

Royalston Historic District Commission

P.O. Box 125

Royalston, Massachusetts, 01368

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

E-mail: hdc@royalston-ma.gov

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.
- Certificates expire a) after one year if the work was not started and pursued diligently, or b) in case of sale.
- If you have any questions, please contact the Commission.

Date 07/18/2013

Address of Property 2 On The Common

Owner's Name Christopher Dawson

Applicant's Name Christopher Dawson

Applicant's mailing address: Street/P.O. Box PO Box 36

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).

Addition of a wooden deck over the existing back concrete patio to address safety issues

Ex post facto submission d/t last-minute repairs prior to relocation to Seattle

Christopher
Dawson

Digitally signed by Christopher Dawson
DN: cn=Christopher Dawson,
o=tekedu.net, ou=tekedu.net,
email=chris@tekedu.net, c=US
Date: 2013.07.18 14:04:56 -0700

Applicant's Signature

For Office Use Only

Date Filed July 18, 2013 Received by P. Kraus Application Number 2013-07-31

Date Accepted for consideration Aug 15 Public Hearing Notices mailing date(s) July 30, 2013

Continuation date _____ Applicant's signature _____ Date _____

Decision approved Chairperson's signature Peter Kraus Date Aug 15, 2013

Comments or conditions

Review to be installed on steps by Oct 15, 2013 and stained by May 1, 2014

Detailed description

The rear concrete patio on 2 On The Common (installed prior to my purchase of the home without HDC approval) has deteriorated badly. It was not properly installed or cured and continues to crumble and lose the rocks that make up its sides. This results in significant ice buildup in the winter and hazardous conditions near the sides, particularly when snow-covered.

Consultation with contractors indicated that simple repair was not possible; replacement in kind would be prohibitively expensive and would not make sense for a structure that was unattractive and not in keeping with the historic character of the house.

Because of short time frames around a cross-country relocation, we made a last-minute decision to cover the existing patio with pressure-treated decking that would also help stabilize the rock side walls. This application is for an ex post facto approval of the new deck with apologies for the breach of protocol. The structure itself is only lightly anchored to the house and held in place by gravity alone, making it removable without alteration to the house or existing concrete patio should future owners wish to replace it (the house will be going back on the market next spring; my oldest son is residing there while he finishes college).

All decking is 1x4" pressure treated lumber with pressure-treated 2x4 rails floating the deck on the existing concrete and wrapping around the border for stability and to stabilize rock structures.

The deck will be painted Benjamin Moore Silver Mist solid color exterior stain (see below). This color was chosen to hide dirt and for consistency with other decks on the Common. However, due to excessive rain this summer, we will need to hold off on painting and can certainly make another color choice at the HDC's request.



