

Royalston Historic District Commission

P.O. Box 125

Royalston, Massachusetts, 01368

Web site: <http://www.royalston-ma.gov>

E-mail: hdc@royalston-ma.gov

Renewal of Application for Certificate

Instructions:

- Use separate applications for changes that are not related to each other.
- Include sketches or pictures showing design, sizes, colors, materials, etc. (a sketch is worth a thousand words).
- File five copies of the completed application at an HDC meeting; or mail, e-mail or give them to a commission member for filing at the next meeting.
- It is recommended that applicants attend the meeting or send an agent. Even well prepared applications generate questions and answering them quickly will avoid delays.
- Until the work is started, certificates expire if one year elapses or in case of sale. Once the work is started it must be completed diligently.
- If you have any questions, please contact the Commission.

Date September 17, 2015

Address of Property 13 On The Common

Owner's Name Town of Royalston

Applicant's Name Town of Royalston

Applicant's mailing address: Street/P.O. Box Box 125

City, State, Zip Royalston, MA 01368

Please check the certificate applied for:

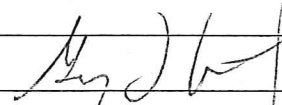
Appropriateness

Non-Applicability

Hardship

Short description of the proposed changes. (Provide the details on page 2 and on additional sheets and exhibits as necessary).

Royalston's Town Hall is not handicapped accessible and does not comply with the Americans with Disabilities Act (ADA). Plan is to install an elevator in rear of building.



Applicant's Signature

For Office Use Only

Date Filed Sept 15, 2015 Received by P. Kranich Application Number 2012-11-01

Date Accepted for consideration _____ ~~Public Hearing~~ ~~Notices mailing date(s)~~ _____

Continuation date _____ Applicant's signature _____ Date _____

Decision approved Chairperson's signature Peter J. Kranich Date 9/17/15

Comments or conditions

Note: this application is identical to the one filed on Nov 30, 2012 and approved on Dec 18, 2012. See original for details

Detailed description

The project is an accessible parking and an addition on the rear of the Town Hall building that houses an elevator and a means of egress stair. The addition is an entrance from the rear of the building. The stair and the elevator connect the parking in the rear of the building, the main floor, the upper floor, and the presentation platform level. Only the side of the addition that faces the adjacent church building can be seen from the Common.

The scale of the addition is much smaller than the original building and the location of the addition is on the rear of the building which is of lesser importance as evidenced by the absence of decorative quoins that adorned the other sides of the building and by the single simplified dormer on the roof rather than the multiple decorative dormers on the other sides. Also, the original building also did not have an exterior door on the rear of the building.

The addition will be independent of the existing building and will have minimal impact on the existing building. The corner of the addition is placed just to the inside of the existing corner pilaster, preserving the corner pilaster. The roof structure is cantilevered over the existing roof and the addition roof rests on the existing slate roof with an open valley of copper flashing between the existing slate roof and the added roof.

The addition is intended to be visibly different from the original building in keeping with the Secretary of the Interiors Guidelines. However, the cornice and floor accent boards are designed to align with the original building and the materials for the addition are selected to respectfully use similar material where contemporary construction would conventionally use existing similar materials. Accordingly, the wall surface is clapboards with synthetic trim accents, the cornice has simplified square edge trim that blends with the lines of the original building, and the roof is asphalt shingles on the sloped portions and single ply membrane on the flat portion. The anticipated color of the addition is white clapboards and white trim.

On the interior of the addition, the cornice of the original building will be maintained exposed at the ceiling of the addition so that the cornice can be seen from the upper floor landing. Further, the door openings to the main floor and to the upper floor are existing door openings. The door opening to the presentation platform is an added door opening.