



NELSON
EDWARDS
COMPANY
ARCHITECTS LLC

Structural Stabilization, Exterior Rehabilitation and Programming
Nevins Cottage
57 Rope Ferry Road, Waterford, Connecticut

PROGRAMMING MEETING

Meeting Date: July 31, 2020
Location: Conference Call

Present: (in last name alphabetical order)

Town of Waterford, CT

- ☒ Rob Brule, First Selectman
- ☒ Brian Flaherty, Public Works
- ☒ Danielle Galinas, RTM
- ☒ Abby Piersall, AICP, Planning Director

Town of Waterford Historic Properties Commission

- ☒ John O'Neil

Town of Waterford Historical Society

- ☒ Kristin Widham

A/E Team

- ☐ Laura Boyer, AIA, Nelson Edwards Company Architects, LLC
- ☐ Amy Jagaczewski PE, GNCB Engineers, Inc
- ☒ Sara O. Nelson, AIA, Nelson Edwards Company Architects, LLC

Written by: Sara Nelson, AIA Distribution: Participants

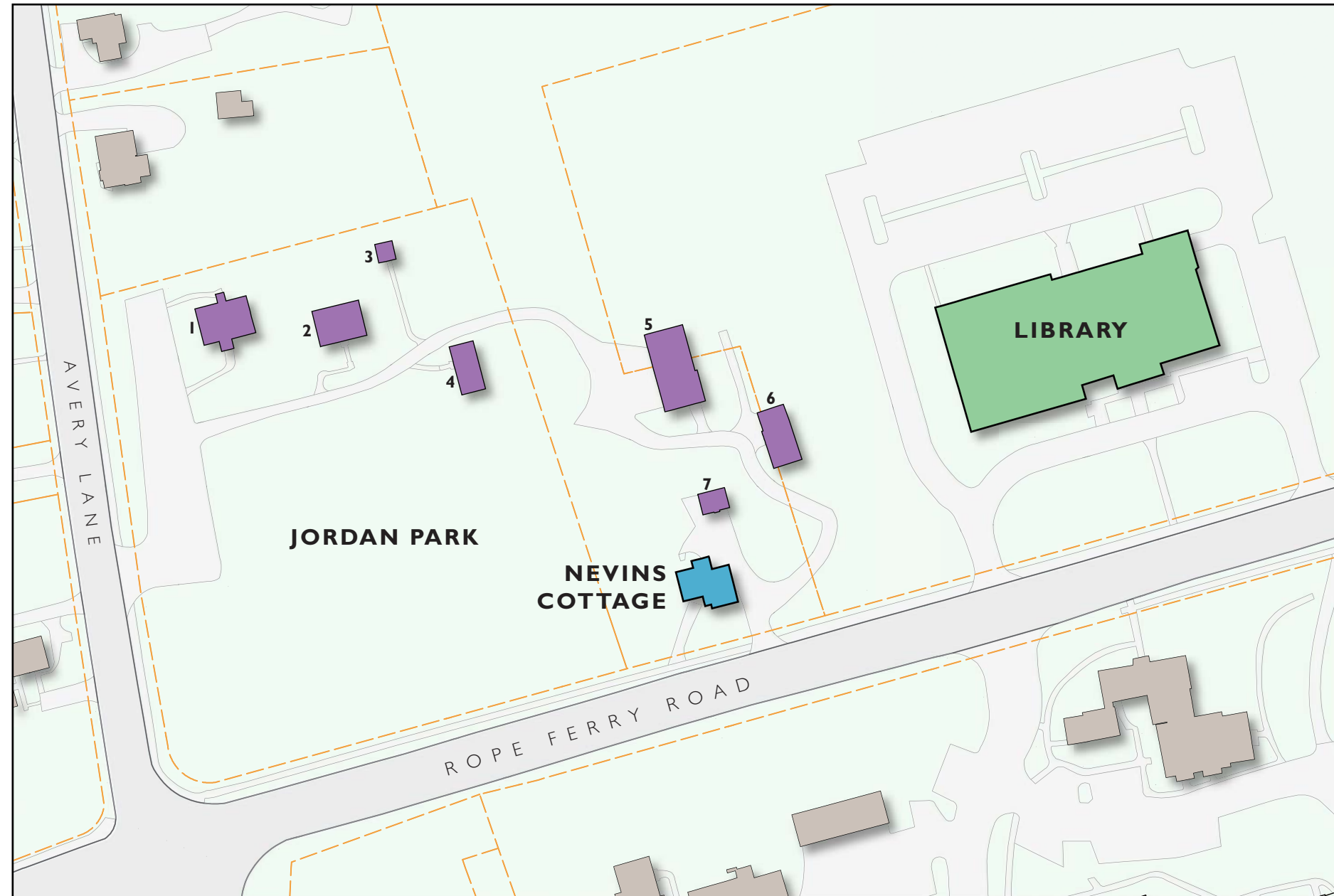
The current project, structural stabilization and exterior rehabilitation of Nevins Tenant Cottage, is intended to address current structural deficiencies and to rehabilitate the exterior envelope (siding, windows, doors, trim etc.) to sound condition. The purpose of the round table programming discussion is to identify the range of possible uses for the cottage that would be considered in subsequent phases of restoration. This discussion will help the design team and Town integrate planning for future use that would be impacted by the current work scope to help achieve economies of construction effort – particularly as they relate to structural stabilization.

The discussion referred to a series of graphics including photos and building plans which are appended to the end of these minutes. *Some of the graphics (site plan and conceptual development plan) are taken from the 2014 'Waterford Town Vision Study and Strategic Plan' and are used for reference only to explain prior study not current work.*

A. ITEM	NEW BUSINESS DISCUSSION	ACTION BY	DATE REQ'D
1.1	Introduction to project Ms. Nelson reviewed the scope of work for this project which includes structural stabilization and refurbishment of the building's exterior envelope (siding, windows and doors.) Preliminary information regarding possible future uses allows the design team to integrate future considerations that		

	impact the current work scope into the current stabilization plan. This in turn helps the Town realize long-term economies of construction cost. An example of this is design of stabilization for first floor framing system. - Both design team members have prior experience with Nevins Cottage. GNCB Consulting Engineers was the engineer of record for the 2012 'Structural Condition Assessment' of Nevins Cottage and NEC Architects was the historic architect team member for the 2014 'Waterford Town Vision Study and Strategic Plan'. The 2014 study included a review of how Nevins Cottage could be adapted for future Town program use. - Nevins Cottage was constructed and occupied as a residence. Any future public use of the building will necessitate a "change of use" under the CT State Building Code. The formal change of use would occur in a subsequent restoration phase (that leads to occupancy) and not the current phase. A formal "change of use" requires, among other things, review of existing structural systems against then current Code requirements for the intended use and often results in a need for supplemental reinforcing. - The building is a historic structure and contributes to the significance of Jordan Village National Register District. Ms. Piersall noted it is the Town's intention to follow the 'Secretary of the Interior's Standards for the Care and Treatment of Historic Properties.'		
1.2	Range of Possible uses Ms. Nelson noted a range of possible uses discussed during the 2014 Strategic Plan and asked how Town thoughts regarding Jordan Village area and Nevins Cottage had evolved over time. - The range of currently suggested uses for the first floor of Nevins Cottage included possible meeting space, ice—cream or coffee shop (limited schedule.) - Also discussed was lack of historical records / archive storage. - Ms. Nelson noted that generally speaking, small historic buildings do not easily lend themselves to archival storage; the temperature and humidity requirements for archival storage are not well met by small wood framed buildings with very thin exterior walls.		
1.3	Current Condition of Building Field work reveals that the building has structural and exterior envelope deficiencies that will be addressed by this work. - The structure of the 'Den' – a relatively modern addition - is significantly deteriorated and stabilization plans call for this modern element, which does not contribute to the building's historic significance, to be removed. - Refurbishment of the 'exterior envelope' includes siding, trim, windows, doors and porches. The roof was previously replaced.		
1.4	Information learned from prior feasibility study of Nevins Cottage Adaptive reuse of Nevins Cottage for low impact public use was considered in the 2014 study and a schematic plan generated to illustrate possible reuse layout. To preserve two spaces for main 'program' areas a handicap accessible entry and toilet room were placed in a new addition on the north side of the Cottage (generally in the location of the 'Den' but with an expanded footprint driven by the size requirements for entry into an accessible public building and toilet room.)		

	- Ms. Nelson asked if the current rehabilitation, which will need to include work to enclose the building where the 'Den' is removed, should include the shell (foundation, exterior walls and roof) for a future entry with the interior to be completed during subsequent phase. The reason for the question is that with the Den removed the current restoration will need to include repair of exterior siding / sill / foundation. - After some discussion weighing pros and cons it was decided that the current structural stabilization and exterior refurbishment should be limited to rehabilitating the existing building and not include the shell for and associated costs of a future addition (such as the one illustrated in the 2014 schematic plan.)	GNCB/NEC	
1.5	Feedback on 2014 plan With regard to the 2014 plan, it was mentioned that the illustrated handicap ramp is shown to end facing east at the side of the very narrow driveway. Any ramp termination will need to have a landing away from traffic (agreed.) It was noted that parking on the site is quite limited.	For future planning	
1.6	Other suggestions John O'Neil mentioned that a similar adaptive reuse was undertaken by the East Lyme with the Lee House where the first floor used for public space and the second floor used for storage. The building is open seasonally. (see Engineer's comment about considerations for second floor storage at end of minutes.)		
1.7	Next Steps - The A/E design team to complete the restoration documents and have an opinion of probable cost prepared to facilitate capital planning. The Town needs to have budget information in time for budget requests (October, 2020.) - Possible grant funding sources are being considered (SHPO, STEAP) to help defray the cost of stabilization / exterior rehabilitation. - A/E team to schedule coordination call with Abby Piersall to review next steps and schedule.	A/E team GNCB/NEC	Late September ASAP
	Supplemental Information regarding 2nd floor storage: Subsequent to the 7/31/20 conference call the range of possible uses was reviewed with GNCB Consulting Engineers. The following is their comment regarding use of the second floor for storage: <i>'The second floor of Nevins Cottage is rated for use as a second floor residential space at 30 psf. Use of the floor as offices would require structural capacity of 50 psf. Use of the floor as storage would require structural capacity of 125 psf. In order to achieve these higher load ratings, structural reinforcing would be required. For office use, the existing floor joists would need to be reinforced with engineered lumber along their full length. For storage, introduction of mid-span beams in order to cut down the spans of the second floor framing may be required should sistering the joists prove insufficient. Existing headers at bearing walls would need to be reinforced as well for this load rating.'</i> Amy Jagaczewski, PE.		



JORDAN VILLAGE PARK & SURROUNDING BUILDINGS
Scale: 1:100

- Property Line
- Driveways & Walkways
- Roads

NEVINS TENANT COTTAGE (c. 1890)
57 Rope Ferry Road, Waterford, Connecticut
SCALE: AS SHOWN
July 31, 2020

**SITE PLAN FROM 2014 WATERFORD TOWN CENTER
VISION & STRATEGIC PLAN**

NELSON EDWARDS COMPANY ARCHITECTS, LLC



SOUTH ELEVATION



WEST ELEVATION



FRONT DOOR, SOUTH ELEVATION



FIRST FLOOR, LOOKING SOUTH



NORTH ELEVATION

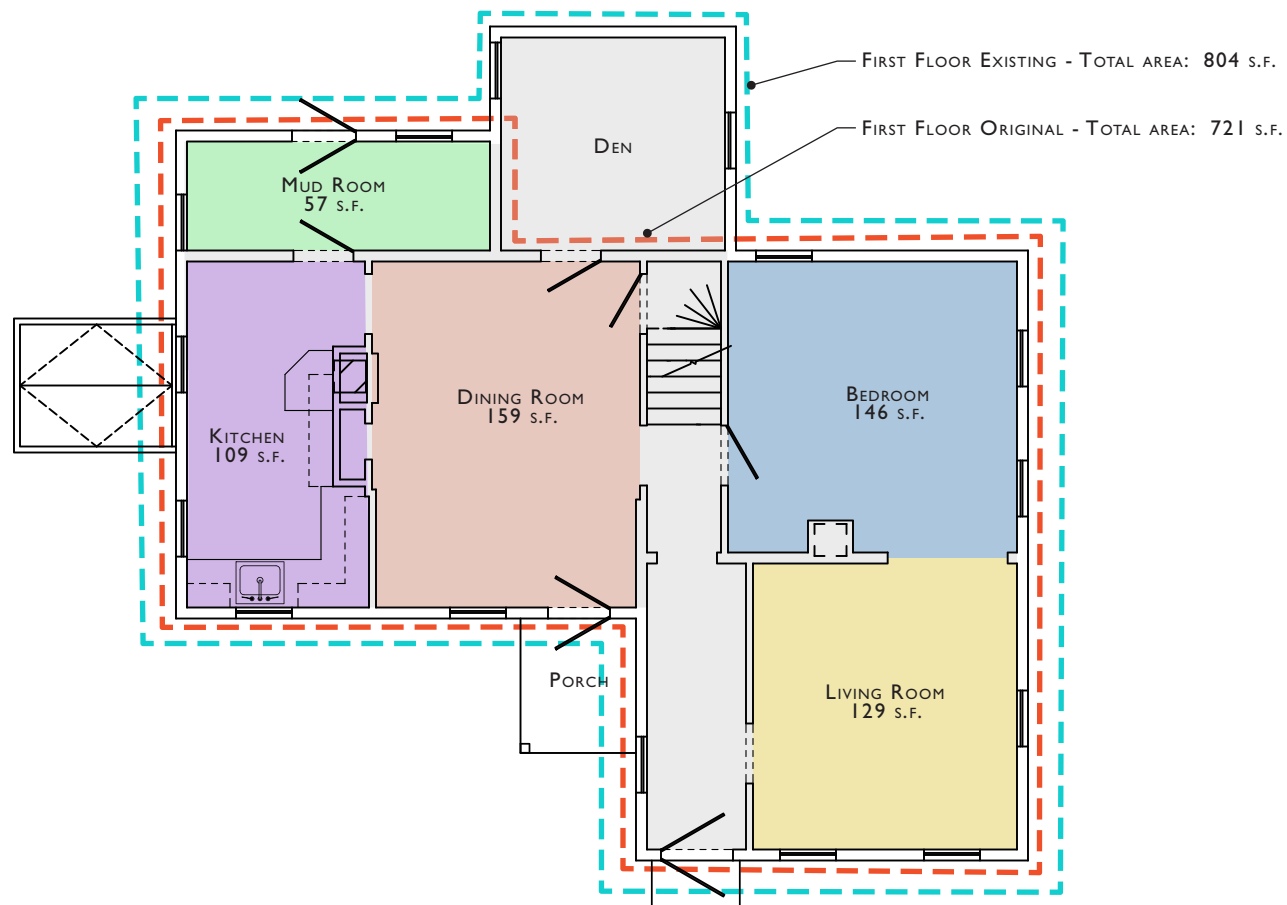


EAST ELEVATION

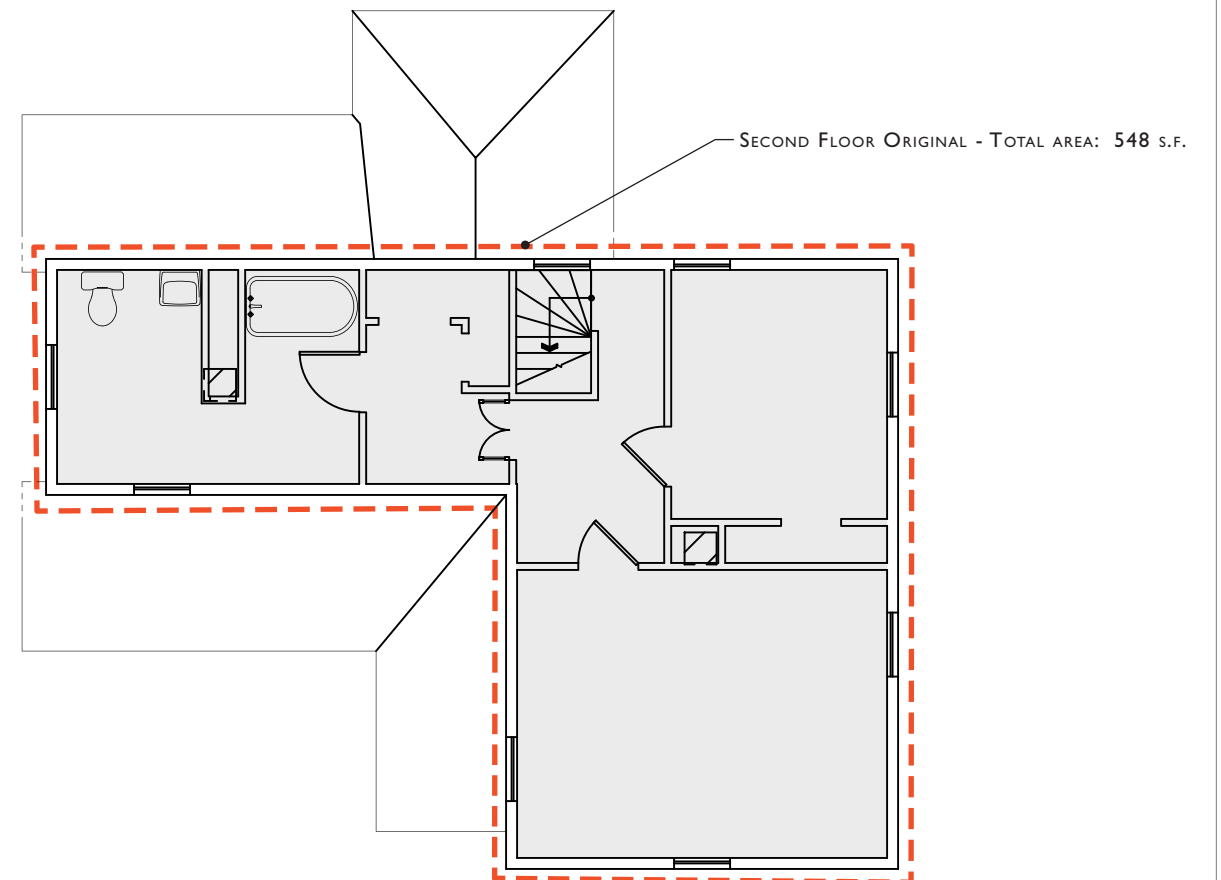
NEVINS TENANT COTTAGE (c. 1890)
57 Rope Ferry Road, Waterford, Connecticut
NO SCALE July 31, 2020

PHOTOS

NELSON EDWARDS COMPANY ARCHITECTS, LLC



FIRST FLOOR



SECOND FLOOR



NEVINS TENANT COTTAGE (c. 1890)
 57 Rope Ferry Road, Waterford, Connecticut
 SCALE: 1/8" = 1'-0" July 31, 2020

EXISTING CONDITIONS - FIRST & SECOND FLOOR PLANS

NELSON EDWARDS COMPANY ARCHITECTS, LLC



NEVINS TENANT COTTAGE (c. 1890)
 57 Rope Ferry Road, Waterford, Connecticut
 SCALE: 1/8" = 1'-0" July 31, 2020

DESIGN OPTION FOR NEVINS COTTAGE
 FROM 2014 WATERFORD TOWN CENTER VISION & STRATEGIC PLAN

NELSON EDWARDS COMPANY ARCHITECTS, LLC