

Royalston Historic District Commission

Royalston, Massachusetts, 01368

Meeting Minutes

Date: November 20, 1997

Attendees: John Poor, Ken Lively, alternate, Patience Bundschuh, George Krasowski, Karen Picford, alternate, Rick Carrier, and Andy West, acting secretary. All were active voters.

Meeting called to order at 7:37 PM

There was no October meeting due to lack of quorum.

A motion was seconded and carried to dispense with the reading of August 21, 1997 and September 18, 1997 minutes and old business to act on an application for new construction next to the Langlois property on Frye Hill Rd.

Randy and Angelice Favreau presented an application for new construction of a cape-style house on Frye Hill Road between Langlois and Eldora Bowers. Don Langlois was present as their contractor. Elevation and measured drawings accompanied the application. John Poor asked to direct the meeting as he was familiar with the application. He made some informative opening remarks to the applicants about the workings and procedures of the HDC. Upon his suggestion, members of the Commission agreed to take the application piecemeal and take straw polls about each feature presented for simplification. John pointed out that the Commission must consider: 1) The architectural style of a building. He polled the members. All agreed that the cape-style presented was acceptable. 2) Material: Vinyl siding was requested. John said that while he does not like modern materials, the bylaw states that the HDC must consider them. Also, because of the applicant's budget constraints and the out of the way location of the house he would vote to approve. Don Langlois showed a sample of the vinyl siding. Langlois stated that since the structure is to be set back 100 feet from the road, the vinyl appearance would be indistinguishable from wood. George Krasowski said he would favor the vinyl. Patience stated that the Historic District made homes more valuable and that vinyl may reduce the applicant's home value. She stated a deep rooted opposition to vinyl. A straw vote was taken and vinyl was approved 4-3. 3) Color. The color requested was a gray colored called "clay." Andy West pointed out that the colors with precedence in the district are white, red, and yellow. If the applicants wanted a color or feature other than those already existing in the district, the Commission might vote to call a public hearing. Commission members did not have anything against clay. But, some members indicated a preference of white. The applicants changed the color requested to white. Straw vote indicated 4-3 in favor of white vinyl. The applicants had wanted a green roof with the clay siding. They were willing to do a black roof but decided on a darker green color with the white siding.

John Poor asked about the grading of the lot. The applicants said the lot as it stands is not back filled. The finished grade will be nearly level with the street.

The front attached porch was discussed. After some discussion, members indicated that a straight-roof porch would be favored over a hip-roof style. Roof rakes and trim of

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Royalston, Massachusetts, 01368

the house and porch were proposed to be white anodized aluminum. Commission members had no strong objections to this. Further discussions ensued about the roof.

The applicants proposed a dark green vinyl shutter for all windows on the structure. The modern style of the shutters was unacceptable to the Commission members. It was mentioned that other more authentic vinyl shutters exist. The applicants will submit a different application for shutters at a later date.

Discussion continued about details of the porch. Turned support posts and balusters were requested. Don Langlois agreed to furnish a manufacturers description of the turned post at a later date. The porch will be painted white with natural-color oiled decking. No objections from the Commission.

The front door and windows were discussed. Approximate size and locations were shown on the drawings. The door proposed was steel Stanley insulated 6-panel with a decorative top light. Exact window height, size and placement were missing. The applicants stated that the front appearance would not be different than that shown on the drawing. They agreed to furnish the dimensional information at a later date. Langlois was unsure of the exact window size. Windows will be white vinyl clad double hung wood with snap-in 6 over 6 grills. The exception to this was a side window in the kitchen which will be casement of the same materials and have a grill. John Poor said that he wanted the applicants to build a faux extension to the casement kitchen window to make the side of the house appear more symmetrical. After some discussion, the members decided not to adopt the idea.

The applicants proposed an electric brass coach lantern for the front door. John Poor voiced objection to the particular style of the lamp. Other members had no objection. It was decided that the Commission would approve the installation of a lamp on the handle side of the front door with the exact style and location to be submitted in a later application.

John Poor mentioned that the HDC should sign the building permit and the occupancy permit before the building inspector allows an occupancy permit to be issued. Andy West will check.

Andy West made a motion to approve the application as amended with the missing information to be supplied by the applicants to the chairman within 4 days. If the information supplied is not consistent with the implied information from this meeting, the chairman will call a special meeting to act upon it. Motion seconded by John Poor. Vote was unanimous in favor. Application number 21-97.

Motion seconded and approved to adjourn the meeting at 11:00 P.M.

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Respectfully submitted,

Andrew J. West,
Acting Secretary