

Kent Historic District Commission
Minutes of Special Meeting on October 16, 2017

The meeting was called to order in the Town Hall at 7:00 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. The minutes of the Public Hearing and Special Meeting on November 2, 2106, upon motion and second were duly approved unanimously. The minutes of the Special Meeting on September 18, 2017, upon motion and second also were duly approved unanimously.

- III. Modifications to the property of: James Anderson and Deidre Keogh-Anderson
5 Cobble Road
Kent, CT 06757

James Anderson introduced Will Calhoun, contractor, and James DeStefano, project engineer for the modifications on the house. Lisa Keskinen, project architect, was also present. James Anderson and the project professionals gave a verbal presentation and provided summarizing progress, with emphasis on design decisions, of the modifications discussed at the September 18 meeting.

Regarding the design and construction of the two central chimneys on the main part of the house, they stated that

- a. during interior demolition around the chimneys, substantial structural and material damage was discovered which made them unsound and created serious fire risk;
- b. the chimneys' position on the roof (as built) was actually 2 feet behind (east of) the peak;
- c. corbelling was considered undesirable and under current building code might have changed the position no more than 4" to 6" toward the peak of the roof;
- d. the incorporation of two flues in each chimney led to the north-south orientation, as opposed to the east-west orientation of the original chimneys and would make a change in orientation impractical;
- e. addition of masonry to eliminate the distance between the chimneys and the peak would require substantial structural support;

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- f. chimney caps were added to prevent rain and snow from entering the flues and to prevent winds from creating downdrafts.

James Anderson, Lisa Keskinen and Will Calhoun each acknowledged and expressed regret about their failure to engage with the Commission before making the modifications under consideration. They also said that they had not known the regulations that pertained to the modifications. John Worthington noted that at no time did James Anderson make any proposal of remedial changes to the chimneys as built to address the concerns of the Commission.

There was a discussion among Commission member of the chimneys' positions and chimney caps. During the discussion, Jeffrey Morgan expressed strong disapproval of the chimneys' position, as well as the caps. James Anderson agreed that removal of the chimney caps was acceptable to him.

James Vick made a motion that the Commission approve the removal of the chimney caps and approve retroactively the position of the chimneys as built. Anne Todd seconded the motion. The motion was passed with 3 in favor (Anne Todd, James Vick, John Worthington), 2 opposed (Karen Chase, Jeffrey Morgan) and 1 abstention (Bruce Whipple).

Immediately following the vote, Jeffrey Morgan left the meeting.

James Anderson confirmed that the chimney on the ell roof would be constructed of brick and that the outhouse on the property would be preserved, as recommended by the Commission.

A slate of officers for 2018 was presented:

- Chair – John Worthington
- Vice Chair – Bruce Whipple
- Clerk – James Vick

Upon motion and second, it was approved unanimously.

A schedule of meeting dates in 2018, upon motion and second, was approved unanimously. (See attached.)

Karen Chase tendered her resignation from the Commission, effective January 1, 2018. John Worthington thanked Karen for her long service to the Commission.

Meeting was adjourned at 8:10 PM.

Respectfully submitted,
James Vick, Clerk