Royalston Historic District Commission

Royalston, Massachusetts, 01368

Application for Certificate

Applicant Name(s) Christopher Dawson

Address of Property 2 on the Common, Royalston, MA 01368

Owner's Name Christopher and Dawn Dawson

Address of Owner: Street 2 on the Common

City, State, Zip Royalston, MA 01368 Phone: 978-249-5044

Instructions: Please check the type of certificate you are applying for below. Then provide precise details of changes. A sketch including dimensions, measurements, exact colors, materials, etc. must be included. Attach any additional documents. Only one change request per application. Return four copies of the completed application to a commission member (one set will be returned to you). If you have any questions, please contact a Commission member (current member list available from Town Clerk).

Please check the certificate applied for:

√Appropriateness ✞Non-Applicability ✞Hardship

Description of changes (attach additional sheets and exhibits if necessary):

A 15X24, 1.5 story addition will replace the existing 15X10 single story kitchen addition on the rear of the house, forming a full L (the new structure will this be 14' longer than the existing kitchen addition).

The addition will be covered in clapboard like the rest of the house, painted white. Roof material will be black shingles to match the roof of the main home. The roof itself will have an 8:12 pitch to match the pitch of the roof in the original section of the home (but be offset downward by 3 feet (walls of the half story will be five feet high). To further distinguish the addition visually from the original home, additional fascia boards will be placed against the existing fascia where the addition meets the original structure.

All fascia, roof trim, window trim, and other architectural details will match those of the original structure. Inconsistent details used on the existing kitchen addition will be abandoned.

Windows will be vinyl to match those in the remainder of the home (all vinyl windows were installed in the original structure prior to our purchase of the home; suitable wooden windows that were visually consistent could not be located); first-floor windows will generally be the same size as the majority of the first-floor windows in the existing structure (30W X 52H), while 2nd floor windows will be attic-style, matching the size of the windows in the attic on the existing structure (22"W X 38"H). North-facing first floor windows will be 38" by 38" as these will be located above countertop (like that in the existing first floor addition/kitchen).

First-floor windows will 6 over 6 pane, while second-floor windows will be 2 over 2 pane, consistent with the remainder of the home. One exception will be a large window on the east end of the addition; this window will be 4'4"W by 6'H. No shutters will be used as they are only used on the street side of the existing structure.

A new entrance will be created on the right side of the south face of the addition (using a 36" green painted wooden door); the existing entrance will be sealed and the existing concrete patio will be removed. A small awning and 5X4 white painted porch will lead up the entrance. This will be accessed by 2-3 steps, depending upon exact grade. The awning will be supported by white painted 4x4 posts. The porch will not have a railing if building code allows; if exact grade/elevation dictates the need for a railing, square 1x1 posts topped with a 2x4 rail will be used.

All concrete foundation will be covered by stone garden boxes and/or foundation plantings. The existing patio will not be replaced, but granite slab steps will lead up to the existing French doors.

See attached plans/elevations (please note that the pictures do not reflect the foundation elevation/topography; steps will lead to both the French doors and small entryway porch).

Finish details (lighting fixtures, paint color for the door) will be brought back before the commission at a later time.

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Signature

For Office Use Only

Date Received_____ Date Accepted_____ ✝Public Hearing ✝Abutter notices

Decision: Certificate Number_____