

**TOWN OF KENT
ARCHITECTURAL REVIEW BOARD
KENT VILLAGE DISTRICT**

41 Kent Green Boulevard
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KENT TOWN CLERK

2018 OCT 31 P 1:36

BY *D. Brady*
TOWN CLERK

OCTOBER 25, 2018 SPECIAL MEETING MINUTES

The Architectural Review Board for the Kent Village District held a special meeting on October 25, 2018 at 5:30 p.m. at the Town Hall, 41 Kent Green Blvd., Kent, CT.

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m.

2. ROLL CALL AND APPOINTMENT OF ALTERNATES IF REQUIRED:

Ellen Corsell, John Milnes Baker, Steve Pener, Greg St John, and Bob McDowell attended.

3. APPLICATIONS:

- 3.A.** Application #016-18, MKN Property Holding, LLC, 5 South Main Street, new store front (new windows, new exterior lighting, new hardy board siding) and 14' addition to westerly side of building, Map 19 Lot 12 Lot 5.

Mark Smith of CMG Environmental, Inc. and Lew Salerno of SEIFS present on behalf of the applicant. Mr. Smith wanted to first direct attention to the proposed floor plan and how it relates to the proposed exterior elevations. In addition, it was noted that two options (A and B) were being presented as possibilities. Baker directed the discussion toward variations on proposed designs he had drafted (see Baker's Memo dated Oct 12, 2018 attached). Baker also expressed a desire to see changes to simplify the eave return details (see Baker's Memo dated Oct 12, 2018). Mr. Smith felt that simplifying the eave return detail would be easy to incorporate. It was decided that Option B with a hybrid pitch/flat (Mansard) roof for the addition was generally more acceptable. It was also noted that the Option B be should be modified too either line up the addition's fascia with the existing building's rake boards (see Baker's Memo dated Oct 12, 2018 and reference drawing 3-B-1 attached). Baker and the Board also expressed a desire to see proposed staircase platform align with existing building corner so that it doesn't project past the corner board.

Hiram Williams and Peter Vaughn on behalf of the neighboring Kent Barns complex expressed a desire to see lighting changes to create a warmer feel. Vaughn also asked about

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plans for the pump canopies. Mr. Smith stated that the canopies are not part of the application.

Baker brought up the issue of paint color understanding the ARB has no authority over color. He felt that yellow may clash with the yellow across the street. Applicant clarified that the color will be beige, closer to a manila folder than a yellow. Baker also expressed his desire to see the entire building painted all one color.

St John asked about changes to landscaping and curb cuts. Mr. Smith said no changes to curb cuts and that there will be some minor improvements to the landscaping.

Corsell made a motion to table until final plans can be presented, St John seconded and was approved unanimously.

4. OTHER BUSINESS:

- 4.A. Discussion of signage at the new Cozy's Restaurant. The signage recently installed was not approved by the ARB. Corsell will email Donna Hayes so that she can notify the applicant/property owner.

6. ADJOURNMENT:

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Steve Perner

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MEMO

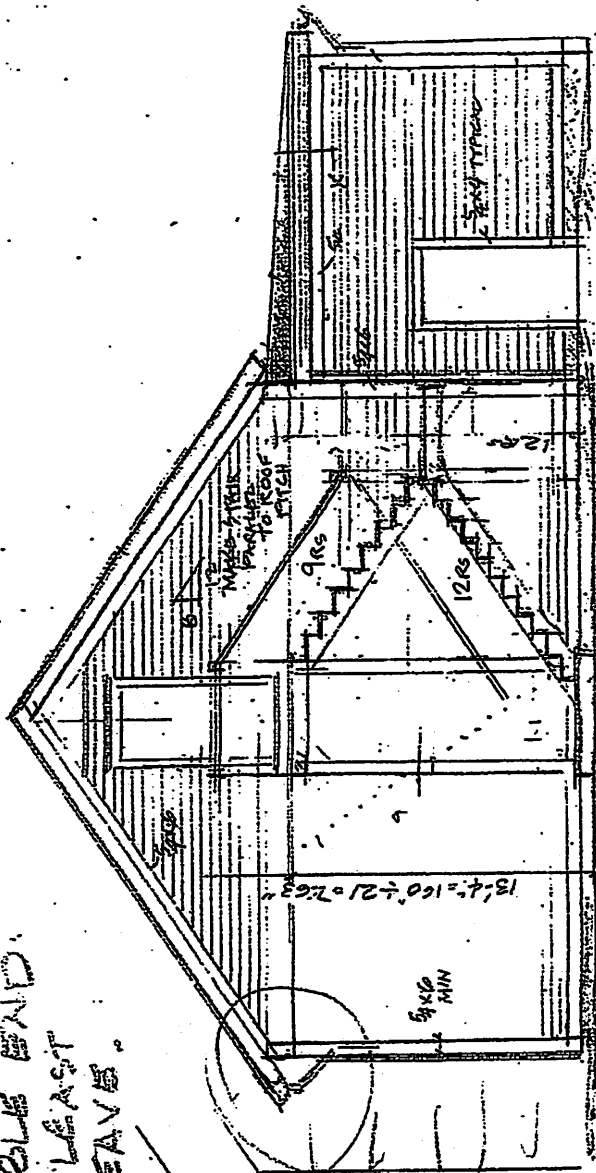
October 12, 2018

From: **John Milnes Baker, AIA** member of the Kent Architectural Review Board
To The members of the Kent ARB
Re. Kent Mobile, 5 South Main Street, Kent CT Application
Subj. Comments

First, since I won't be able to attend the special meeting on October 18th, I picked up a set of the plans and reviewed them. Here are my thoughts:

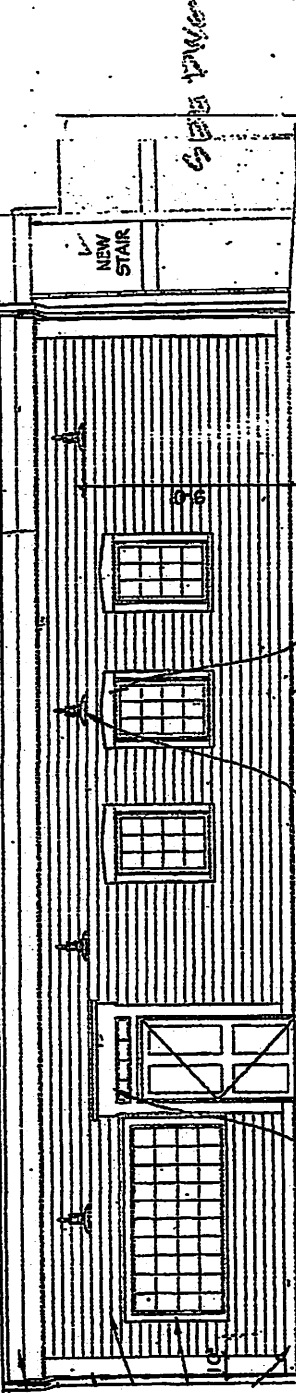
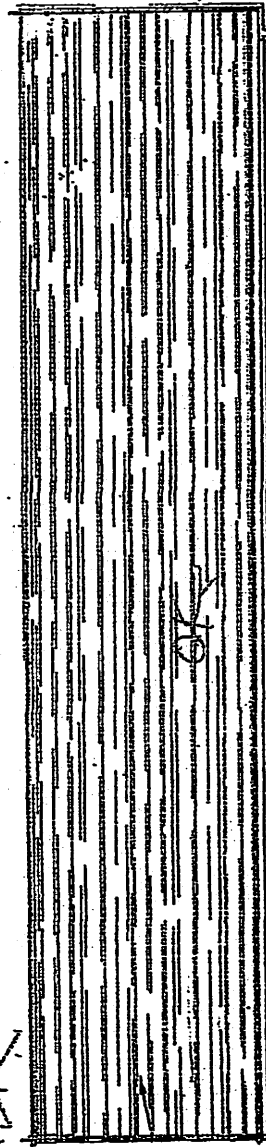
- 1) Route 7 runs generally North/South – not East/West. The long elevation facing Route 7 should be labeled the WEST ELEVATION (It would be confusing to anyone who lives in Kent) See Dwg. 1
- 2) The eave detail is not acceptable. The ARB booklet **REQUIRED DOCUMENTS and HELPFUL SUGGESTIONS** – page 4 of 7 - clearly shows what eave details are acceptable and which ones are not. Though the proposed detail is not specifically shown in the booklet, it should have been. (My mistake.- it will be amended) I have shown on the attached **Drawings 1 and 6** what would be appropriate.
- 3) The merging of the addition with the main structure is very awkward. There were two options proposed. My **Drawings 2, 3 and 4** show both options but modified to be more simpler and cohesive thus making the addition more integrated into the overall design.
- 4) The exterior stairway on the SOUTH end of the building is very awkward as well. It looks stuck on and not compatible with the massing of the whole building. There is no reason why the intermediate landing platform has to stick out past the corner of the building. The drawings show 25 risers – there only has to be 21. (Note that the overall rise is 13'-4" or 160 inches. $160 \div 21 = 7.62''$ per riser. If the tread is adjusted to approximately 11.43 the slope will be parallel to the 8 to 12 roof pitch. Though this may not seem to be critical, the SOUTH side is very visible from Route 7 and will make the appearance much more integrated. See **Dwgs 5 and 6**
- 5) In general it seems the designer views the NORTH and SOUTH elevations as secondary – or subordinate to the WEST which is labeled FRONT. However there really are no secondary elevations as the building is on the Southeast corner of the intersection of Rte 7 and Route 341. It is perhaps the most conspicuous structure in Kent – certainly viewed from three sides – and even the East.. It should reflect the scale and character of the streetscape of the Town. It is not just a stand alone building – it should respect its neighbors and complement the character of the town. That's why the eave detail and the other details are so important to get right.
- 6) With that said, though the ARB technically has no purview over color, I would strongly suggest two things for consideration: a) Do not paint the building yellow. The iconic Queen Anne house on the Southwest corner is already yellow. b) Note that practically all the principle houses in Kent are all painted one color. No highlighting of corner boards or trim. The one exception might be the wide frieze on the West side of the building. But this is not a Greek Revival building and there is no reason to suggest it might be.

① BE SURE THE CABLE END OVER HANG IS AT LEAST AS LONG AS THE EAVES.



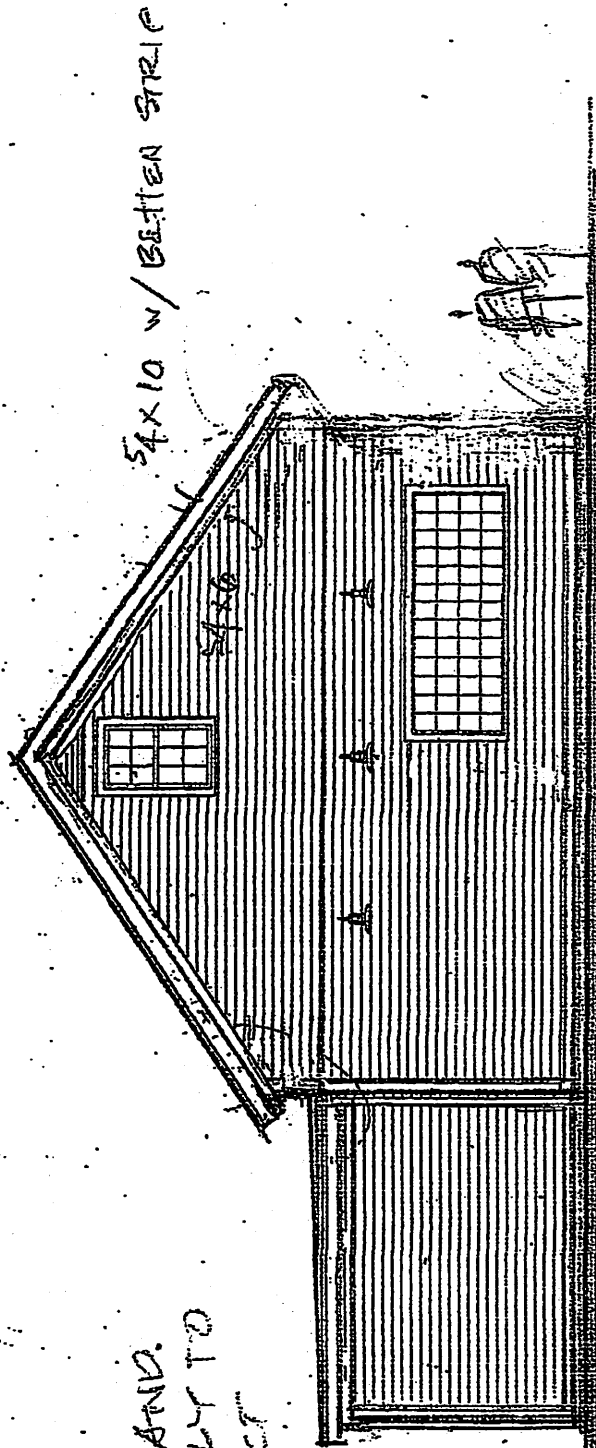
EAVE
DETAIL
NO PORT
CHOPS
EITHER

SOUTH ELEVATION (NOT WEST)



WEST ELEVATION (NOT NORTH - RIB 7 RUNS N/S) ①

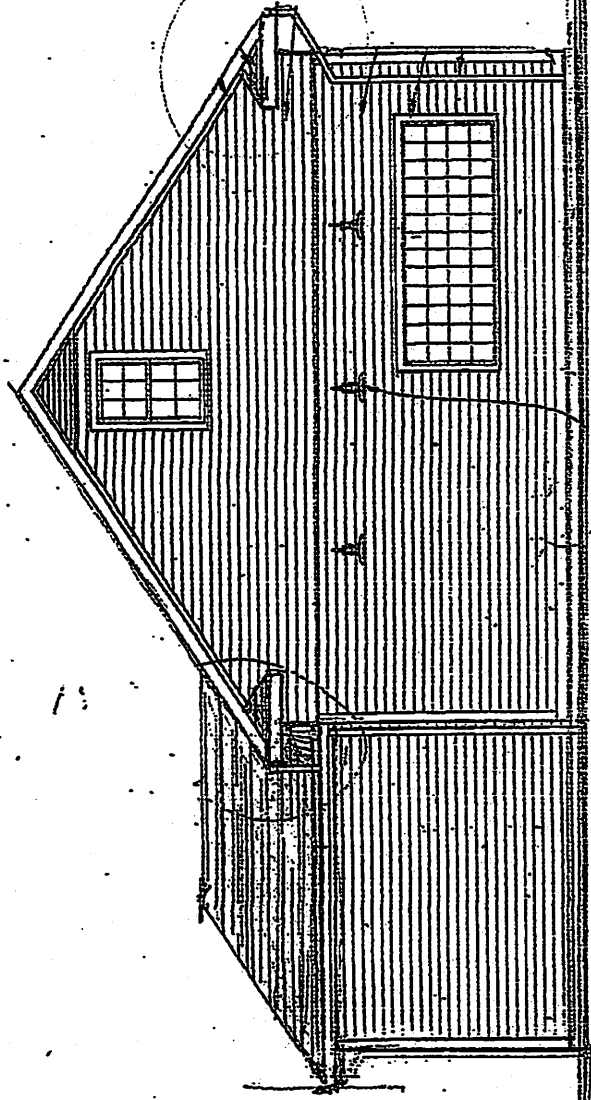
SIMPLER AND.
LESS COSTLY TO
CONSTRUCT



OPTION

A-1

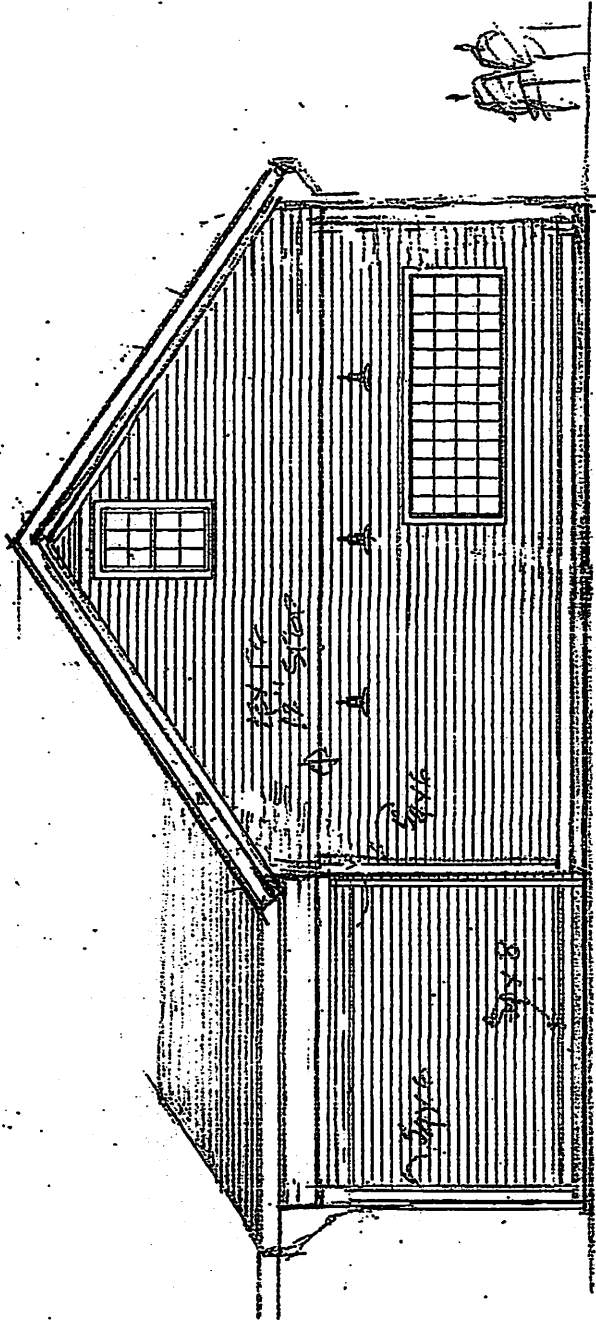
NORTH ELEVATION SCALE 1/8" = 1'-0" (NOT EAST)



A

PROPOSED - NOT ACC.

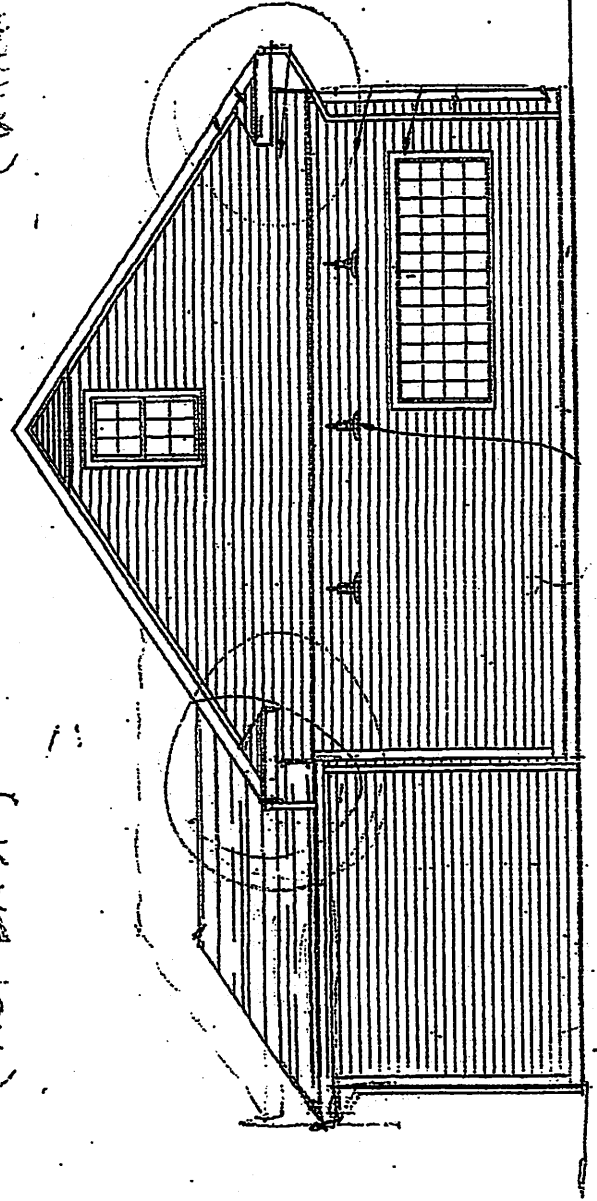
2



1-9

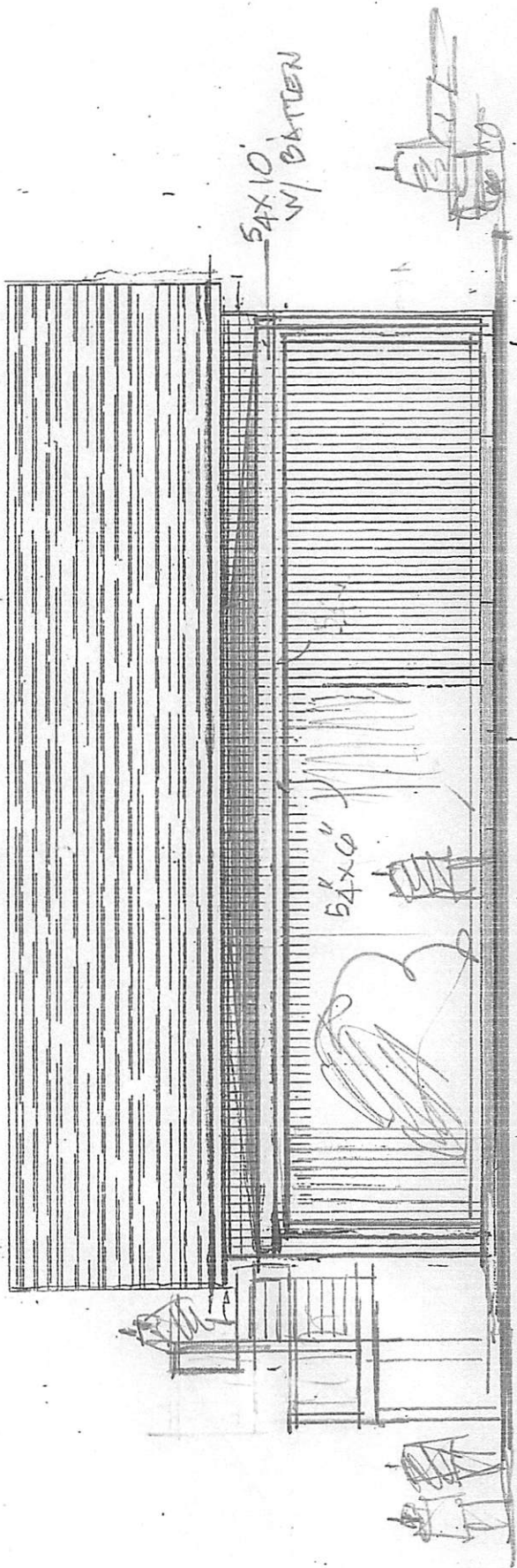
NORTH ELEVATION (VIEW FROM RTE 341...)
(NOT EAST)

(WHICH RUNS BACK (WEST))



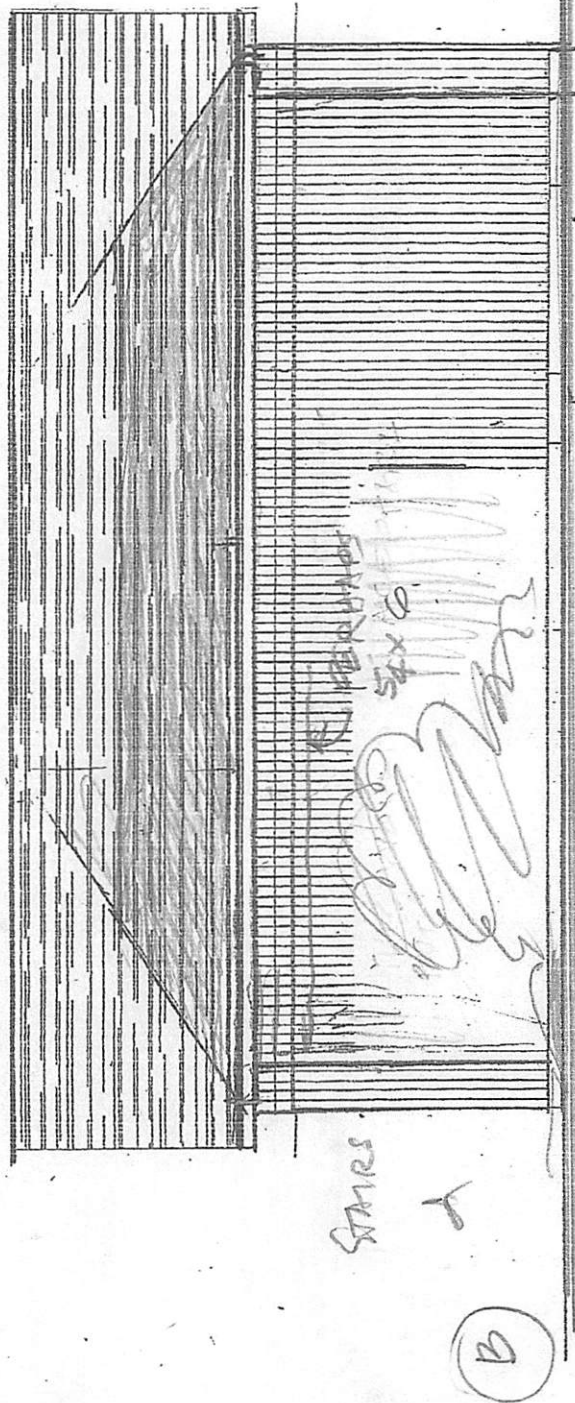
10

PROPOSED - NOT ACCEPTABLE



EAST ELEVATION SCALE: 1" = 1'-0"

(A-1)

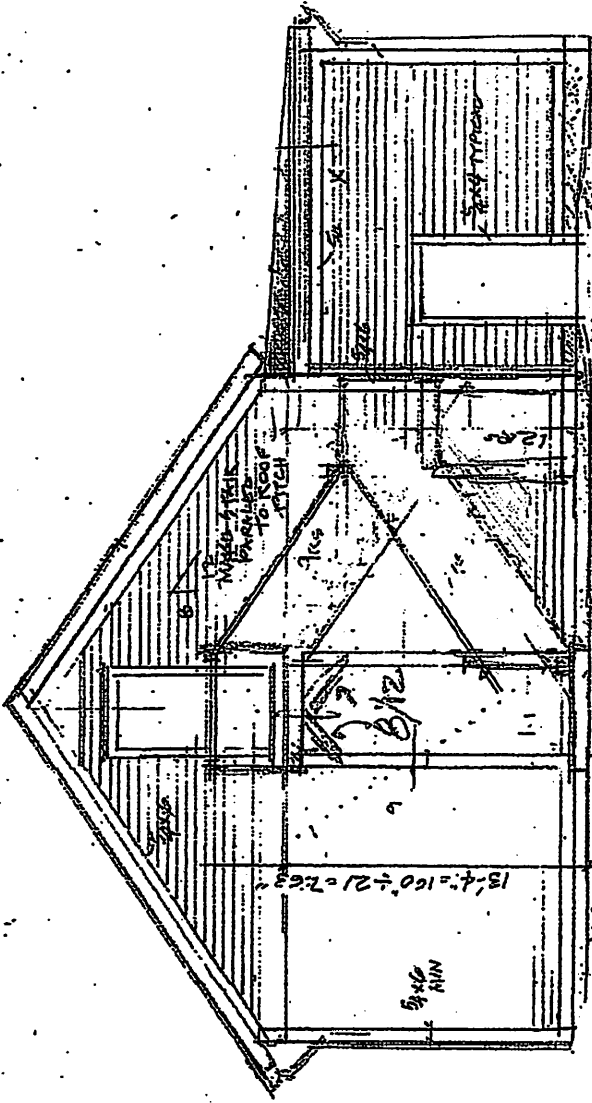


5'4" x 10" w/ BATTEN

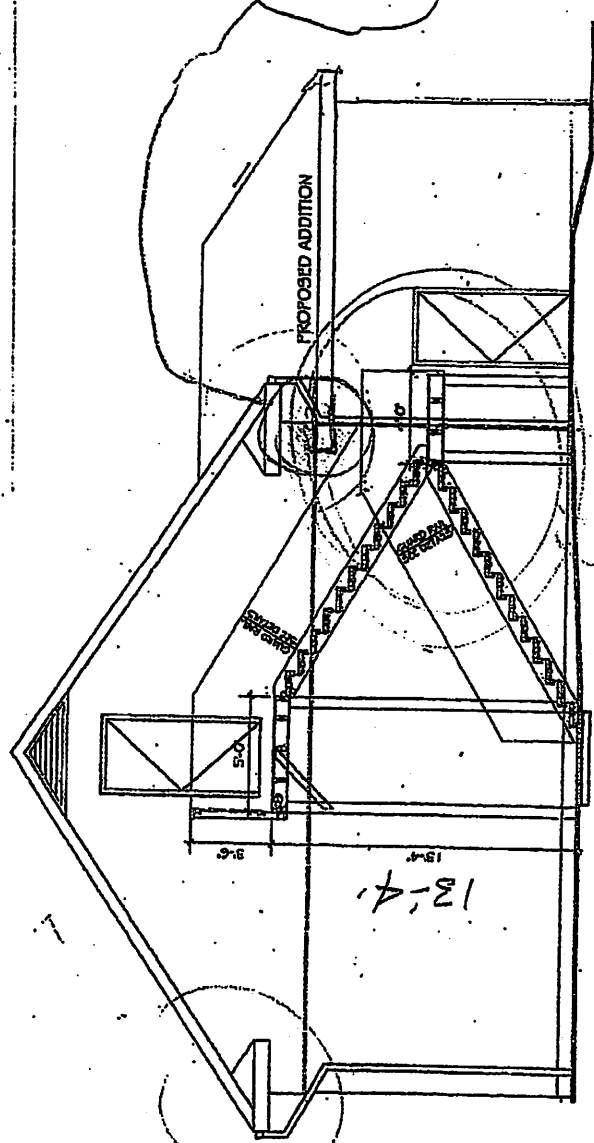
5'4" x 6"

(B)

(A)



SOUTH ELEVATION (NOT WEST)
(RTE 1 RUNS N/S)



THIS IS A MESS!

NO NEED TO HAVE PLATFORM
EXTEND PAST THE SE CORNER. DON'T NEED 25 RISERS

WOULD HAVE TO
SHOW OVERHANG OF
THIS ADDITION IF
ONLY 5' SET BACK

42 lbs

9/RS

21

9.1.1

5/4 x 4

HOLD OVERLAYS
TO MAX OF 501
OK 6/28/80

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BY D. May
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