



190 High Street, Bristol, Rhode Island 02809

Phone: (301) 396-9630 Fax: (401) 410-0079

February 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 would like to submit our design for 23 Summer Street (Plat 15, Lot 50) for a review by the Commission for a Certificate of Appropriateness.

The scope of work will include the repair and renovation of the existing front porch and stairs, which currently are in poor condition and not suitable for usage, as well as the replacement of twelve windows on the first floor and three on the second floor and the removal of two windows in the second floor dormer.

The new porch will be comprised of Accoya pine wood, stained for a natural look. All structural elements of the porch will be replaced in kind and sanded up at the contractor's request, if need be. The existing porch roof structure will be replaced with new wood 2x12 joists to remain the same height, painted white to match the existing look. The existing wood columns will also be replaced in kind, now all the same height to keep roof level and painted white to match the existing. The existing clapboard siding on the southern face will also be replaced in kind as it is currently rotting. New wall-mounted small scroll arm lanterns will be installed on the southern façade to match the look of those on the side and rear of the house.

Work on the windows will include the replacement of twelve windows on the first floor in the den/office, living room, kitchen, bathroom, and bedrooms. Some of which have already received approval to be replaced, namely those in the rear bedroom. All replacement windows will be of the Marvin Elevate series, double-hungs, with a Ultrex fiberglass (Fibrex) exterior and wood interior, painted white to match the existing. All window trim and sills will be of Accoya pine wood, also painted white to match the existing. Two windows will also be removed from the left side of the second floor shed dormer on the western side of the house. These windows are newer, not of the original house and their removal will give the client more privacy in their bedroom while not compromising any of their existing views, as they face the eastern face of the neighboring house to the west. The remaining three windows in the shed dormer will be replaced with Marvin Elevate series double-hungs, with 6x6 divided lites to match the original windows of the house.

With these improvements, we respectfully ask for the commission's considered approval and granting of a Certificate of Appropriateness.

Sincerely,

A handwritten signature in black ink, reading "John Hamilton Lusk". The signature is written in a cursive style with a long horizontal flourish at the end.

John Lusk
JHL Tecture