

**RECEIVED**

*By Darlene Brady at 11:27 am, Jun 22, 2023*

## Historic District Commission Regular Meeting

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To: Town Clerk, Kent, Connecticut  
From: James Vick, Chairman  
Date: 6/19/2023  
Re: Meeting Agenda

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### **Public Hearing**

**July 10, 2023**

**5:00 PM**

**Online Zoom**

1. Call to order
2. Correspondence, public comment
3. Approval of the prior meeting minutes
4. Consider and vote on James Anderson's pending Applications for Certificates of Appropriateness
  - a. proposed shed at 5 Cobble Road
  - b. proposed renovation of "Back El" at 5 Cobble Road
5. Other business
6. Public comment
7. Adjournment

### **Zoom Information**

Join Zoom meeting

<https://us02web.zoom.us/j/7197635269>

Meeting ID: 719 763 5269

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

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 \_\_\_\_\_  
Mail Address \_\_\_\_\_ 5 Cobble Road Kent CT 06757 \_\_\_\_\_  
Phone: Home \_\_\_\_\_ Business \_\_\_\_\_  
Cell: 914 413 2864 \_\_\_\_\_ Email: jamesanderson84@gmail.com \_\_\_\_\_
2. **OCCUPANT (if not owner)** Name: \_\_\_\_\_  
Phone: Home: \_\_\_\_\_ Business: \_\_\_\_\_  
Cell: \_\_\_\_\_ Email: \_\_\_\_\_

3. **LOCATION OF PROPERTY** (include Street Number) \_\_\_\_\_ 5 Cobble Road Kent CT 06757 \_\_\_\_\_  
\_\_\_\_\_

4. **OWNER'S REPRESENTATIVE** (if any retained to supervise work described below):  
Name: \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Phone: Home \_\_\_\_\_ Business \_\_\_\_\_  
Cell \_\_\_\_\_ Email \_\_\_\_\_

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

Construction of a timber frame shed in the North East part of the property. Shed will be maximum of 14 foot wide and 20 foot long. Single story. Clad in horizontal clapboards. Roof will be cedar shingles.

6. **Documents accompanying this application**

- |                             |                                       |
|-----------------------------|---------------------------------------|
| a). Fee _____ None _____    | f). Survey Map _____                  |
| b). Site Plan _____ X _____ | g). Photographs _____ X _____         |
| c). Elevations _____        | h). Samples and Materials _____       |
| d). Blueprints _____        | i). Specifications of Materials _____ |
| e). Drawings _____          | j). Other _____                       |

7. The Work described above is expected to be completed by \_\_\_\_\_ 09 / 30 / 2023 \_\_\_\_\_.

Dated at Kent, Connecticut, this \_\_\_\_\_ 5th \_\_\_\_\_ day of \_\_\_\_\_ May \_\_\_\_\_ 20 \_\_\_\_\_ 23 \_\_\_\_\_.

James J. Anderson

\_\_\_\_\_  
**Signature of Property Owner**

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

**(Not to be filled in by applicant)**

Application No.

Date Received

# \_\_\_\_\_

\_\_\_\_\_

Donation Received \_\_\_\_\_

Form of Payment (specify) \_\_\_\_\_

Notice of Public Hearing Published \_\_\_\_\_

Date of Hearing \_\_\_\_\_

Date & Action

Approved as

Approved as Modified \_\_\_\_\_

Application

Taken \_\_\_\_\_:

Submitted \_\_\_\_\_

Rejected \_\_\_\_\_

Conditions of Approval or Reasons for Denial:

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

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  
Mail Address 5 COBBLE ROAD KENT CT 06757  
Phone: Home \_\_\_\_\_ Business \_\_\_\_\_  
Cell 914 413 2864 Email jamesanderson84@gmail.com

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

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

4. **OWNER'S REPRESENTATIVE** (if any retained to supervise work described below):  
Name: \_\_\_\_\_  
Mail Address \_\_\_\_\_  
Phone: Home \_\_\_\_\_ Business \_\_\_\_\_  
Cell \_\_\_\_\_ Email \_\_\_\_\_

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

Remodelling "rear El" from storage into living space.  
New windows. New siding. Replace some roof shingles w. new.

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 _____
d). Blueprints _____	i). Specifications of Materials _____
e). Drawings <u>✓</u>	j). Other _____

7. The Work described above is expected to be completed by 12 / 31 / 2023

Dated at Kent, Connecticut, this 30<sup>th</sup> day of May 2023

James J. Anderson  
Signature of Property Owner

Accepted by James Vick on June 1 /2023.  
For Historic District Commission Use Only

**(Not to be filled in by applicant)**

Application No.

Date Received

# \_\_\_\_\_

\_\_\_\_\_

Donation Received \_\_\_\_\_

Form of Payment (specify) \_\_\_\_\_

Notice of Public Hearing Published \_\_\_\_\_

Date of Hearing \_\_\_\_\_

Date & Action

Approved as

Approved as Modified \_\_\_\_\_

Application

Taken \_\_\_\_\_:

Submitted \_\_\_\_\_

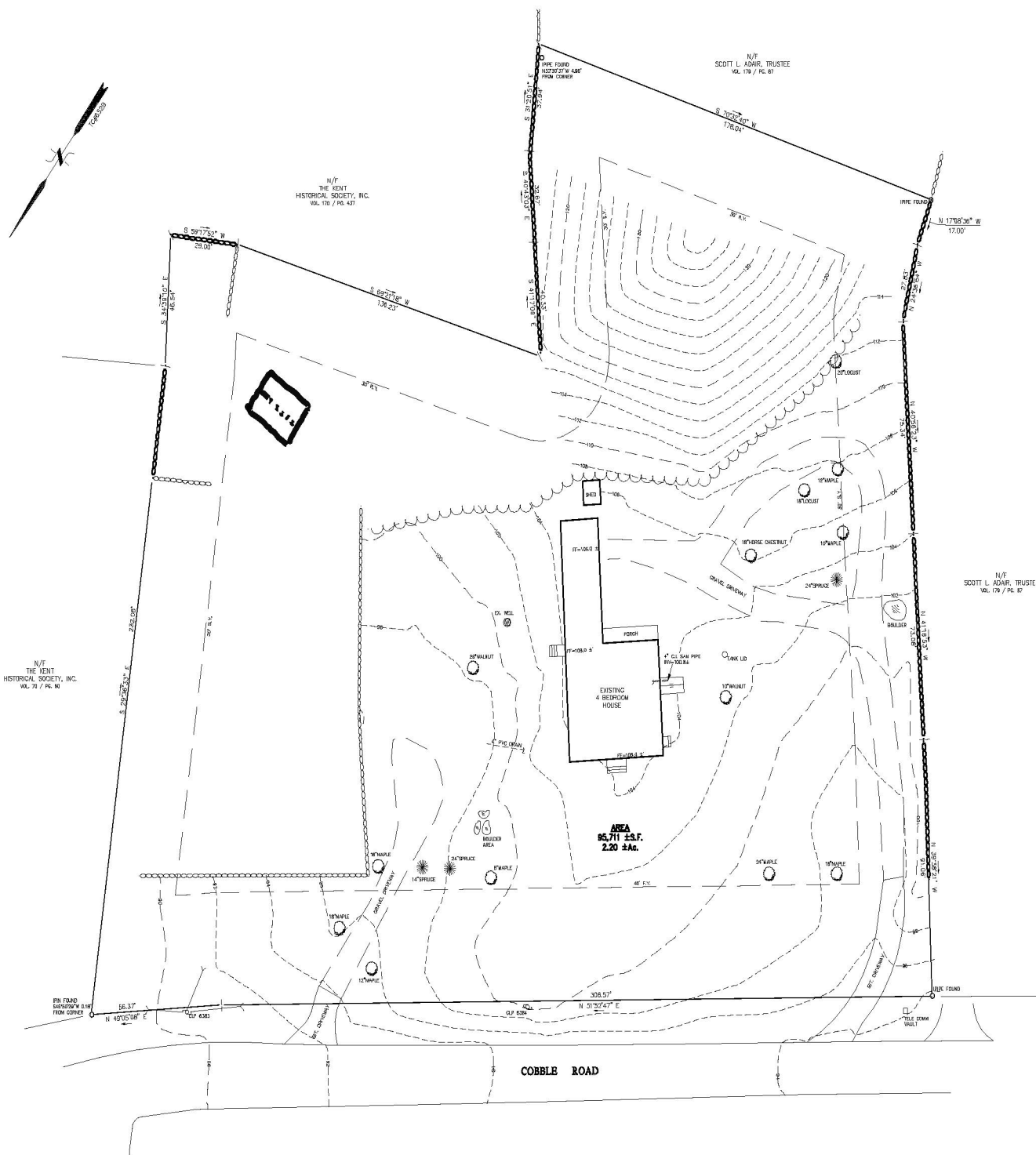
Rejected \_\_\_\_\_

Conditions of Approval or Reasons for Denial:



Photo of existing windows and patio door on East side of kitchen.

El to be modified is to the right of this picture.



LEGEND

PROPERTY LINE	—
EXISTING IRON PIN OR PIPE	○
PROPOSED IRON PIN OR PIPE	●
UTILITY POLE W/ANCHOR	⊕
WELL	⊙
STONE WALL	—○—○—○—○—○—○—○—○—○—
BLDG. SETBACK LINE	—
EXISTING CONTOUR	—310—
EXISTING SPOT ELEVATION	311.5
PROPOSED CONTOUR	310
PROPOSED SPOT ELEVATION	311+5
TREE LINE	—

- NOTES:
- BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY
  - OWNER: JAMES J. ANDERSON AND DEBORAH KEDON-ANDERSON  
5 COBBLE ROAD  
KENT, CONNECTICUT  
REF: VOL. 182 / PG. 608  
ASSESSOR'S MAP 8 / BLOCK 22 / LOT 85
  - TOTAL AREA - 65,711 ± S.F.; 2.20 ± Ac.
  - ZONE: RU - RURAL DISTRICT
  - REFER TO THE FOLLOWING MAPS: TC# 6529 & 8988 ON FILE IN KENT LAND RECORDS.
  - REFER TO THE FOLLOWING DEEDS: VOL. 182 / PG. 608 & VOL. 50 / PG. 247 ON FILE IN KENT LAND RECORDS.
  - PROPERTY IS SUBJECT TO HISTORIC DISTRICT NOTICE, FROM THE TOWN OF KENT DATED MARCH 26, 1976 AND RECORDED JUNE 13, 1976, IN VOLUME 70 PAGE 132 ON FILE IN KENT LAND RECORDS.
  - PROPERTY IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS AS OF RECORD THEY MAY APPEAR.
  - STONE WALLS AND FENCES MAY VARY FROM PRINCIPLE COURSES SHOWN.
  - VERTICAL DATUM IS ASSUMED.

**DRAFT**

**PROPERTY SURVEY**  
PREPARED FOR  
**JAMES J. ANDERSON & DEBORAH KEDON-ANDERSON**  
5 COBBLE ROAD  
KENT, CONNECTICUT

**Hfrica Associates LLC**  
Engineers Surveyors

"I HEREBY DECLARE THAT TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON." THIS SURVEY CONFORMS TO THE STANDARDS OF AN A-2 SURVEY AND A T-2 SURVEY AND WAS PREPARED IN ACCORDANCE WITH SECTIONS 20-308b-1 THROUGH 20-308b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1994.

KENNETH S. HFRICA P.E., J.S. CT LIC. #10866  
NOT VALID WITHOUT ORIGINAL SEAL

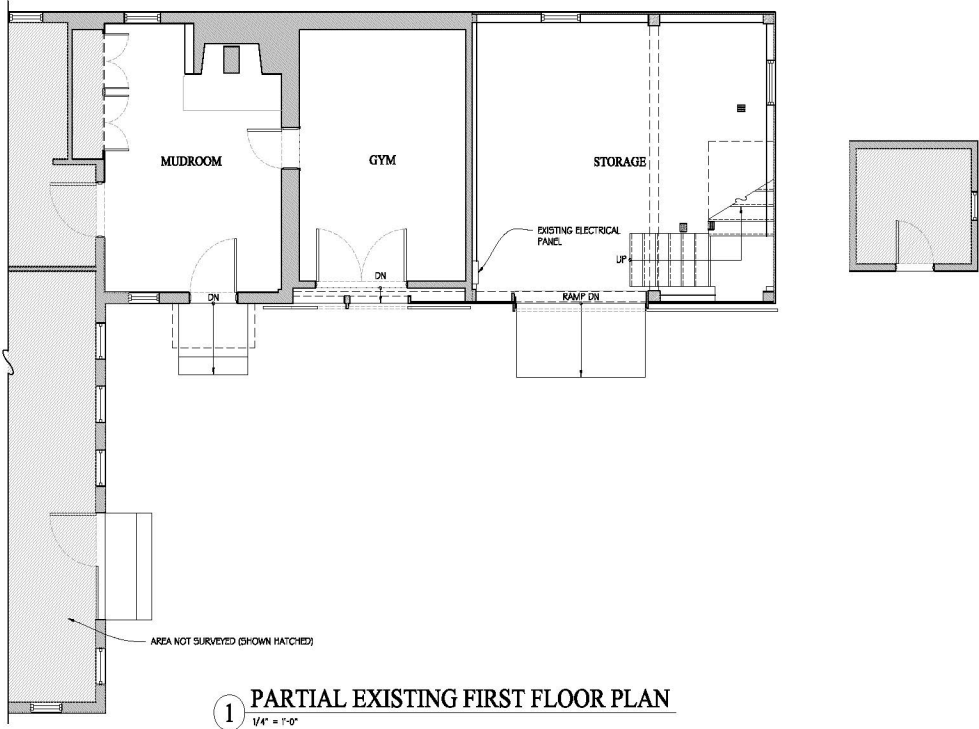
DATE:	9/18/2016	MAP #:	0625
SCALE:	1"=20 FT.	SHEET #:	C1
DRAWING:	150626	DRAWN BY:	JLP
PROJECT #:	15-0626	CHECKED BY:	KSH



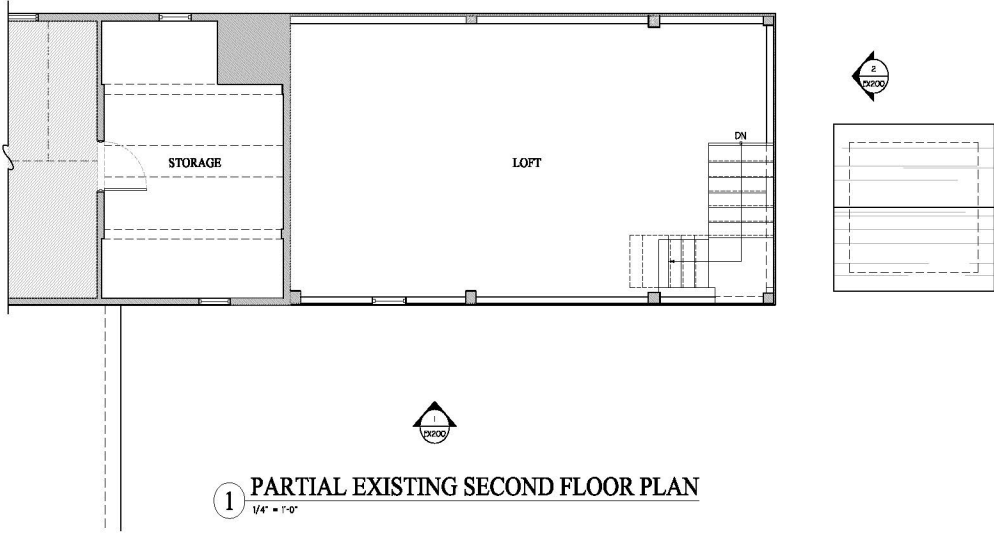
**SLH DESIGN & CONSULTING LLC.**  
P.O. BOX 478  
GOSHEN, CONNECTICUT

**ANDERSON RESIDENCE**  
5 COBBLE ROAD  
KENT, CONNECTICUT

**WEST MOUNTAIN BUILDERS**  
30 WEST MOUNTAIN ROAD  
WASHINGTON, CONNECTICUT



**1 PARTIAL EXISTING FIRST FLOOR PLAN**  
1/4" = 1'-0"



**1 PARTIAL EXISTING SECOND FLOOR PLAN**  
1/4" = 1'-0"



SCALE: 1/4" = 1'-0"  
2023.01.12  
2023.03.29  
2023.05.26 HISTORIC DISTRICT

**EX101**  
EXISTING FIRST &  
SECOND FLOOR PLAN



1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"

SLH DESIGN &  
CONSULTING LLC.  
P.O. BOX 478  
GOSHEN, CONNECTICUT

ANDERSON  
RESIDENCE  
5 COBBLE ROAD  
KENT, CONNECTICUT

WEST MOUNTAIN  
BUILDERS  
30 WEST MOUNTAIN ROAD  
WASHINGTON, CONNECTICUT

SCALE: 1/4" = 1'-0"

2023.01.12

2023.03.29

2023.05.26 HISTORIC DISTRICT

EX200

EXISTING EXTERIOR  
ELEVATIONS

SLH DESIGN &  
CONSULTING LLC.  
P.O. BOX 478  
GOSHEN, CONNECTICUT

ANDERSON  
RESIDENCE  
5 COBBLE ROAD  
KENT, CONNECTICUT

WEST MOUNTAIN  
BUILDERS  
30 WEST MOUNTAIN ROAD  
WASHINGTON, CONNECTICUT



1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"

SCALE: 1/4" = 1'-0"  
2023.01.12  
2023.03.29  
2023.05.26 HISTORIC DISTRICT

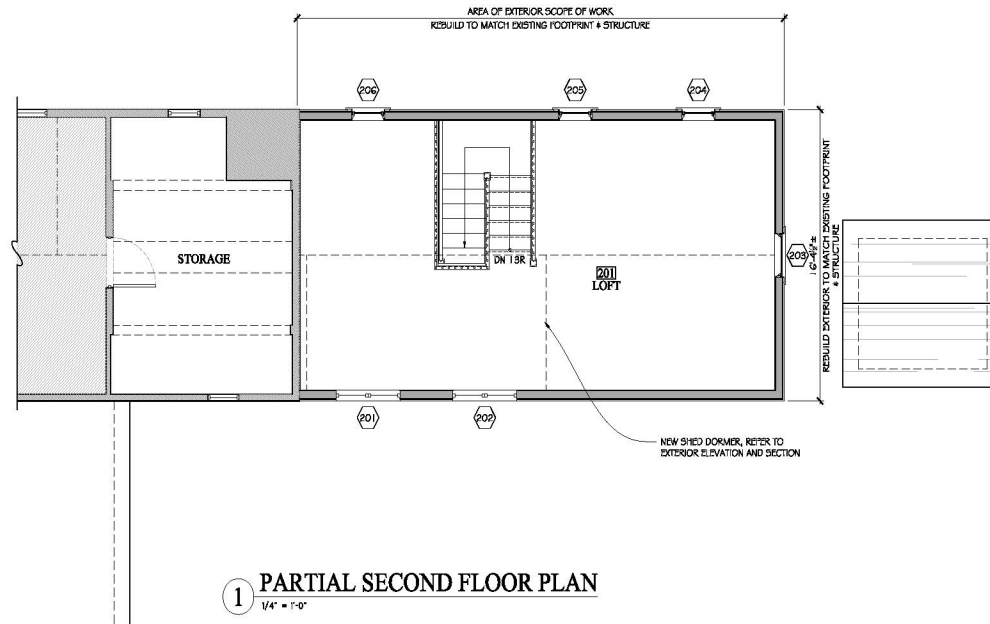
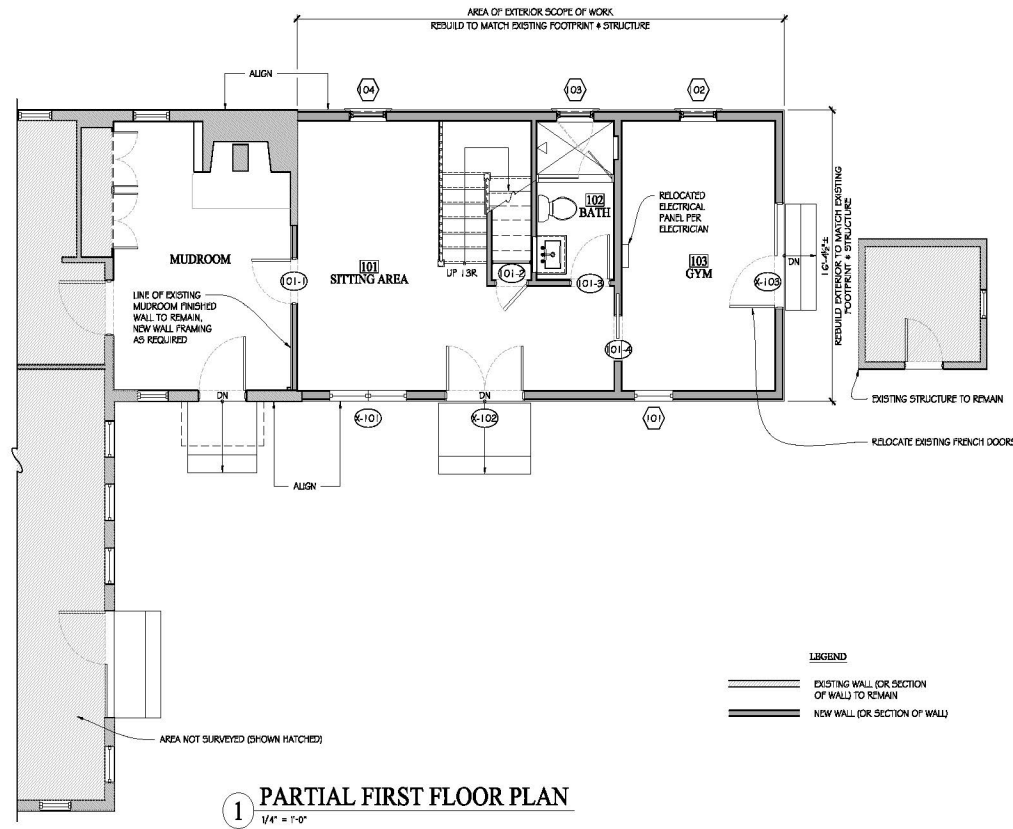
EX201  
EXISTING EXTERIOR  
ELEVATION



**SLH DESIGN & CONSULTING LLC.**  
P.O. BOX 478  
GOSHEN, CONNECTICUT

**ANDERSON  
RESIDENCE**  
5 COBBLE ROAD  
KENT, CONNECTICUT

**WEST MOUNTAIN  
BUILDERS**  
30 WEST MOUNTAIN ROAD  
WASHINGTON, CONNECTICUT



SCALE: 1/4" = 1'-0"

2023.03.16 PRELIMINARY PRICING  
2023.03.29 DD1  
2023.04.27 DD2  
2023.05.26 HISTORIC DISTRICT

**A101**

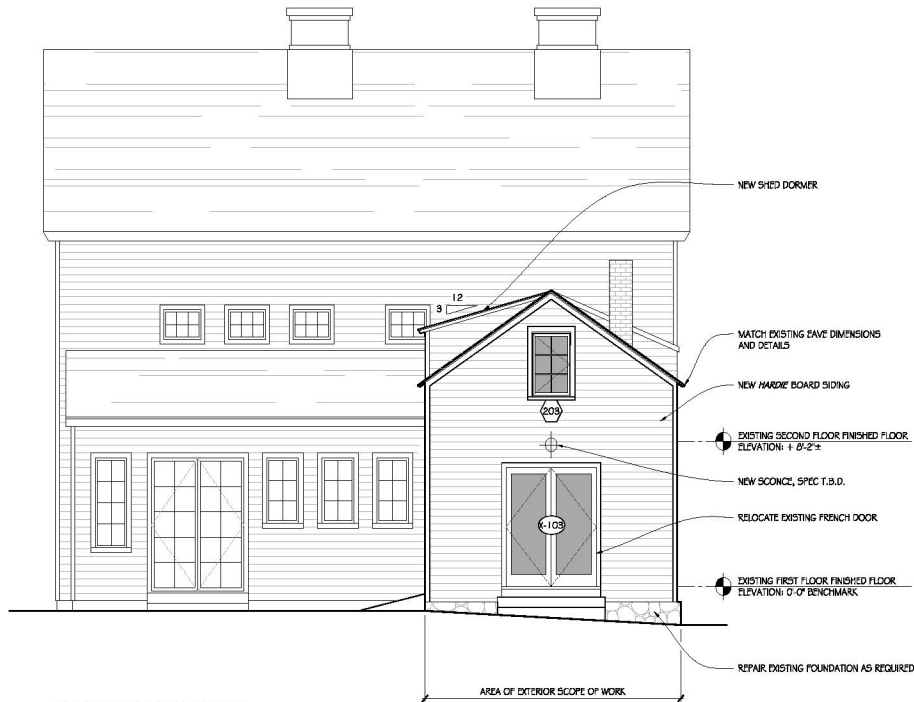
**FIRST & SECOND FLOOR  
PLAN**

**NOT FOR CONSTRUCTION**

• 2023 SLH DESIGN & CONSULTING LLC. MAY NOT BE REPRODUCED WITHOUT PERMISSION



1 SOUTH ELEVATION  
1/4" = 1'-0"



2 EAST ELEVATION  
1/4" = 1'-0"

SLH DESIGN &  
CONSULTING LLC.  
P.O. BOX 478  
GOSHEN, CONNECTICUT

ANDERSON  
RESIDENCE  
5 COBBLE ROAD  
KENT, CONNECTICUT

WEST MOUNTAIN  
BUILDERS  
30 WEST MOUNTAIN ROAD  
WASHINGTON, CONNECTICUT



WINDOW SCHEDULE								
ID NUMBER	TYPE	MANUFACTURER	MODEL	FRAME SIZE	EXTENSION JAMB HEIGHT ABOVE FINISH FLOOR	LITES	MULL KIT	NOTES
101	A	A#S WINDOW	CUSTOM OPERABLE STEEL CASEMENT	2'-6" x 4'-2"±	6'-8"	6	N/A	LITE CUT SIZE TO MATCH STEEL DOORS
102	B	MARVIN SIGNATURE ULTIMATE WOOD DOUBLE HUNG OR SIMILAR	UWDH2424 OR SIMILAR	2'-5 3/8" x 4'-9"	6'-8"	6 OVER 6	N/A	
103	B	MARVIN SIGNATURE ULTIMATE WOOD DOUBLE HUNG OR SIMILAR	UWDH2424 OR SIMILAR	2'-5 3/8" x 4'-9"	6'-8"	6 OVER 6	N/A	
104	B	MARVIN SIGNATURE ULTIMATE WOOD DOUBLE HUNG OR SIMILAR	UWDH2424 OR SIMILAR	2'-5 3/8" x 4'-9"	6'-8"	6 OVER 6	N/A	
201	C	A#S WINDOW	CUSTOM OPERABLE STEEL FRENCH CASEMENT	4'-2"± x 3'-6"±	T.B.D.; VERIFY IN FIELD	6	N/A	LITE CUT SIZE TO BE PROPORTIONAL TO STEEL DOORS
202	C	A#S WINDOW	CUSTOM OPERABLE STEEL FRENCH CASEMENT	4'-2"± x 3'-6"±	T.B.D.; VERIFY IN FIELD	6	N/A	LITE CUT SIZE TO BE PROPORTIONAL TO STEEL DOORS
203	D	MARVIN SIGNATURE ULTIMATE WOOD CASEMENT	UWCA3044E OR SIMILAR	2'-6" x 3'-8 1/8"	6'-0"; VERIFY IN FIELD	6	N/A	
204	E	MARVIN SIGNATURE ULTIMATE WOOD AWNING OR SIMILAR	UAWN2620 OR SIMILAR	2'-2" x 1'-8 1/8"	T.B.D.; VERIFY IN FIELD	6	N/A	STATIONARY
205	E	MARVIN SIGNATURE ULTIMATE WOOD AWNING OR SIMILAR	UAWN2620 OR SIMILAR	2'-2" x 1'-8 1/8"	T.B.D.; VERIFY IN FIELD	6	N/A	STATIONARY
206	E	MARVIN SIGNATURE ULTIMATE WOOD AWNING OR SIMILAR	UAWN2620 OR SIMILAR	2'-2" x 1'-8 1/8"	T.B.D.; VERIFY IN FIELD	6	N/A	STATIONARY
TYPICAL MARVIN WINDOW SPECIFICATIONS: INSULATED GLASS; 5/8" SDL WITH BRONZE SPACER BARS; STONE WHITE EXTERIOR / BARE PINE INTERIOR SASH & FRAMES; G.C. TO SUPPLY AND INSTALL EXTENSION JAMBS AS REQUIRED; 3 1/2" WIDE FLUSH CASING ON (3) SIDES WITH 2" HISTORIC SILL NOSING; HARDWARE FINISH T.B.D.; ALL WINDOWS TO HAVE WOOD FRAMED CHARCOAL ALUMINUM SCREENS								
TYPICAL A#S WINDOW SPECIFICATIONS: T.B.D.								

1 WINDOW SCHEDULE  
N.T.S

EXTERIOR DOOR SCHEDULE												
DOOR	TYPE	LOCATION	MANUFACTURER	MODEL #	JAMB WIDTH	JAMB HEIGHT	DOOR THICKNESS	DOOR SWING	SPECIES	FINISH	HARDWARE	NOTES
X-101	A	101 SITTING AREA	A&S WINDOW	500 SERIES (MATCH KITCHEN	5'-0"	6'-8"	T.B.D.	T.B.D.	NA	T.B.D.	T.B.D.	
X-102	A	101 SITTING AREA	A&S WINDOW	500 SERIES (MATCH KITCHEN	5'-0"	6'-8"	T.B.D.	T.B.D.	NA	T.B.D.	T.B.D.	
X-103	B	103 GYM	EXISTING	EXISTING	EXISTING				NA			

INTERIOR DOOR SCHEDULE												
DOOR	TYPE	LOCATION	MANUFACTURER	MODEL #	JAMB OPENING WIDTH	JAMB HEAD HEIGHT	DOOR THICKNESS	DOOR SWING	SPECIES	FINISH	HARDWARE	NOTES
101-1	C	MUDROOM	T.B.D.	T.B.D.	2'-6"	6'-8"	T.B.D.	RH	T.B.D.	T.B.D.	T.B.D.	
101-2	C	COAT CLOSET	T.B.D.	T.B.D.	2'-0"	6'-8"	T.B.D.	LH	T.B.D.	T.B.D.	T.B.D.	
101-3	C	102 BATH	T.B.D.	T.B.D.	2'-6"	6'-8"	T.B.D.	RH	T.B.D.	T.B.D.	T.B.D.	
101-4	D	103 GYM	T.B.D.	T.B.D.	2'-6"	6'-8"	T.B.D.	POCKET	T.B.D.	T.B.D.	T.B.D.	
NOTES: T.B.D.												

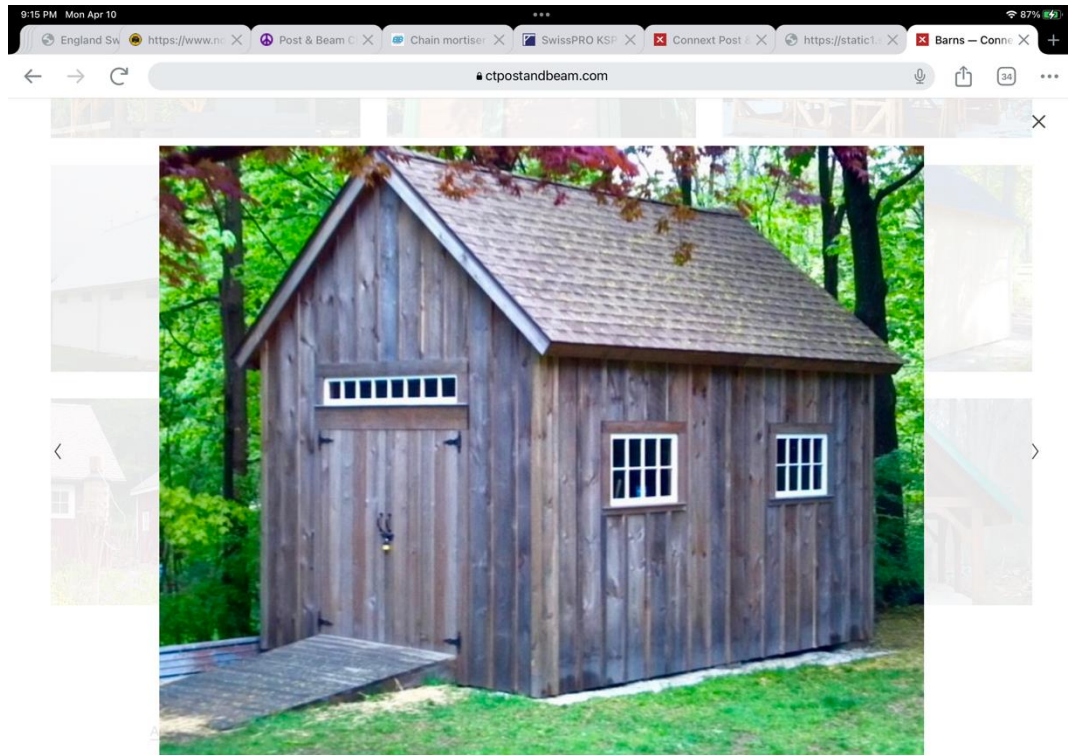
1 DOOR SCHEDULES  
N.T.S

To: Kent Historic District Committee  
From: James Anderson, Owner – 5 Cobble Road  
Date: April 30<sup>th</sup>. 2023  
Re: Proposed project

---

Please find attached materials to describe a project we are planning:

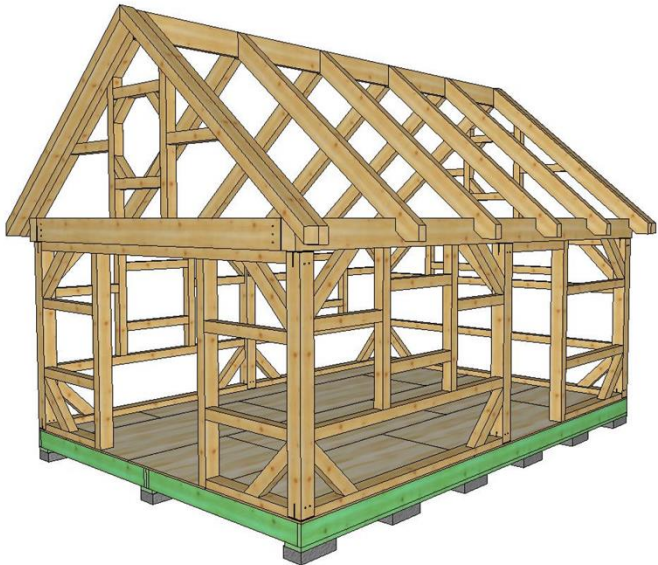
- 1) Construction of a free-standing timber frame shed in the North East part of the property to accommodate storage of garden equipment and tools.  
The shed will be 14 foot wide and 20 foot long (280 square foot total)  
The shed will NOT have any services (e.g., electric)  
See attached plot plan for the location of the shed.  
The aesthetic of the shed would be consistent with the rural and historic nature of the property, simple in design. See photo below as an example:



We plan to use horizontal clapboards not vertical siding as shown in this example.

The shed will be built using a timber frame – broadly in accordance with the following design:

**Wilton**  
14' x 20'



To be printed on- 11 x 17 Tabloid

All timbers shall be equivalent to Eastern White Pine  
No. 2 or better unless otherwise noted

Copyright Laws Prohibit  
Reproduction or Use of This  
Drawing in Whole or in Part  
Without the Express Written  
Permission of CONNEXT  
POST AND BEAM, LLC.

DO NOT SCALE DIMENSIONS ON  
THIS DRAWING. THE SE BANGS  
AND BUCKLE REINFORCEMENT  
AND MAY CONTAIN A MARGIN OF ERROR.

Revised:  
9/23/2020

DRAWING INFO:  
Cover Sheet

DRAWING No. 000  
PRINTED: 4/22/2021

Views of 5 Cobble Road as heading North from the bridge over Cobble Creek.  
Photos taken April 2023.





