



495 Hope Street, Suite 5, Bristol, Rhode Island 02809

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124 Hope Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

124 Hope Street is a two story single family residence that was originally constructed around 1880. The applicant is looking to remove the existing rear gable and build a shed dormer along the rear roof of the building in order to create more usable space on the inside of the home. The proposed renovation is intended to make better use of the interior space for a growing family in the 21st century.

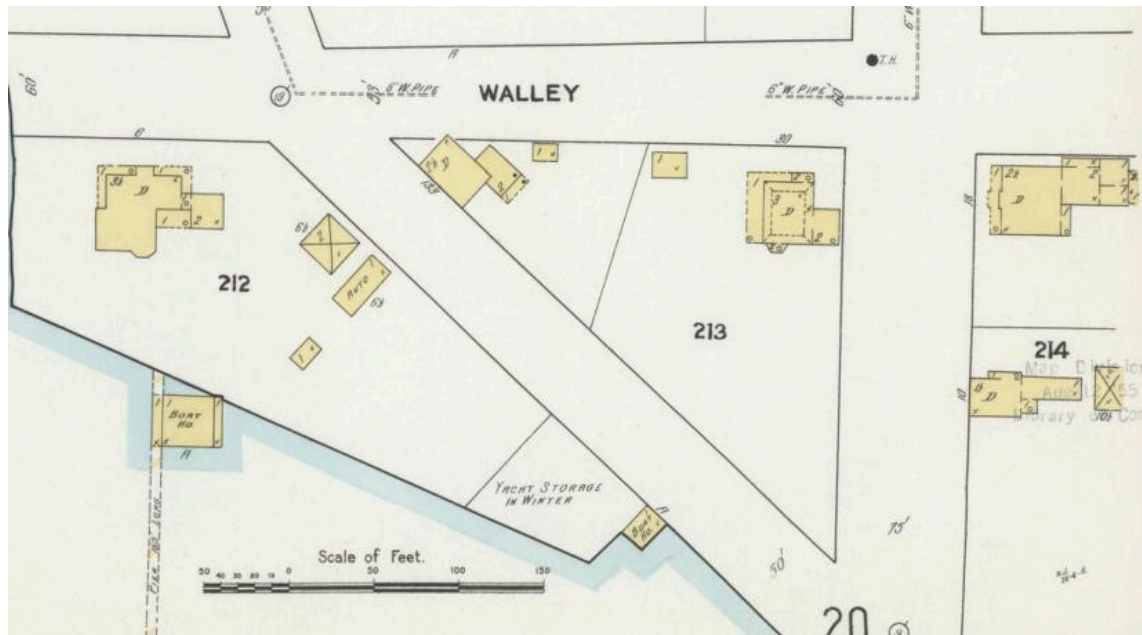
The cape style home was first constructed down the road where Captain James Lawless bought multiple properties between 1843 and 1883 to create an estate along Hope Street spanning from modern day Summer Street to Burton Street. In 1923, after Captain Lawless' death, the property began to be sold off, and parts of the house would be moved to different locations across Bristol. One being the kitchen of the estate, which was moved between 1923 and 1945 to become 124 Hope Street.

The main body of the home, which is a simple gable structure, is positioned with the front entrance on the non gable side of the building. The existing roof has a large, four bay shed dormer on the front which was most likely added sometime after it was moved to 124 Hope Street. The rear of the home has a gable breaking the main gable which was most likely added sometime after it was moved to 124 Hope Street.

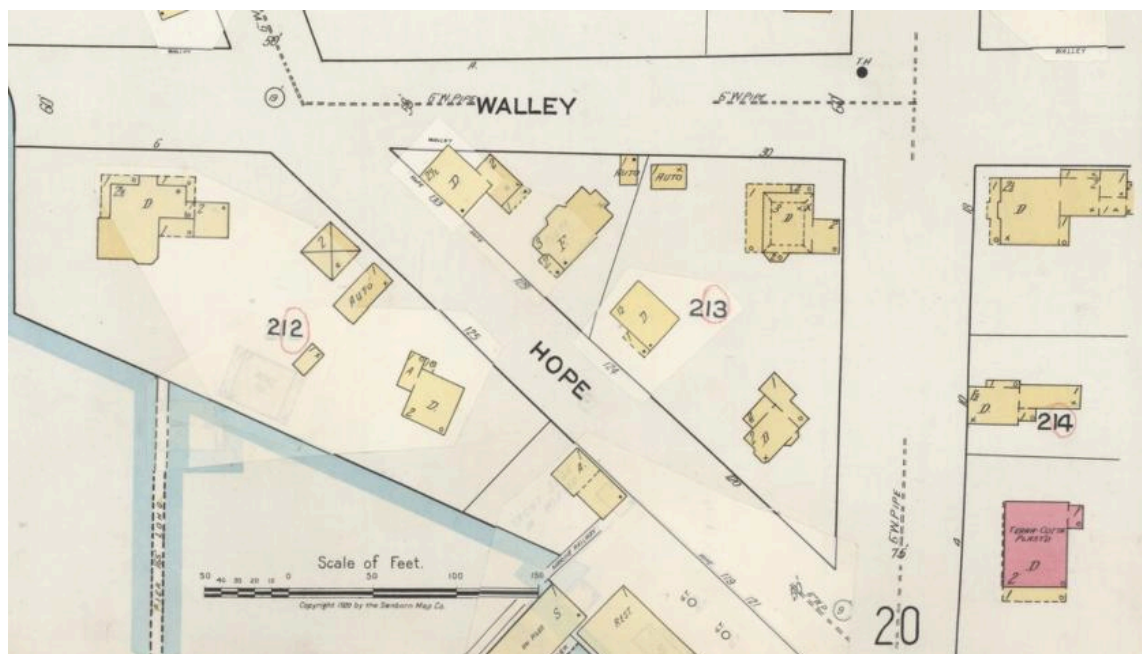
The home has two over two windows around all sides except for the window in the rear gable that is four over one. The four over one windows are the remaining windows of the original house, as the other windows were replaced in 2014. These windows are from Pella's Architect Series and have an ogee profile, which is not true to historical accuracy. In 2016, work was done to the home in the form of re-roofing with brown architectural shingles.

Information based on a report researched by Ray Battcher III for the Bristol Historical & Preservation Society from September 2017 to March 2018.

Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 (Before building was moved)



Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 - Dec 1947 (Building in center of triangle is 124 Hope Street)



RENOVATING AND EXPANDING THE RESIDENCE.

- **Demolition of Existing Rear Gable-** The rear gable that breaks the main gable is proposed to be demolished. The scope of work includes preserving the last original windows of the home, and keeping them stored within the house for any potential uses in the future. (see attached photographs 3, 5, & 6)
- **Addition of Shed Dormer on Rear Roof-** The rear side of the house has restricted head height on the second floor with the gable roof taking up a lot of space. This has led to undesirable dead space and issues creating space for a growing family. The scope includes the construction of a shed dormer along the rear of the house to alleviate these issues. This renovation would provide the family with sufficient space on the second floor. The shed dormer will mimic the front dormer, matching the height and roof pitch seen on the front of the home. The dormer will be inset from the sides of the house and will match the profile and clapboard siding of the existing house. (see attached photographs 2 and 3)
- **Installation of New Windows-** The scope includes installing windows on the proposed rear dormer to match the existing house. As Pella no longer offers the Architect Series windows, which were used to replace the original windows in 2014, new Reserve Series windows will be installed. These new windows will have wood interior and wood exterior trim to match the trim of the existing window while using putty profile sashes which is what is now offered in all wood interior and exterior of the Reserve Series windows. The windows are to be in-line vertically with the existing windows on the first floor. Another smaller window will be installed on the northwest side of the home under the ridge of the main gable, and will match the trim of existing profiles. (see attached photographs 3 and 7)
- **Installation of Porthole Skylights-** The scope includes installing three small porthole skylights on the front roof above the existing shed dormer. The location of porthole skylights allow for light within the attic as well as a view of the water. The porthole style also calls back to the nautical theme of the original owner of the house, Captain Lawless. (see attached photograph 2 and 8)
- **Replacement of Garage Windows and Doors** - Windows, similar to that of the new ones installed on the rear shed dormer, are to be installed on the garage to replace the current windows to now match the current windows on the garage. A porthole window will be installed on the garage and will match the trim of existing profiles. A new wood door will be installed to replace the existing wood door. This door will update the front of the garage to look more appealing with window lites, which maximizes light gain in the garage. Existing historic trim to remain. The garage will not be visible from Hope Street. (see attached photograph 9, 10, & 12)

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

Photo 1 - South View of the Existing Residence



Photo 2 - West View of the Existing Residence



Photo 3 - North View of the Existing Residence



Photo 4 - Southeast View of the Existing Residence



Photo 5 - Existing Gable to be Removed. Window to be Removed and Stored



Photo 6 - Existing Portions Roof to be Removed for Dormer



Photo 7 - Existing Wall to have New Window Installed Under Roof Ridge



Photo 8 - Existing Roof Above Existing Dormer to Have New Porthole Windows



Photo 9 - North View of Existing Garage



Photo 10 - East View of Existing Garage



Photo 11 - The House with Street Context Shown Looking North (Google Street View July 2023)



Photo 12 - The House with Street Context Shown Looking East (Google Street View July 2023)

