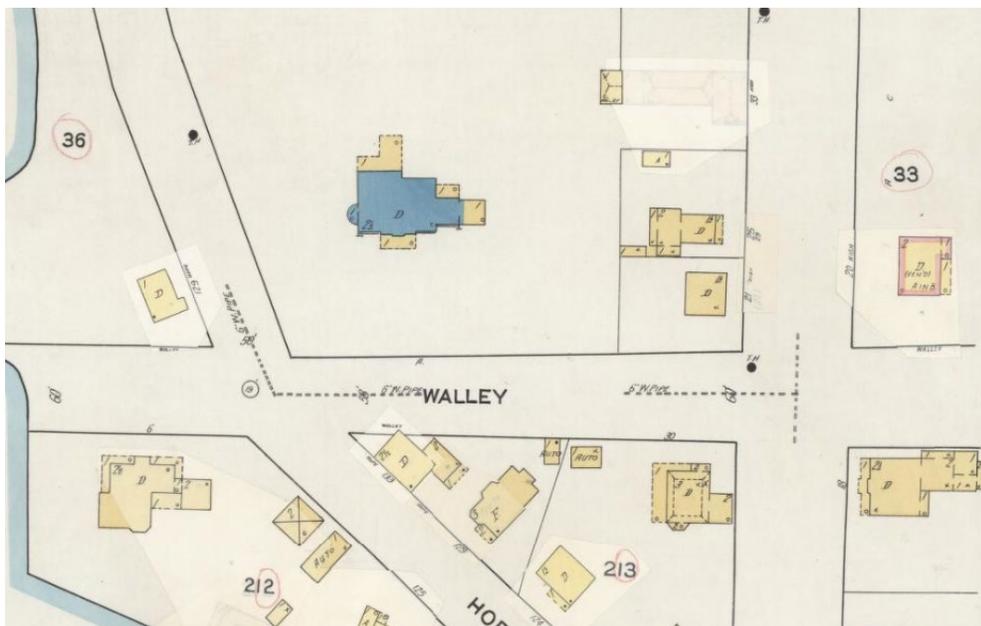
21 High Street was built during a period of steady residential expansion in Bristol as the town's neighborhoods grew beyond their early waterfront origins. Homes of this era typically featured simple massing, wood-framed construction, and traditional window patterns, all of which remain present in the existing structure. The garage addition reflects a common pattern of mid-20th-century modifications within the district, where original homes were adapted to meet evolving needs while retaining their traditional appearance. Together, the house and garage contribute to the continuity of the High Street streetscape and the broader character of the Bristol Historic District.



Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1911 (first Sanborn mapping of the property)



Map 2 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 - Dec 1947 (Latest Sanborn Mapping of the property, no addition shown)





RENOVATING AND ADAPTING THE GARAGE FOR LIVING SPACE

➤ **Conversion of Existing Garage to Conditioned Living Space**

The existing attached garage, constructed in the early 1960s, is proposed to be converted into a conditioned living area while retaining the forward portion of the structure as accessible shed storage. The scope includes removing interior finishes as needed, insulating and finishing the space to meet current residential standards, and integrating the new area with the existing home. The intent is to create functional living space while maintaining the exterior character of the property as viewed from High Street. *(see proposed plans and elevations)*

➤ **Removal of Existing Overhead Garage Door**

The existing overhead garage door on the west elevation is proposed to be removed. The opening will be reframed to accommodate a new wood entry door and two traditionally proportioned wood windows. This modification allows the garage to function as interior living space and storage while complementing the existing historic structure. The new door and windows will be installed within the footprint of the existing opening, minimizing exterior disturbance. *(see A3.01 & A3.02)*

➤ **Installation of New Windows**

Five new windows will be installed, one on the North elevation, two on the West elevation, and two on the south elevation in place of the existing garage door. These windows will be Marvin Elevate units, selected to match the muntin pattern, trim profiles, and proportions of the existing historic windows on the home. The windows will be vertically aligned and sized to maintain consistency with the home's established fenestration rhythm. *(see A9.01)*

➤ **Installation of New Wood Entry Door**

A new solid wood entry door will be installed between the two new windows on the west elevation. The door will match the style and trim of existing exterior doors on the home, providing a historically compatible appearance while offering functional access to the retained shed-storage area. The door will be located within the reframed opening created by the removal of the garage door. *(see A9.01)*

➤ **Retention of Existing Exterior Materials and Trim**

All existing exterior trim, siding, and architectural details surrounding the garage structure are to remain and be repaired in place as needed. The new windows and door will be installed with matching solid wood trim in kind with the existing façade. Matching solid wood clapboard siding will be installed to infill the remaining area of the previous garage opening. The intent is to maintain the historic character of the garage addition while sensitively adapting it for contemporary use. *(see EX3.01 & A3.01)*



Exhibit A - Photos (Photographs Taken on March 15, 2024)

Photo 1 - View of the Existing Garage South Elevation



Photo 2 - View of the Existing Garage South and West Elevations





Photo 3 - View of the Existing Garage North Elevation



Photo 4 - View of the Existing Garage North and West Elevations





Photo 5 - View of the House East Elevation (High Street)



Photo 6 - The House with Street Context Shown (Google Street View July 2023)

