

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.
- ♦ Sketches or pictures showing design and sizes, exact colors, materials, etc. must be included.
- ♦ File four copies of the completed application at a HDC meeting; or mail, e-mail or give it 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 May 16, 2013

Address of Property 18 the Common

Owner's Name Dwight K. Stowell Jr.

Applicant's Name Kevin McGuirk

Applicant's mailing address: Street/P.O. Box 38 Exchange St

City, State, Zip Athol, MA 01331

Phone 978-249-8976

E-mail address kmmcguirk@verizon.net

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)

Application is being presented for the continuation of repairs to the barn at 18 The Common.

Kevin McGuirk

Applicant's Signature

For Office Use Only

Date Filed May 16, 2013 Received by P. Kreniak Application Number 2013-05-01

Date Accepted for consideration May 16, 2013 Public Hearing ☒ Notices mailing date(s) June 3, 2013

Continuation date _____ Applicant's signature _____ Date _____

Decision approved Chairperson's signature Peter Kreniak Date 6/28/13

Comments or conditions

Detailed description

The exterior walls of the barn have decayed to the extent they need to be replaced. This application provides for the following;

- 1) remove and rebuild or replace all windows and doors (windows and doors will be consistent with the existing materials – single-glass, wood sashes, frames, doors), windows will be operable (tilt-in) and include mullions on all multi-pane sashes
- 2) remove existing shiplap and tongue and groove siding (currently is mixed)
- 3) reframe all window openings (for tilt-in windows) and door opening
- 4) install 7/16" ZIP System plywood sheathing
- 5) install 1x5" pine trim around windows and door, all trim will be treated with an oil based sealant
- 6) install 1x8", 1x10" and 1x12" pine shiplap vertically (sizes will be mixed randomly) pine will be coated with an **oil** based clear sealant
- 7) Windows will be added to the Northerly wall
- 8) A slider and windows will be added to the Easterly wall (the rear of the barn)



South Facing Wall 50' Long

The south wall has eight "eight-pane" sashes (22x36") on the first floor (four sets of two sashes) and a twelve-pane sash (38x68") on the second floor. All will be rebuilt or replaced matching the size and placement of the existing sashes. The windows will be placed in the same locations. A four foot door opening at the South-Westerly corner, 20" further to the first set of windows, 6' 6" from the first

Detailed description

window to the second, 3' 8" from the second to the third and finally, 6' 10" to the fourth set of windows.

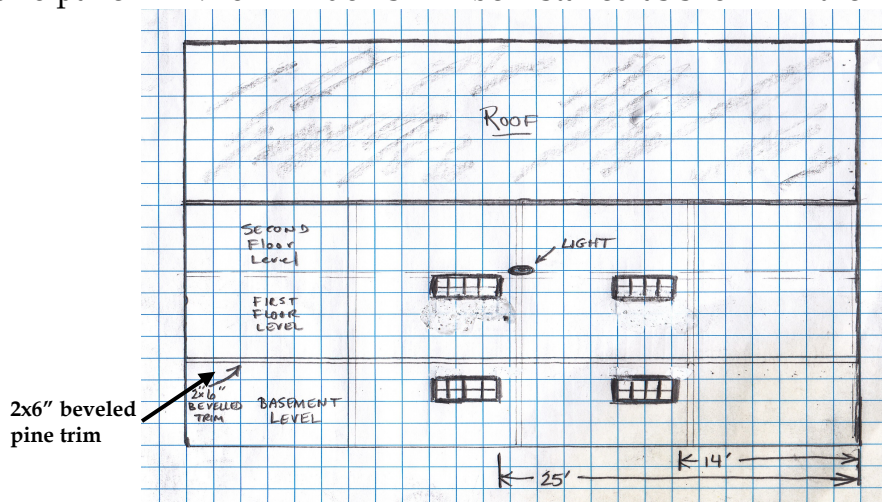
16' Lengths of siding will be used for the first and second floor levels, 8' lengths will be used for the basement level of this side which is approximately 22' long (at the lower right in the picture).

The door will be replaced and will continue to swing out hung using the existing or reproduction strap hinges.

The North wall has four windows in it. One may be original to the barn; the others have been put in to replace broken sashes or windows. All will be removed and replaced with four matching windows.



Four 8 pane 22" x 48" windows will be installed as shown in the following illustration.



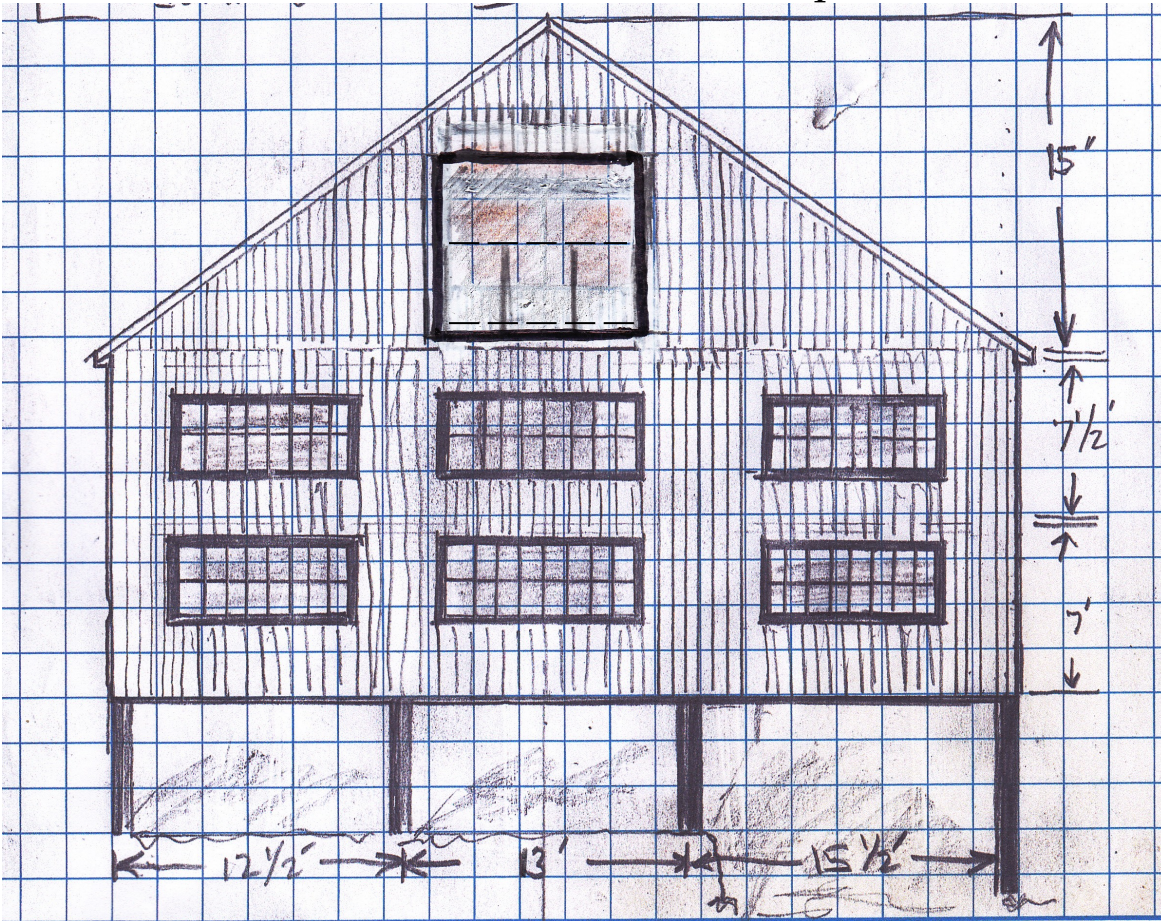
Detailed description

East Facing Wall (Rear) adding three 16 pane window/sashes to the first and second floor levels, measuring overall 32" x 96".

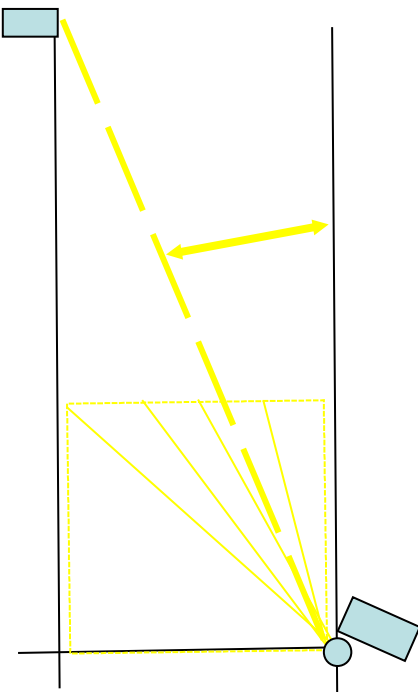
The third floor will have a hay loft opening (appropriate for a 19th century barn). It will measure 9 feet wide by 8 feet tall by 4 feet deep. The sides of this opening will be finished with vertical shiplap the same as the rest of the exterior. A wall will be installed 4 feet inside this opening.

A frameless rail system will be installed inside the interior. This will include four black, brown or gray aluminum frame posts and three clear ¾" thick tempered glass panels 33" wide x 48" tall (denoted with the horizontal dotted lines in the drawing). The glass railing will be set inside the opening 4" from the exterior. Nothing will protrude from the building.

Detailed description



Viewing

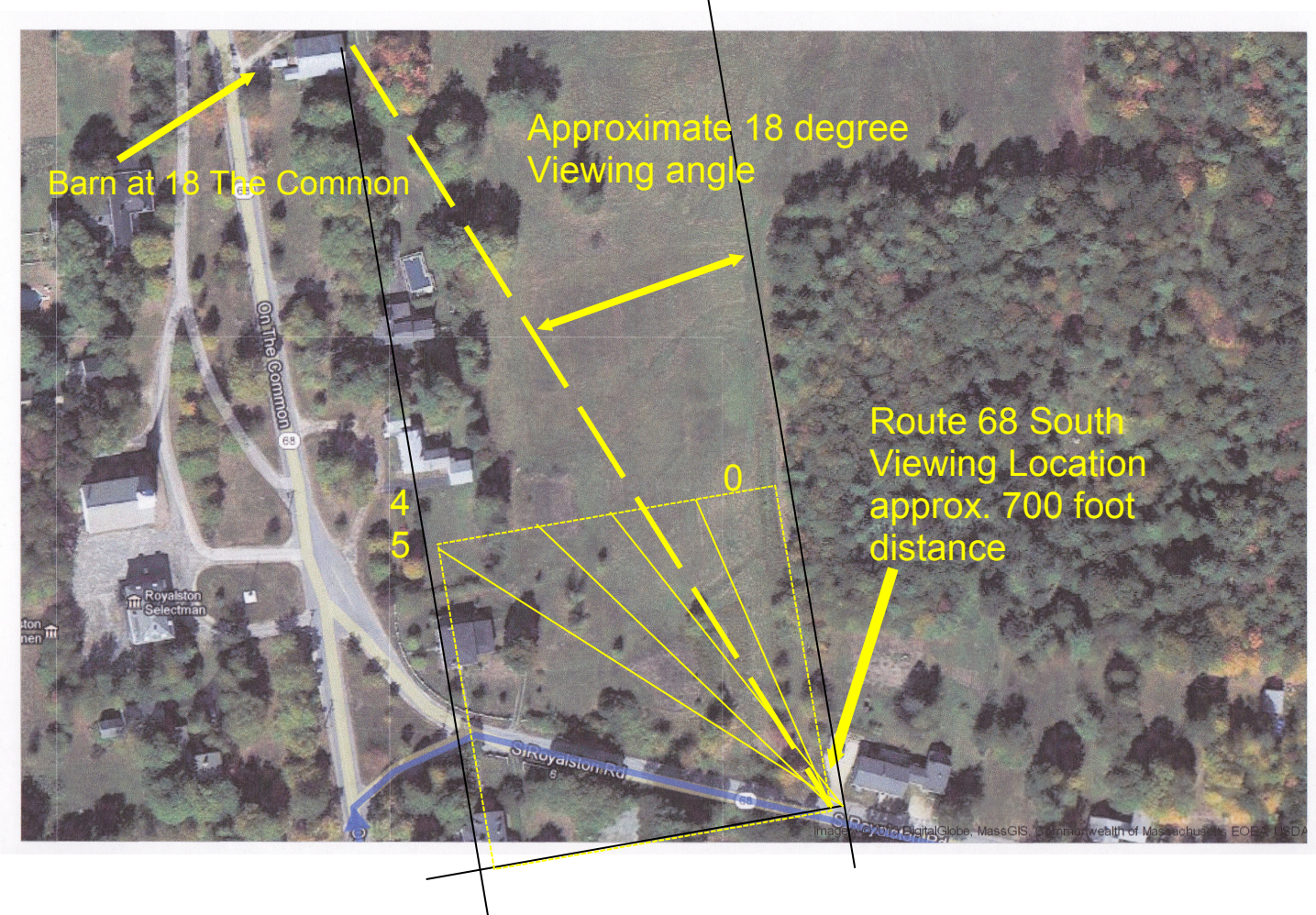


angle from Rt 68....



An example of the rail system

Detailed description



The West facing wall (front) has one 32x64" double hung 6 over 6 pane window. This will be rebuilt with a new casing. The 15-pane transom light window will also be rebuilt, reframed and trimmed using 1x5 pine.



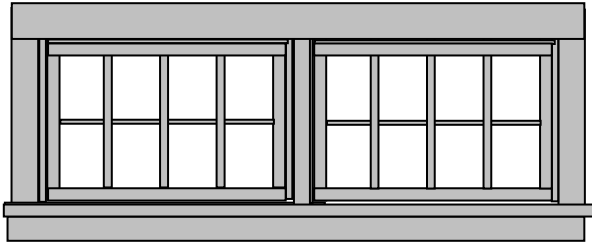
Sashes painted white, window trim and casings finished with oil-based sealant.

Detailed description

The barn door will be rebuilt and re-hung using similar materials.

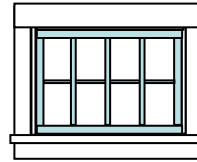
Window construction

Windows and door casings and trim will be based on the following examples. Sashes painted white trim and sills finished with clear old-based sealant.



Example of double wide sashes for the South facing wall, first floor
All windows will be rebuilt having 1.5" thick sloped sills to shed water.

The example below is a single sash opening for 8 panes.



Ken Lively
5 On The Common
Royalston, MA 01368

Royalston Historic District Commission,

This letter is to be read at the Public Hearing on Thursday, 6-20-2013. I am a member of this Commission; however, family issues do not allow me to attend the Hearing.

I have reviewed the application presented by Kevin McGuirk on behalf of Dwight and Barbara Stowell for their barn restoration located at 18 On The Common. It appears to me that the three main sides that can be seen from the Common area, South, West, and North, will have minimum windows added. The South side will remain as it currently appears, the West side will remain as it currently appears, and the North side will be improved from the current placement of very small windows to blend in better with the rest of the barn windows. The project to replace all of the exterior siding on this large and beautiful barn which sits on the Common should be applauded.

The East side does not face the Common and can barely be seen from a Public Way all of the year. Once the trees produce their leaves, it disappears. Let alone the fact that the East side of the barn sits 700 feet away from Route 68 and can only be seen for a short glimpse, if you are looking as you drive the 25 MPH speed limit. The windows that will be installed appear to continue the look of the South and soon to be North side for window placement. The third floor hayloft will set inside the building and barely be visible from a Public Way.

I believe that the Stowell's are trying to restore their barn to actually be more pleasant from the inside while looking into their backyard. They have done their best to keep the "money" sides of the barn that face the stately Common as they currently appear or better. In my opinion, this application should be approved.

Thank you for reading this letter at the Public Hearing on June 20, 2013. Sorry that I was not able to attend to support this application in person.

Sincerely,

Kenneth P Lively

Pierre A. Humblet

From: raivaaja <raivaaja@net1plus.com>
Sent: Thursday, June 13, 2013 19:15
To: hdc@royalston-ma.gov
Subject: Re: Public hearing 6/20/13

This is in response to your letter of June 3, 2013 informing us that you will be holding a public hearing on an application filed by Kevin McGuirk.

As I will be out of town on that date, I viewed the application on line. I have no issue with this proposal.

However, I would think that the owner of the property instead of the contractor or the person who will be doing the work is the one who needs to file the application for it to be legal.

With regards,
Marita Cauthen
Resident of Royalston Historic District