

DRAFT
September 22 2017

Kent Historic District Commission
Minutes of special meeting on September 18, 2017

The meeting was called to order in the Town Hall at 7:03 PM.

Those in attendance:

John Worthington – Chair
James Vick – Clerk
Bruce Whipple - member
Karen Chase - member
Jeffrey Morgan - alternate
Anne Todd - alternate

Items of business:

- I Jeffrey Morgan and Anne Todd were elevated to voting status.
- II. Modifications to the property of: James Anderson and Deidre Keogh-Anderson
5 Cobble Road
Kent, CT 06757

As per the letter and photos submitted to the commission by Lisa Keskinen, architect for the project:

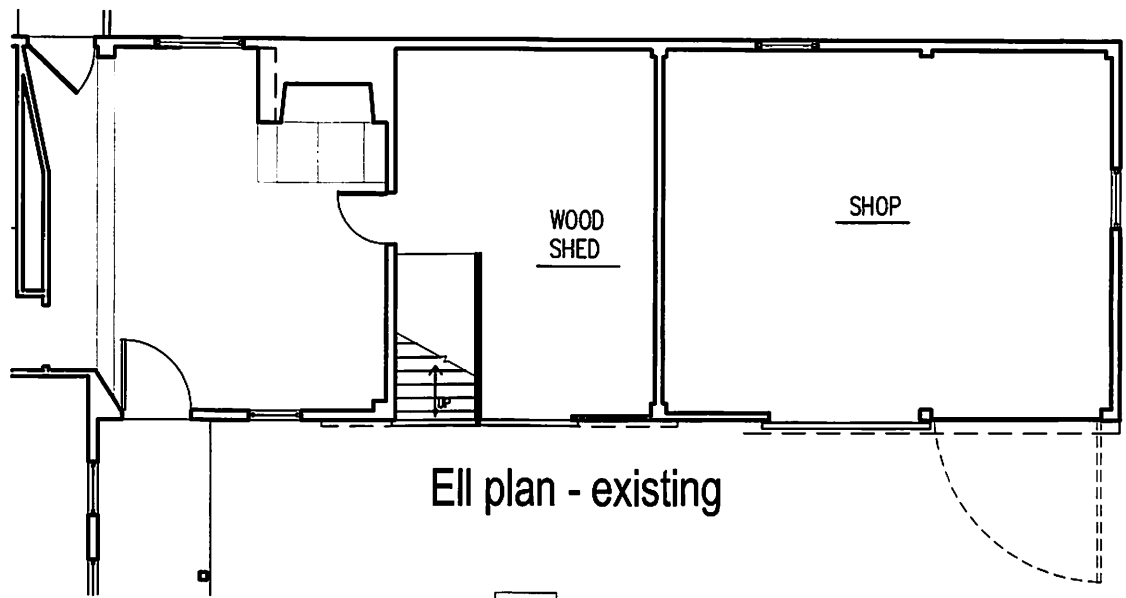
1. The commission voiced objections to the modifications that have been made to the chimneys on the front section, in contradiction of the Certificate of Appropriateness and recommended the following remedies:
 - a. The chimneys should be modified so that the front-facing sides of the exterior masses are positioned at the ridge of the roof.
 - b. Premier color (e.g., ivory) mortar should be used to give an older appearance.
 - c. If capped, the caps should be authentic, of material such as arched steel, stone or brick, with arch axis perpendicular to the roof ridgeline.
2. The replacement metal chimney that has been proposed on the ell section is not consistent with the Certificate of Appropriateness. The replacement chimney should be masonry similar to the one that was deemed unsound and dismantled. Its position may be adjusted closer to the eave of the roof. It should be constructed of brick with Premier mortar, both matching the front chimneys.
3. The outhouse/shed on the property is a significant historic component and should be restored or stabilized, and may be converted to a shed.

4. Sliding doors on the south side of the ell are appropriate as submitted.
5. The proposed light fixtures are appropriate as submitted. It was noted that the Commission does not regulate residential light fixtures.
6. As an alternate to the proposed Boral board facing on the foundation, the HDC recommends a parge coat on the existing foundation.

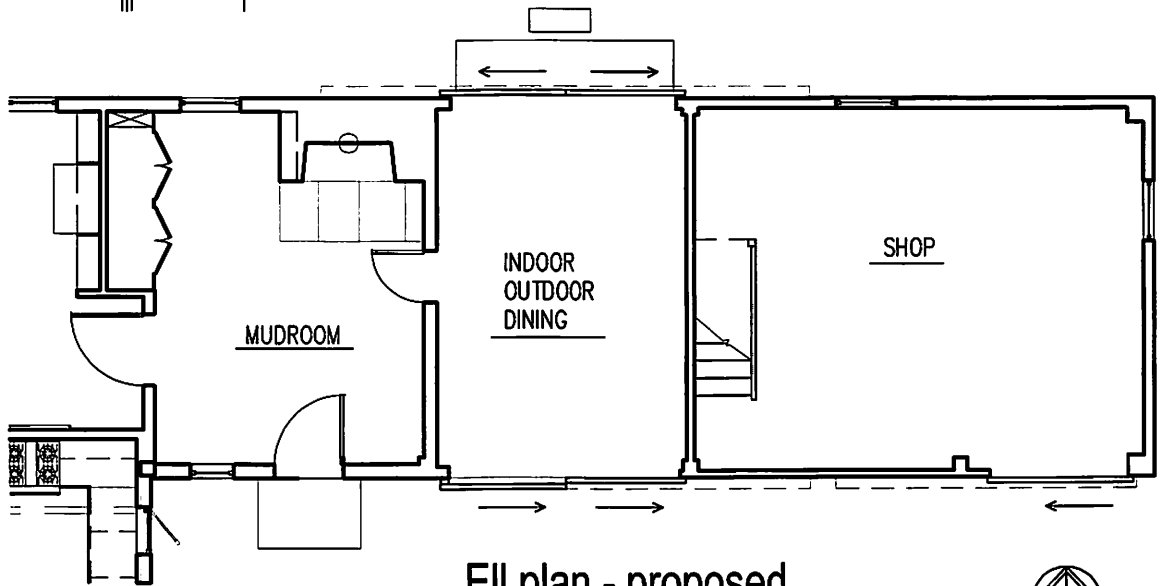
Ms. Keskinen will submit new drawings of the proposed front chimneys and responses to the other recommendations to the Commission, after which a special meeting will be scheduled to review and respond to them.

Meeting was adjourned at 8:10 PM.

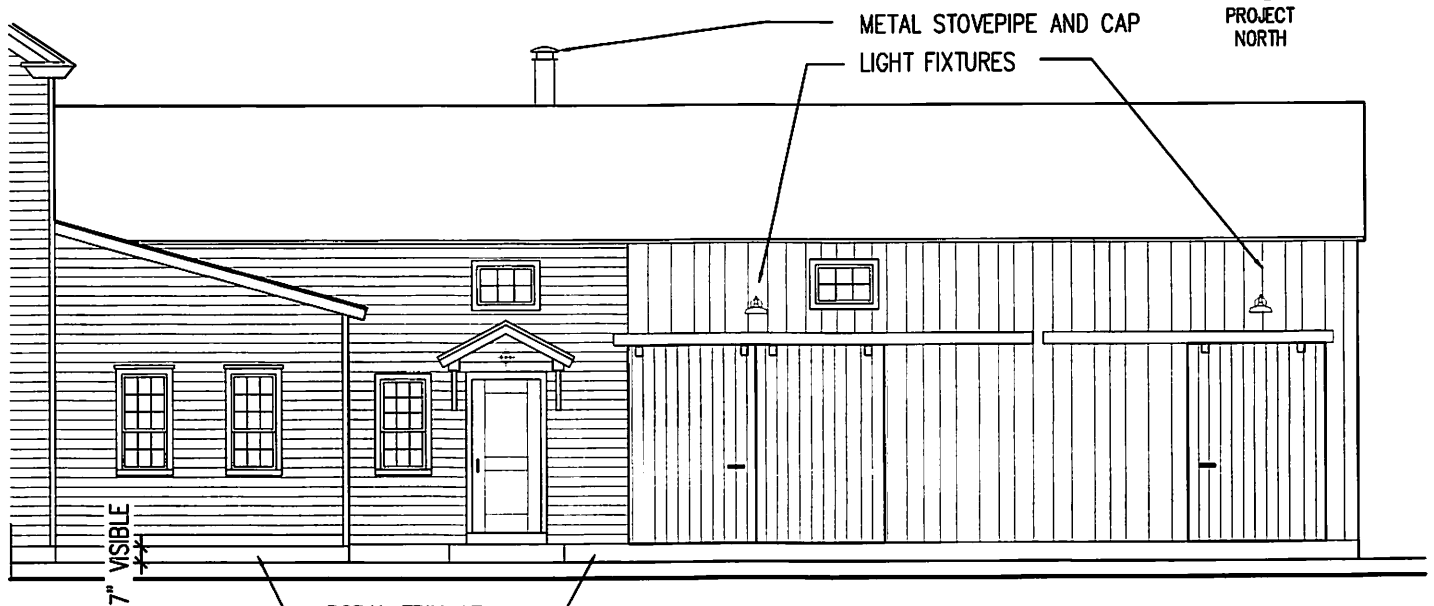
Respectfully submitted,
James Vick, Clerk



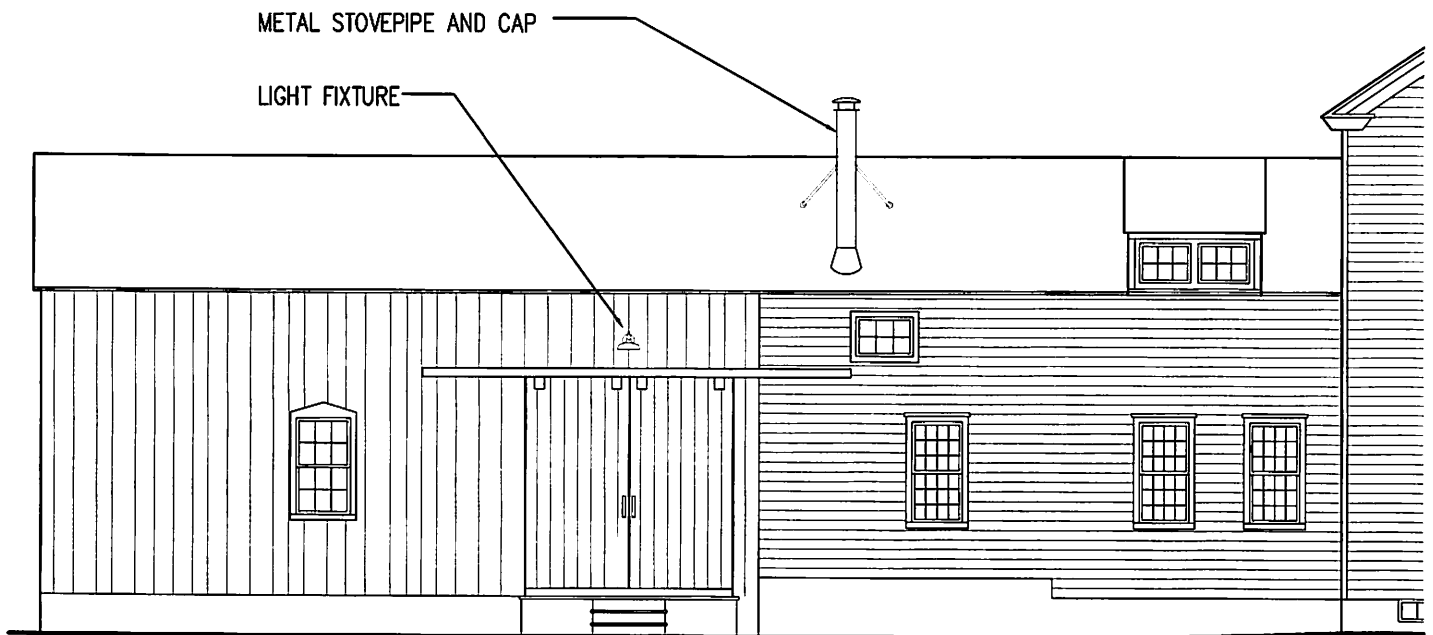
Ell plan - existing



Ell plan - proposed



Ell south elevation - proposed



Ell north elevation - proposed



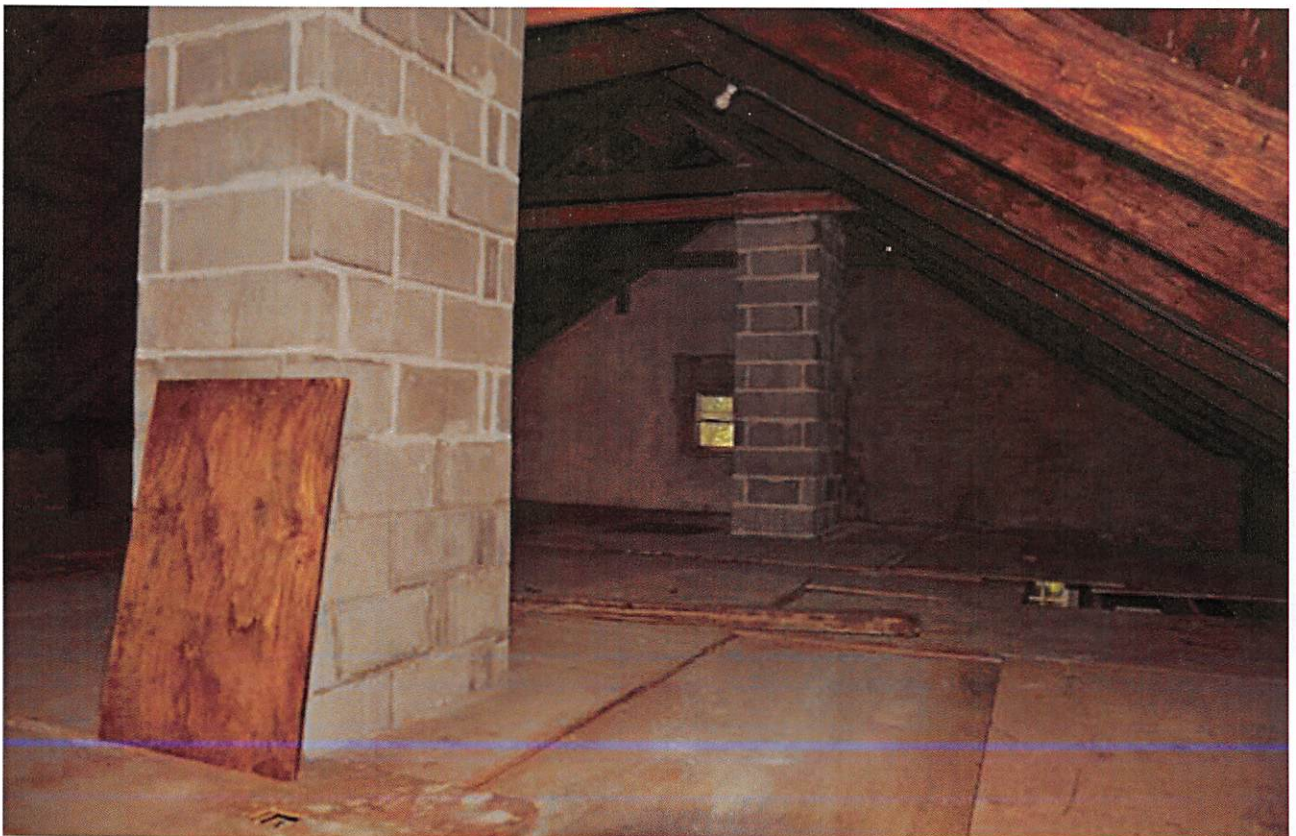
5 Cobble Rd before chimney replacement



and after



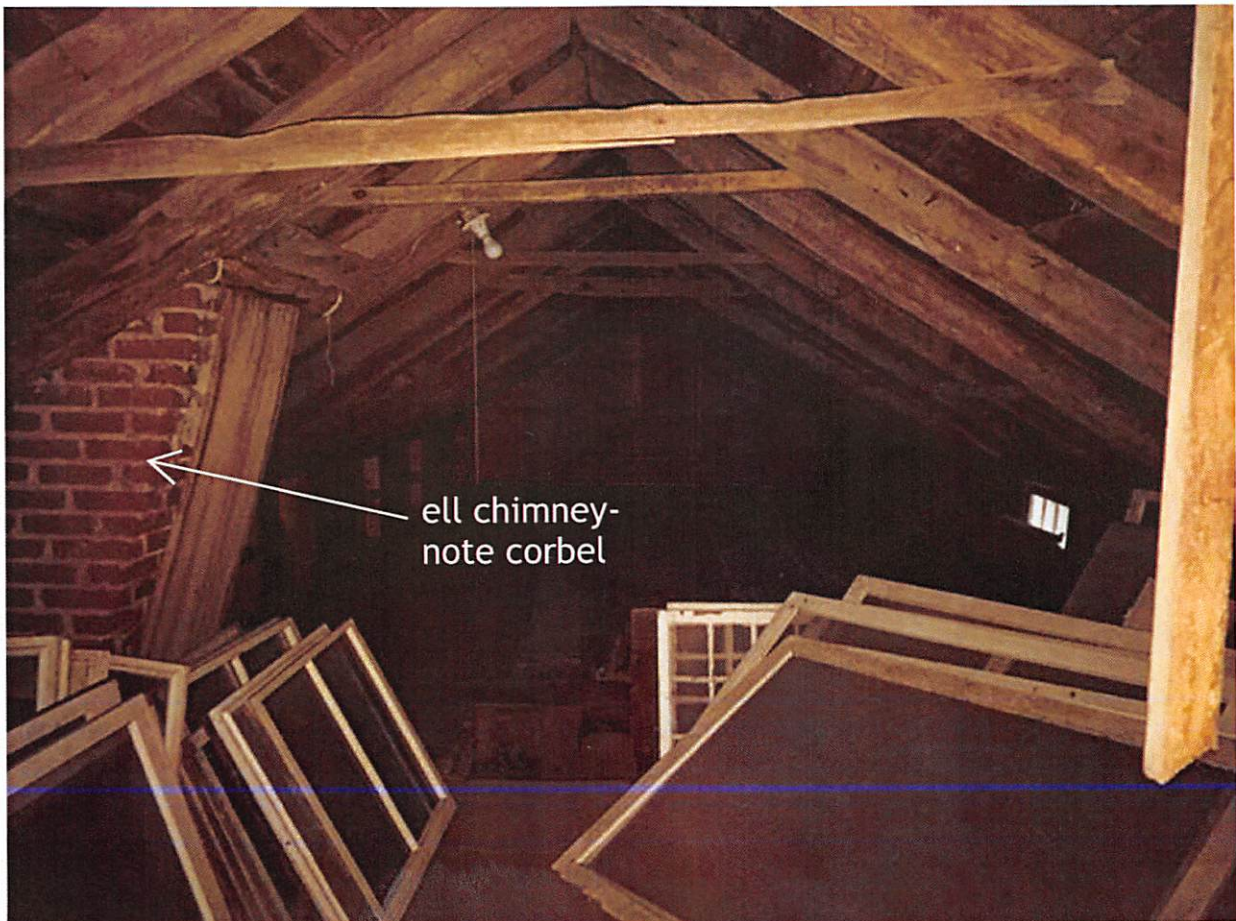
attic before



attic after



ell chimney existing



ell chimney-
note corbel



stovepipe at ell
(similar)

REJUVENATION



Carson 12" Wall Sconce

Item #A0156

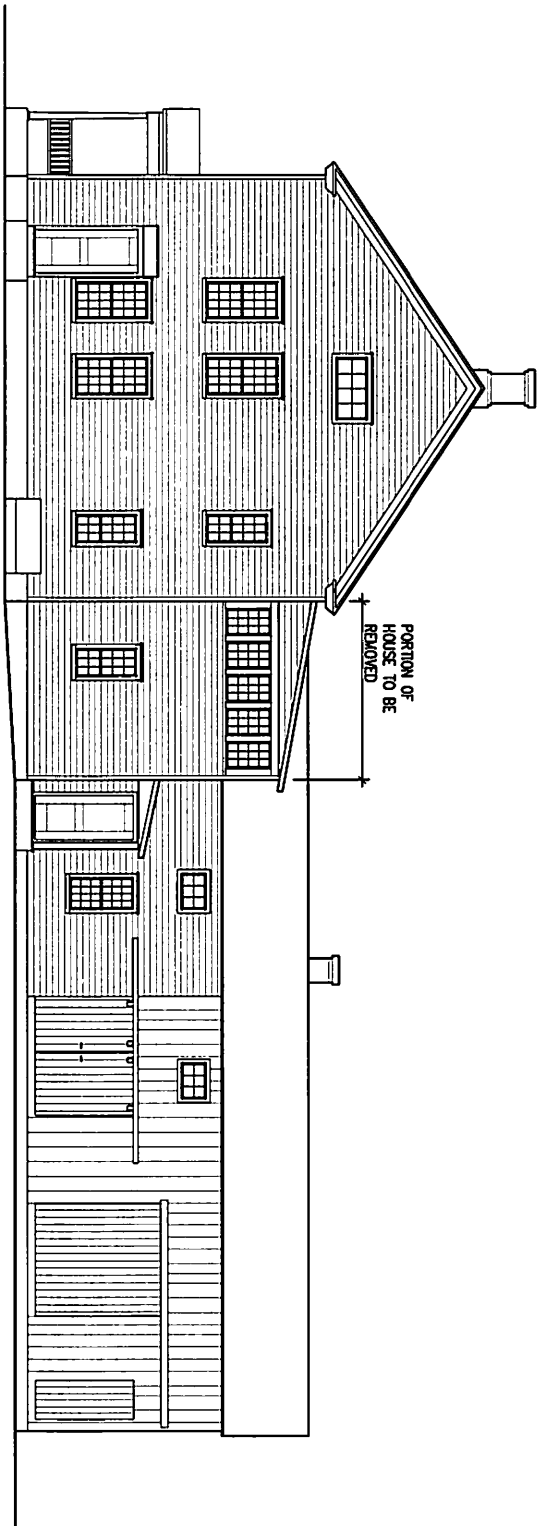
<https://www.rejuvenation.com/s/dodz>

Specification	Detail
Item #	A0156
Width	12"
Height	13"
Projection	16"
Canopy	5" dia.
Number of Sockets	1
Wattage	100W

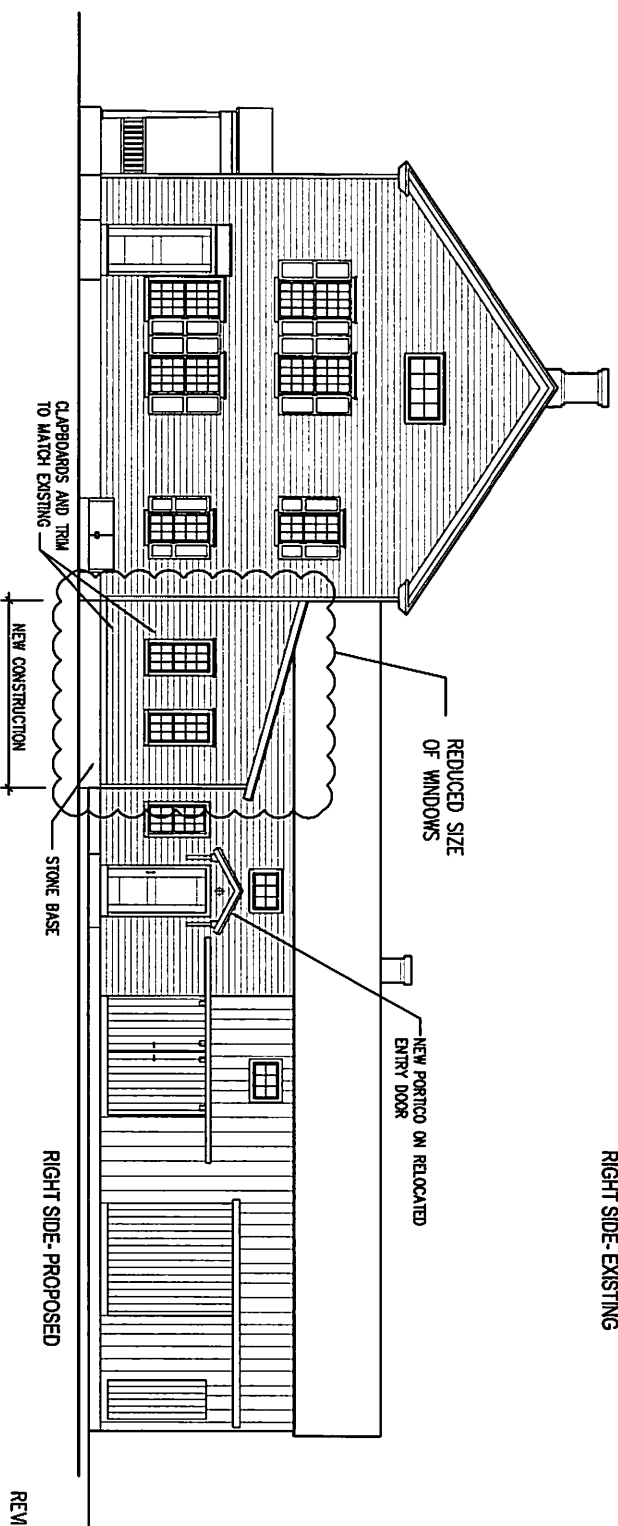
Price as shown* : \$199.00

*Shipping and handling fees apply

exterior fixture for ell,
south and north sides



RIGHT SIDE- EXISTING



RIGHT SIDE- PROPOSED

EXISTING AND PROPOSED ELEVATIONS

5 COBBLE ROAD - SCHEMATIC DESIGN

OWNERS: JAMES ANDERSON AND DEIRDRE KEOGH-ANDERSON
ARCHITECT: USA KESANEN ARCHITECT LLC

REVISED 11-11-16
11-2-16
SCALE : 1/8" = 1'-0"

Town of Kent
Historic District Commission
Application for a Certificate of Appropriateness
MODIFICATION

The undersigned, being the owner of the property situated in the area known as Flanders in the Historic District in the Town of Kent, CT and hereinafter referred to as The Applicant, states that he or she has read and understands Sections 3 through 9 of the current Regulations of the Historic District Commission and hereby applies for a Certificate of Appropriateness for the action described herein at the location described below. Applicant hereby grants permission for any member or designated agent of the Historic District Commission to inspect and examine the site of the proposed work, commencing on the date hereof and ending sixty (60) days after completion of the work.

1. **PROPERTY OWNER** Name JAMES ANDERSON, DEIRDRE KEOGH-ANDERSON
Mail Address 171 N. 10TH ST. APT 7A
BROOKLYN NY 11211
Phone: Home _____ Business _____
Cell (914) 413 2864 Email jamesanderism84@gmail.com

2. **OCCUPANT** Name: _____
(if not owner) Phone: Home _____ Business _____
Cell _____ Email _____

3. **LOCATION OF PROPERTY** (include Street Number) 5 COBBLE ROAD

4. **OWNER'S REPRESENTATIVE** (if any retained to supervise work described below):
Name: Lisa Keskinen Architect
Mail Address 15 Town Street
West Cornwall CT 06796
Phone: Home _____ Business _____
Cell 860 480 5711 Email keskinenlisa@gmail.com

5. **Full description of all work to be done and materials to be used as they affect exterior appearance:**
(attach additional pages as needed) See attachments

6. **Documents accompanying this application**

a). Fee <u>None</u>	f). Survey Map _____
b). Site Plan _____	g). Photographs <u>✓</u>
c). Elevations <u>✓</u>	h). Samples and Materials <u>✓</u>
d). Blueprints _____	i). Specifications of Materials _____
e). Drawings <u>✓</u>	j). Other <u>Model</u>

7. The Work described above is expected to be completed by / 3 / 2018.

Dated at Kent, Connecticut, this _____ day of September 2017.

James J. Anderson
Signature of Property Owner

Accepted by _____ on / / 20 .
For Historic District Commission Use Only

Lisa Keskinen Architect LLC

15 Town Street West Cornwall CT 06796 mobile 860 480-5711 keskinenlisa@gmail.com

September 14, 2017

John Worthington
Chair, Historic District Commission
Kent CT

Dear John,

Thank you for contacting me regarding the chimneys at 5 Cobble Road in Kent. I was remiss in not contacting you when it became apparent that the existing chimneys, for various reasons, were not going to be usable and would need rebuilding with their locations modified.

An additional chimney toward the back in the "ell" also showed signs of instability and deterioration and needed to be removed. Any future work on that has been stopped, pending review with the Commission.

The reasons for the need to alter the two main chimneys are as follows:

1. The existing chimneys, once the plaster and interior finishes were removed, were discovered to be structurally unstable (cracks and disintegrating brick, and also some voids existed in the supporting structure in the basement). Lack of any "cap" on the chimneys meant rainwater entering the flues had contributed to deterioration. They were one brick width thick and were unlined. We enlisted the services of our structural engineer, Jim DeStefano, to design appropriate fixes to the unstable foundations of both chimney masses and to ensure the stability of the chimneys up through the house. The situation was also reviewed with Building Inspector Bill Jenks regarding making the chimneys code compliant.
2. Both chimneys had a pronounced corbel in the attic which does not meet current code. Current code only allows for a few inches of corbel.
3. The northern chimney and one of the north fireplaces (there are two back-to-back in the living areas) had been compromised to accommodate the furnace flue. One had been bricked up, and the other closed up and appeared not to have been used.
4. The southern chimney served the large historic kitchen fireplace with beehive oven along with a fireplace in the front entry and another directly above it.
5. The owners desired to have 3 of the original wood burning fireplaces in the main part of the house restored to working order.
6. The task became to create chimneys that would accommodate the boiler flue, the two fireplaces to the north, and the main kitchen fireplace. To keep the chimneys balanced in size, the decision was made to move the furnace; thus the south chimney would accommodate the furnace flue and the kitchen fireplace and the north chimney serve the two back-to-back fireplaces in the living areas.

The size of the chimneys going through the roof is dictated by the size of the flues and the requisite masonry mass between and around the new flues.

I hope to clarify and explain further if there are questions.

Additional items that we are requesting in this Modification are:

- Ell Chimney- change from brick to “Metalbestos” type of metal chimney. The existing chimney was also unstable (and corbelled) and needed removal. Due to the expense of rebuilding the chimney, we request to install a metal chimney flue. The location will be closer to the eave than the existing brick chimney. Please see attached photos.
- Removal of Shed/former outhouse located to the east of the ell, due to its deteriorating condition.
- Ell, south side - modifications to the sliding barn doors to the indoor/outdoor dining area and the shop. A dimensional discrepancy (my mistake) on the existing drawings did not allow room for the proposed door track for the indoor/outdoor dining area. We propose that both of these slide to the north instead of parting at the center. Additionally, to maximize light and air to the dining, we request raising that same door head height from 6’-5” above the sill (which does not meet code) up to the existing structural timber above, which is at 8’-4” above the sill.
- Approval for exterior light fixture type that has now been selected. Please see attached cut and elevations.
- Kitchen addition - The visible portion of the foundation of the new kitchen addition is called out as “stone”, we request change to “Boral” trim. A sample will be provided. Due to anticipated final finished grade, the visible portion of the foundation wall will be about 7” maximum.

Please see the attached drawings and other information presented to support this modification. Thank you and I look forward to speaking with the Commission on the evening of Monday, September 18th.

Sincerely,



Lisa Keskinen, AIA