



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-14	Contributing	February 14, 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@jhlitecture.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
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Description of proposed work:

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 Fibrex fiberglass 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.

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 #:	BRISoo486
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: February 14, 2025