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, 2 story, saltbox-style addition will replace the existing 15X10 single story kitchen addition on the rear of the house, forming a full L (the new structure will thus be 14′ longer than the existing kitchen addition). The key feature of this addition will be an asymmetrical ridgeline that not only gives the addition a saltbox perspective from the west, but a significant offset from the original structure.

The addition will be covered in clapboard like the rest of the house, painted white. Roof material will be black architectural 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 asymmetrically so that the ridge touches approximately the midpoint of the existing roofline; see illustrations). Thus, the south side of the addition will have full 8′ walls while the north side will have an approximately 3′ knee wall. The existing fascia boards on the main house will be maintained, except where the north walls of the addition and main structure meet; matching fascia will be used at the corners of the addition.

The north face will also feature 2 4′ dormers, adding interior functionality, but, more importantly, breaking up what would otherwise visually be a very large expanse of roof.

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. It is our feeling that wood, true divided light windows would appear in very close proximity (within 5′) to existing windows on the main house and would not compliment each other); all windows will have embedded grids, lending the appearance of true divided light windows from a distance. All first-floor windows will match each other and those in the existing structure in size and horizontal/vertical positioning (30″W X 52″H, 2′ above the floor). All will be 6 over 6 pane. The only exception will be 2 awning windows over the new kitchen counter; both will be 30″W X 34″H , 6 pane. One will replace the existing casement window in the current addition, while the other will replace the existing 30″ by 52″ eastmost window on the north face of the main structure.

2nd floor windows on the south and north sides will also be 30″W X 52″H, 2′ above the floor (including those in the dormers). The east side 2nd floor will feature 2 asymmetrical windows to compliment the roofline; they will align with first floor windows and be 2′ above the ground, but will be 30″W X 64″H and 30″W X 28″H (6 pane). The size of the large window is a code requirement for egress, given the distance from any other egress structures.

The existing east-facing attic window on the main structure of the house (currently 22″W X 38″H) will be replaced by a 18″ X 20″, 4 pane awning window to accommodate a ridge beam on the addition. This is consistent with other houses on the Common that have used small square windows for tight attic spaces.

No shutters will be used on any windows as they are only used on the street side of the existing structure.

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The existing French doors on the main structure will be replaced by a 30"W X 52"H window, aligned with the 2nd floor window above it. The existing side door will be replaced by a green painted 32" wooden door (color to match the shutters on the front of the house) with a half light, 2-panel structure. The lights will be 6" X 12" panes in a 3 by 3 configuration.

A 5' X 5' covered porch will lead to the entrance. A single turned wood post will provide support; the roof will be attached to the house at the corner where the addition and main house meet. The pitch will be consistent with other visible rooflines. A single step with a painted riser will lead to the wooden porch; it will be open with a light gray painted 1" X 6" floor (riser painted the same color; exact color to be brought back before the Historic District Commission for final approval), the post will be painted white, and a wide beadboard ceiling will be painted light blue (exact color to be brought back before the Historic District Commission for final approval). The porch will rest on concrete tubes, but any open area will be covered by white painted 1" square lattice.

Between 1' and 2' of concrete foundation will be visible (1' closest to the main structure leading to a maximum of 2' at the end of the addition). The existing patio will not be replaced, but appropriate plantings will be used to minimize the impact of the visible foundation. A 4' wide brick path will lead to the porch.

See attached plans/elevations.

Signature

For Office Use Only

Date Received 6/18/09 Date Accepted 6/18/09 ✓ Public Hearing ✓ Abutter notices

Decision: Certificate Number