

# Royalston Historic District Commission

P.O. Box 125

Royalston, Massachusetts, 01368

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

E-mail: [hdc@royalston-ma.gov](mailto: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.
- 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: 4/6/2021 (amended 4/17/2021 & 5/19/2021)

Address of Property: 1 Frye Hill Rd

Owner's Name: Elizabeth Schodek

Applicant's Name: Ben Schodek

Applicant's mailing address: Street/P.O. Box: 241 Mountain Ave

City, State, Zip: Malden, MA 02148

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).

Add a four season solarium to the rear of the house

Ben Schodek

Applicant's Signature

### For Office Use Only

Date Filed April 15, 2021 Received by \_\_\_\_\_ Application Number 2021-04-1

Date Accepted for consideration 4/15/21 Public Hearing ☒ Notices mailing date(s) 5/4/21

Continuation date \_\_\_\_\_ Applicant's signature \_\_\_\_\_ Date \_\_\_\_\_

Decision approved Chairperson's signature Pete J. Kraus Date 8/1/21

Comments or conditions:

## Detailed description

We wish to add an addition to the rear of the house. The addition will be a four season solarium adjoining the back of the main house and the existing rear brick patio. The new solarium will replace an old wood deck that currently extends 3' 9" behind the house. The dimensions of the addition will be 9' 6" wide by 11' long, terminating a bit shy of the railing on the brick patio. The height of the solarium on the first story will be 13' 2" to the peak of the roof. The north and west facing walls are not visible from the road, and will be square wood columns with insulated glass in between, with a glass door in place of the leftmost glass panel on the north wall adjoining the patio. The south facing wall of the addition (the only part of the addition visible from the road) will exactly match the style of the main house and contain one wood divided light window (we will reuse a window we saved from previous renovations that matches other windows on the house W 3' 2 1/2" x H 4' 7 1/2"), and wood clapboard siding on this wall above the foundation board. The roof will match the shingles of the main house, and contain three insulated skylights on the north side. As the ground drops off steeply in the area of the proposed addition, there will be a utility area beneath with two swing out wood doors for access at ground level. The utility area below the solarium will be 5' 8" high. The walls and doors enclosing the utility space below the solarium (at elevations below the main house foundation) will be vertical tongue and groove, constructed to match the utility space walls below the existing rear screened in porch. All exterior wood will be painted white. Please see the digital sketches below to visualize the addition (north is to the left in the first image).

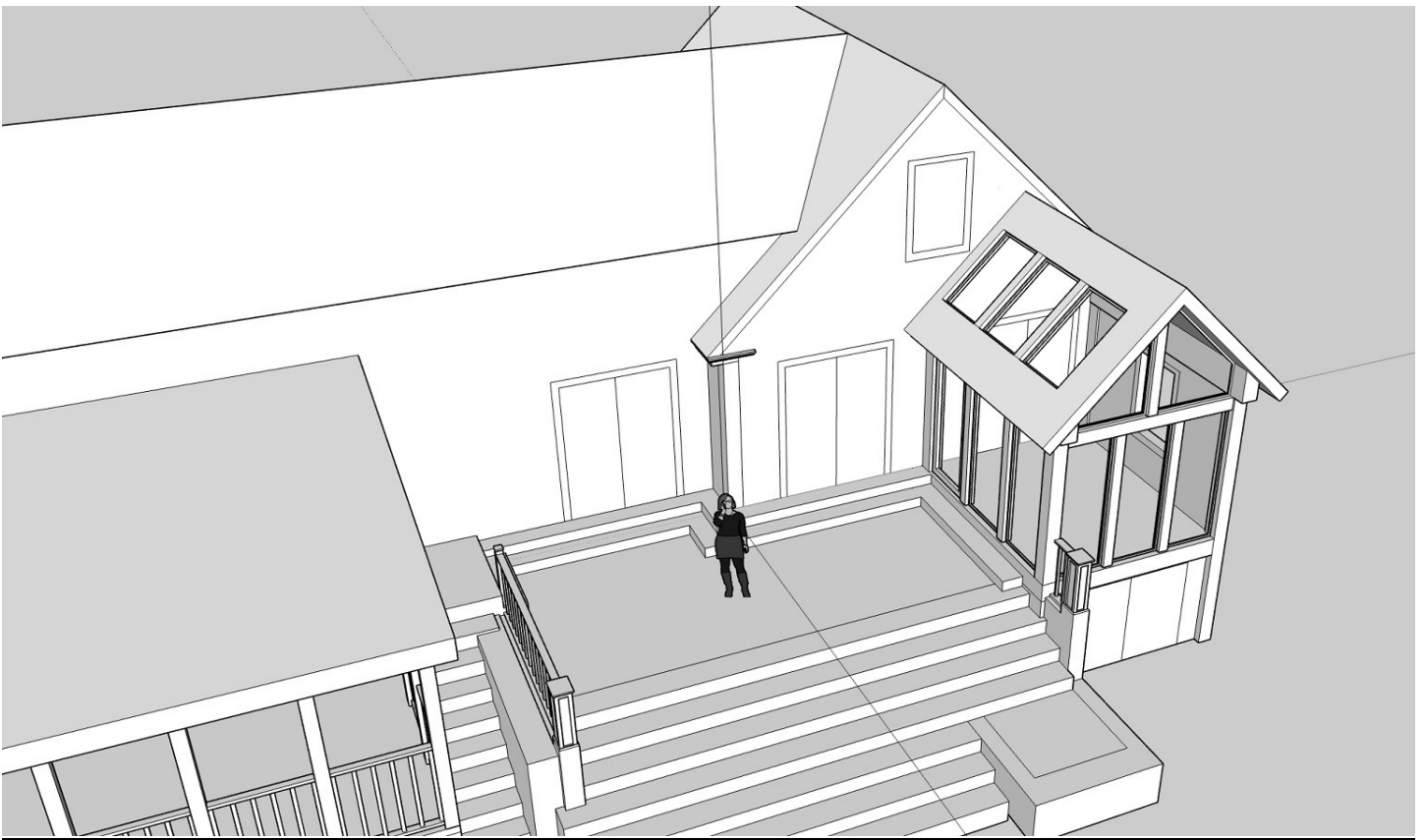


Image 1/5



Image 2/5

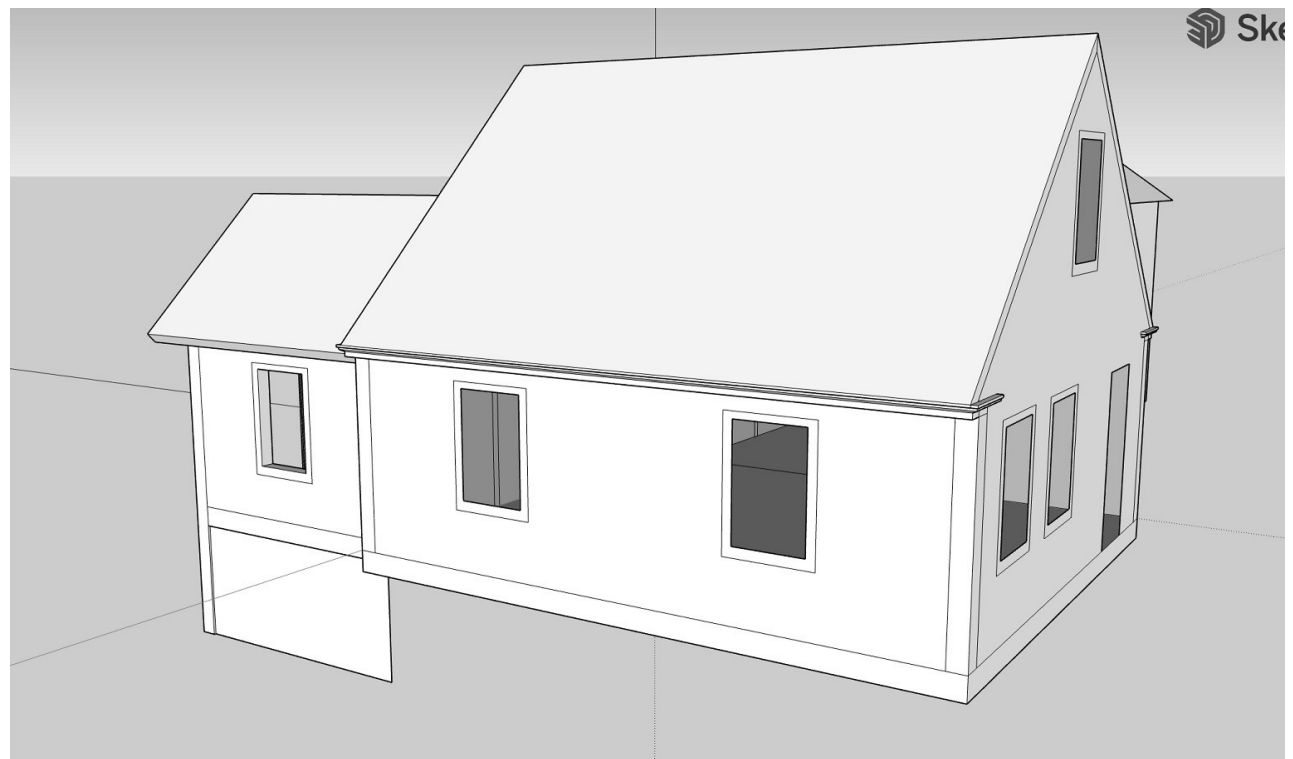


Image 3/5

(This is the view of the addition that will be visible from the road, all other views will be visible only from the back of the house)

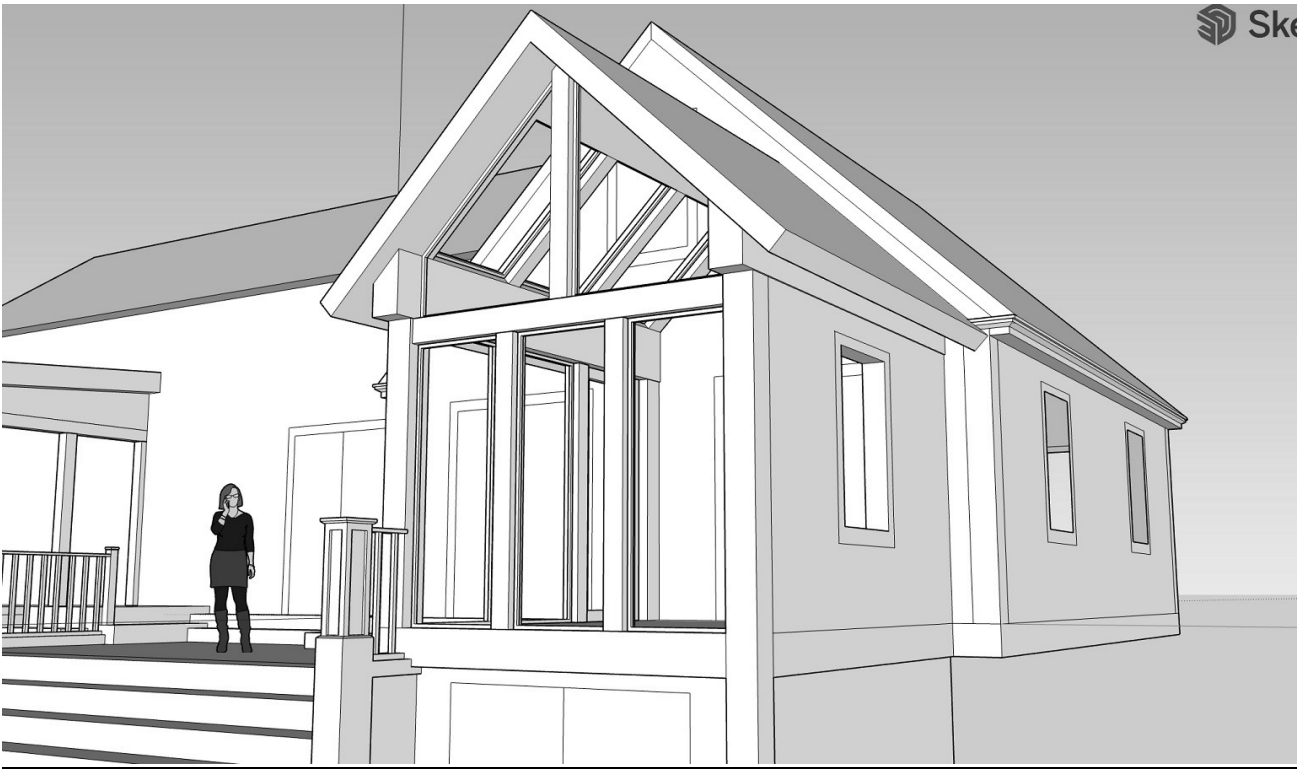


Image 4/5

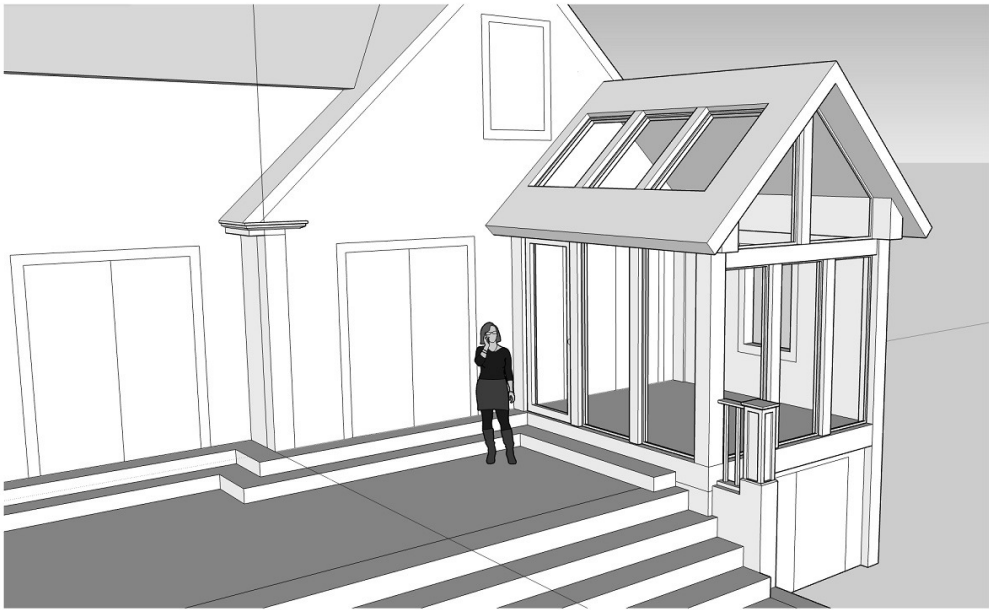
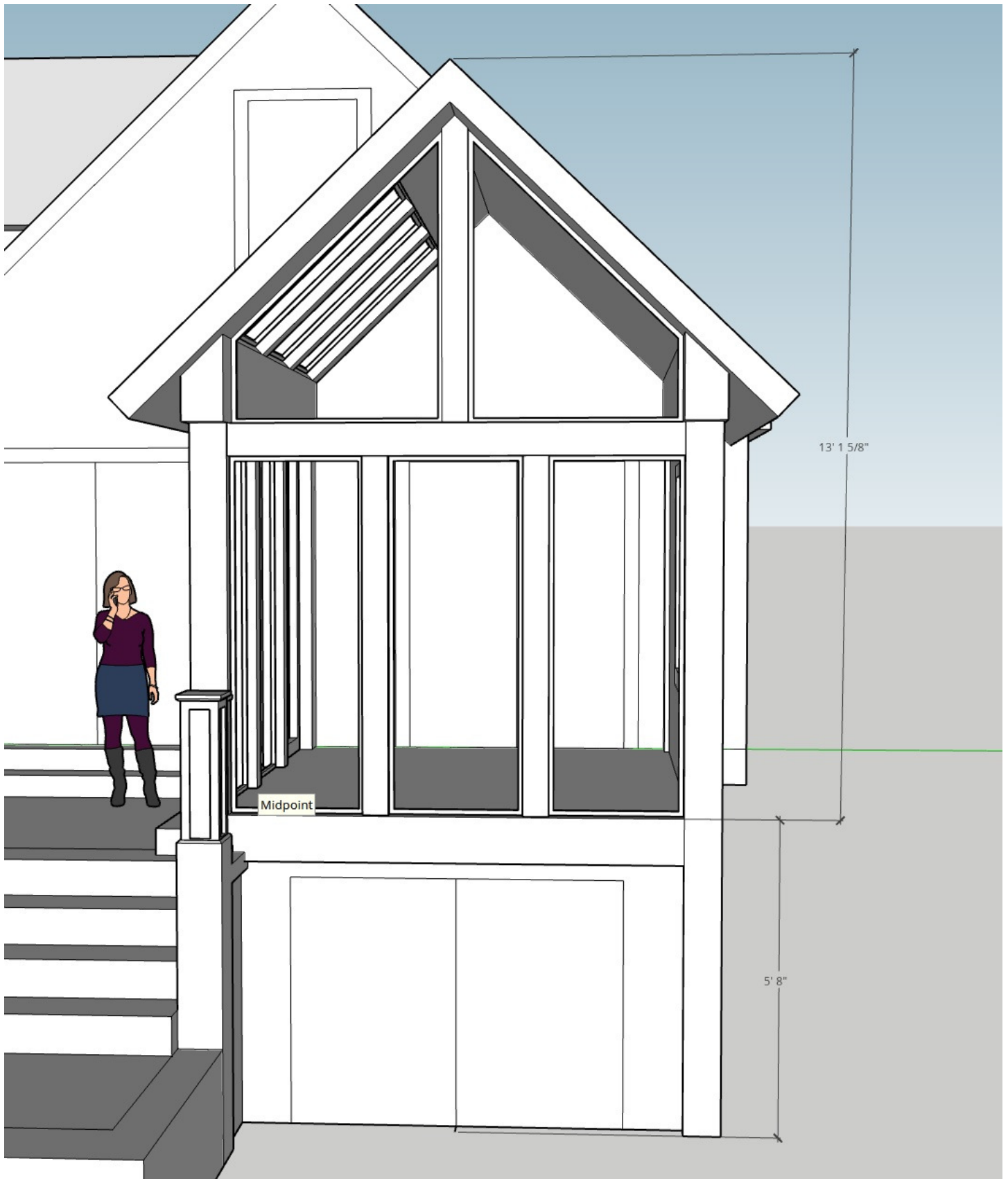


Image 5/5



Elevation with dimensions





North is on the left