

Minutes of March 12, 1981 Meeting
Royalston Historic District Commission

Meeting held at Phineas Newton Library, March 12, 1981 at 7:30 p.m. and convened by Chairman Bob Gravley; it was noted that a quorum was present.

Present at meeting: Bob Gravley, chairman
John Peer, Glenn Freden, Colleen Richardson,
Doreen Simmington (first meeting), Dr. Frye,
Tom Musco, Mary Jane Green.
Jay Richardson.
It was noted that Alan Bowers had a conflict and could not attend, and that Waine Kirkman was in the hospital.

Chairman Gravley stated that the main purpose of the meeting was to discuss the appropriate "next step" in Jay and Colleen Richardson's application for solar panels.

Members were shown the two sketches of the panels, and also an aerial view of the yard and house.

Discussion followed;

John Peer noted that the plumbing will be on the back side of the house w/ the exception of two pipes running from the panels. Regarding the description of the type of panels, Jay Richardson stated that they would be metal, which could be painted. John Peer thought it would be essential for this to be done. Jay R. also described the glass to be used as low tempered sheets, with a surface appearing to be reflective. Panels will be raised and at a slight angle.

Dr. Frye commented that if anything justifies changes now-a-days, it is the economic situation of today.

Bob Gravley stated that it is his concern that the historic integrity of the older structures not be hampered with; we need to limit the external impact of alternative energy in the Common and that this application seems to do this.

Motion was made by John Peer that we approved the request #4-81 as presented and proceed with next step. Motion seconded by Glenn Freden. Following members in favor: Glenn Freden, Doreen Simmington, John Peer, Bob Gravley, Tom Musco, Dr. Frye. No opposed.

The question was raised as to the need for a public hearing.

BG stated that he was concerned with the by-law wording "insubstantial" because it really is a substantial change.

GF stated that he felt that there was no need for a public hearing.

JP noted that the solar panels were appurtenances, and do not alter the exterior architecture of the house.

Secretary read aloud from page 3. of the By-Laws under "Powers and Duties"; The Commission shall keep an open mind toward alternative energy features being added to buildings within the district.

It was noted that the type of certificate that is being considered is the Certificate of Appropriateness. Consensus that this was correct.

Suggestion was made that we forego the public hearing and send letters to these neighbors who can view the panels directly; a letter would also be posted on the bulletin board at the Post Office.

Concern was voiced about the word "insubstantial". It was noted that the panels will be at the rear of the house, do not affect any architectural changes, and are mainly hidden by trees.

Question was asked if we were all agreed that we do not go the public hearing route: unanimous response. (GF, DS, JP, BG, TM, RF)

Decision was made for the secretary to send out letters to the following people notifying them of the application: Kelley, Mildred French.

Motion made by John Peer: ...Moved that in accordance with Section 4 of the By Laws, subheading "Public Hearings" that a public hearing be waived in the case of this application in view of the insubstantial nature of the appertenances involved. ~~and the placement thereof.~~
Motion seconded by GF.

Discussion followed.

Motion made to include the words "and the placement thereof:" after the word "involved." All in favor: unanimous: Glenn Freden, Doreen Simmington, John Peer, Bob Gravley, Tom Musco, Dr. Frye. Opposed; no

All these in favor of the motion so amended. Glenn Freden, Doreen Simmington, John Peer, Bob Gravley, Tom Musco, Dr. Frye. Opposed: No.

Motion carried.

Discussion followed about wording of the letter; agreed to describe system as "five panelled solar hot water system to be placed on the back roof facing south and to be as unobtrusive as possible."

Agreed to meet March 26th, 1981 at the Library at 7:30 p.m.

Chairman and or secretary will attempt to set up definite date for the Mass. Historic Commission to come out and talk to us.

Meeting adjourned, approximately 8:50.

Respectively submitted:

Mary Jane Green
Mary Jane Green, secretary.

Secretary's addition: It was noted that member Colleen Richardson did not vote on issues involving the application, for obvious reasons.

mjg

Present: Gravley, Peer, Simmington, Richardson, Musco, Bowers,
Green, Frye. Also, Jay Richardson.
Absent: Kirkman, Freden

Royalston Historic District Commission

March 26, 1981 Meeting

Meeting convened by Chairman Bob Gravley at approximately 7:45.
It was noted that there was a quorum present. Secretary's minutes of the previous meeting were dispensed with, and the business at hand was immediately begun.

Purpose of the meeting is to decide on the Richardson/solar panel application; it was noted that Bob Gravley had received no response to the letters mailed to French/Kelley. The secretary had received no response either. John Peer talked to the Shackelfords personally when he noticed that the roof on which the panels were to be placed was indeed visible from their house; Mr. Shackelford stated that he had no objections.

Motion was made by Tom Musco that we vote to approve the installation of the solar panelling on Richardson House. Motion seconded. In favor of the motion: Doreen Simmington, Tom Musco, Bob Gravley, John Peer, Dr. Frye, M.J.Green. (Note: Colleen Richardson, member, abstained from voting for obvious conflict-of-interest reasons).

No nay votes.

Motion carried; application approved.

Further note from Jay Richardson: pipes previously noted as visible will not be visible.

Discussion about dates for Mass. Historic Commission representative to come to Royalston; April 16th or 23rd were good. Secretary or chairman will continue to try to set the meeting up. Possible to invite other communities, publicity, etc. discussed.

Tom Musco commented that Mrs. Dillon had told him that she had pictures in her attic of Royalston houses which her father had taken years ago. Great interest, but nothing was decided about asking her more about this.

Bob Gravley told of regional meeting the 11th, and asked if anyone wished to attend. No.

Motion made, seconded, unanimous to adjourn.

Respectfully submitted,

Mary Jane Green

4/21/81

Royalston Historic District Commission
Minutes of Meeting

DATE: April 21, 1981
TIME: 7:30 P.M.
PLACE: Phineas Newton Library

PRESENT: Bob Gravley, John Poor, Doreen Simmington, Weino Kirkman,
Tom Musco, Colleen Richardson, Mary Jane Green.

Meeting was convened by Chairman Bob Gravley at approximately 7:35 P.M.
Secretary read the minutes of the meeting held on March 26, 1981,
and they were accepted as read.

REPORT FROM BOB GRAVLEY:

Bob Gravley stated that the general purpose of this meeting is to go over a few of the suggestions and facts that he learned while he attended the Local District Association meeting held on Saturday, April 11th. He reported that most of that meeting centered around certain issues to make sure that the individual committees were taking care of the legalities involved with decision making.

He found that the primary experience he had coming from the meeting was that we were an average commission. The types of problems we were encountering were similar to many other commissions. Some commissions have run into trouble and there are litigations: generally the courts are ruling in favor of the commissions if the point in question follows in general with what the commission has been doing. If it looks as if the commission has been sloppy, then the court rules against the commission.

Bob made a list of certain things we need to discuss, they include some of the following:

When an application comes in, there should be a check list of information needed on that particular subject: i.e. windows; stock used, general proportions, number of panes, etc.

The fourteen day period starts after the application is accepted, a check list would facilitate the process.

Bob will try to obtain a check list from those commissions he knows has them already.

Bob will make up a tentative check list for us to vote on from his own experience and from any lists he may obtain.

What is "14 days" in our by laws, paragraph Public Hearings.

What exactly do we mean when we say "14 days"? Does this mean straight, consecutive days, business days only, etc.

Abutters: what do we mean by abutters? Do we include these neighbors diagonally across from the property?

If an applicant comes in with an application and want to waive the hearing, we must be able to tell that applicant exactly what signatures he needs. This policy must be decided in advance and must show consistency.

FORMATION OF SUB-COMMITTEE:

It was decided that the best way to come up with working definitions of terms we must clarify, is to set up a sub-committee to work on this, and report back at the next meeting.

Sub-committee: Bob Gravley, John Poor, Mary Jane Green.

Insertion: this section is being inserted, because the secretary mis-copied the minutes when typing them over, and mistakenly left the following paragraphs out:

John Peer added that the applications we pass favorably on are not apt to be questioned unless there is action by a 3rd party. Most likely there would be litigation when we voted that an owner could not do something. The likelihood, since there are only 40 houses, is slim, but we must be realistic and tighten our loopholes so we do not invite it.

We need to set up a format for hearing: the usual is: proponents, opponents, then rebuttal. No decision can be made at a hearing. Bob reported that a written opinion must be written before rendering a decision. It is recommended that a viewing prior to a decision, but after a hearing, be made, taking into consideration proponent/opponent views.

Aspects dealing with Certificate of Hardships:

Bob continued to report recommendations from the meeting: Concerning Hardships: 1. can be granted when there is substantial hardship to the owner; must concern the building, not the lot on which it stands. 2. commission has the right to ask for financial reports. 3. hardship certificate can be granted if it does not "hurt" the public welfare. 4. ..can be granted ~~if/it~~ only if it does not violate the integrity of the district. (paragraph 2, 40C.)

Topics we need to define:

public way.....abutter.....14 days.....concurrent vote.....opinion on vinyl siding.

(continued on page 2b)

Bob Gravley's report, continued:

It was also learned that all alternative energy applications should be passed under Hardship.

We also need to put in writing, detailed descriptions of the houses in the district.

When making a decision, there has to be a written opinion as to how and why the Commission made the decision it made.

We need to make a detailed list; look at each house (porches, type of siding, size of windows) This description should be included in the opinion.

Bob has a copy of a written opinion from the Springfield Commission.

In general, rulings are in favor of commissions. If we ever have to go to court, it is recommended that we; 1. get an outside, expert opinion. 2. members need to memorize paragraph 7, dealing with the responsibilities of a commission. Most lawyers are unfamiliar with historic commission work; we would need to brief the lawyer well.

Tom Musco commented that it appears we should decide on our general view on various things, i.e. slate roofs, vinyl siding. Weino Kirkman agreed, saying we should decide in general, before personalities enter into it. → see page 2 A

Bob Gravley continued, stating that exterior lighting appears to be a common type of issue, both security and street lighting..

Another major issue concerns colors; in order to facilitate in this issue, it is recommended that a set of colors be available which the commission agrees are compatible with the district. (Secretary read from the by-laws on paint responsibility).

Also, sign dimensions can be an issue: Commission felt that the Town by-laws are fairly clear on this (secretary to check on this),

The afternoon session consisted primarily with problems concerning alternative energy devises. Generally, reasons are economic. We can not deny that the problem exists. Most people present felt that alternative energy changes could be done without interrupting the historic integrity if done reasonably, and incorporated reasonably into the surroundings.

The bottom line however, is that the commission should encourage people to tighten up their houses, before turning to alternatives; is the house well-insulated, etc.

Specifics on application: should be very detailed, giving angles, orientation. Should include financial savings. A third party opinion as to the over-all affect of the proposed system should also be given. (This should not be from the supplier). The commission should make sure that the system to be installed really works, is installed in the very best location. Pay back period needed in application. In general, commissions are encourage the placement of solar panels on the ground in the front roof of the building is south-facing.

If pay back period is too long, it may be longer than lifetime of installation.

John Poor stated, even if in the opinion of the third party, the pay back period is too long, what happens if the owner still wants to proceed with the installation.

Bob stated that legally, ^{alternative energy} which affects the exterior structure, can not be in an historic district.

Tom Musco stated that an economic analysis would be very costly. Bob Gravley said that is what we would require before accepting an application: it is the responsibility of the applicant.

It was recommended that the applicant meet with the commission before applying for an alternative energy application. Generally, the pay back for a hot water system is too poor, unless the family is larger than four people.

Vinyl siding: Generally, most commissions are anti-vinyl siding. Some commissions have had battles over this issue, and even almost became extinct (esp. on the cap). The historic commission in Springfield is allowing vinyl installation, but has stipulated some fierce controls on it. For example, the clapboards must be the same dimensions, corner boards must be the same. If the contractor can not duplicate the unique characteristics of trim, etc. then they can not cover it. Increased cost is so much, that applications are few, and door to door sales are down.

Question as to what was said about the structure when vinyl siding is used: the increased specifications used by Springfield, have actually increased ventilation allowing more breathing space, and may not do as much damage as the conventional vinyl siding.

We need to, as a commission, decide what our stand will be on vinyl siding. It was noted that we must compile data about characteristics of the Royalston houses, i.e. are clapboards 3" or 4"

Bob Gravley reported that the sense he got from the meeting April 11th was not fear of litigation, but that we should tighten up a little on our procedures.

Report from that meeting concerning Federal funding; basic reality of the economic situation, there is no federal money. There will be a skeleton crew of approximately 5 in Mass. to concern itself with the National Register money. The current registration has temporarily ceased until August to update guidelines and procedures.

Brief discussion about the houses in the Royalston district:

1. all are white, except French residence.
2. extreme rural setting
3. in the common area, there are no 20th century buildings, except the school.

Comment about the Anderson-Notter report: believe Art Plant has our copy. Bob Gravley will ask him for it.

Bob Gravley said that there will be another meeting in the fall, possibly in Fitchburg.

NEW BUSINESS:

We have received a letter from the Massachusetts DPW concerning the proposed road work to be done on the South Royalston Road. THE DPW letter stated that it is our responsibility to comment on the effects (if any) on any historic sites that the road might have.

*after the
Public hearing.*

Bob Gravley reported that John Peer, M.J.Green, and he went to view the old school house site; current recommendation is to move marker up onto old foundation. Although it is difficult to tell exactly how close the road will go to the old foundation, it appears that the new road will not affect the drive or schoolhouse site. We are prepared to give a tentative go ahead only, until we can see a specific map which shows us exact location.

Subject of cow path or pass; Tom Musco brought up the fact that at the hearing concerning the new road, a cow path which goes under the road, above the church, would be affected. This cow pass is constructed of stone. Tom reported that as a member of the Conservation Commission, he wrote a letter concerning the environmental impact of the brook. John Peer stated that he would call Mr. Lawrence (owner of property on which the cow pass is located) and ask him his concerns.

Back door on Town Hall:

The secretary reported that Willard Newton had called her regarding the rear door of the Town Hall. Money has been appropriated to fix this door, and the question came up at the last Selectmen's meeting as to whether the Historic District Commission had any jurisdiction over the type of door to be used. Question was brought up as to definition of public way, and whether the parking lot was one. Consensus from the members present is that the door needs to be fixed, and since the money has been appropriated, and it can not be seen from the street, that the door should be replaced without further action from the Commission. Bob Gravley will call Mr. Newton regarding this.

Meeting adjourned at approximately 9:55.

Respectfully submitted,

Mary Jane Green

Mary Jane Green
secretary

May 7, 1981.

present: Tom Muses, Doreen Summington, Alan Bowers, Bob Hawley,
Colleen Richardson, Wm. Summington, John Port, M. J. Green
Wendy Frontiero, Mass. Historic Commission. Alan Frieden,
Bob Hawley, Colleen Richardson, Wm. Summington II, John
Port Wendy Frontiero, from Mass Historic Commission reported:
^{+ when they} survey - up to 50 years old. suggest South + West
Royalston. stops at Greek Revival.

when is inventory done: range of styles.
different types
geographic distribution
suggestions: isolated and specific districts
most towns 10% of buildings in town.

Book Paxton did. She will give us a copy.

Forms: photograph

map show building in relation to
cross roads showing houses in between
architectural + historical significance:

- why did you pick this building?
Cape Cod + representative of type? architecturally
Economic Dev. distinct?
elopment Comm-
ission survey - put in context of whole town. Rep-
resentative or one of kind?
questions.

ex.

~~ex.~~ S. Royalston - area form relates whole
neighbor

Public Planning + Environmental Review:

- state projects (orange booklet)
- gives text and laws.

Nat'l. Register protects federally

1. area
2. building (from B's) prehistoric
3. structures - bridges,
4. archeological sites
- 5.

let Mass. District know if any impact.

Send Wendy copy of DPW letter and our examples of good survey reports.

When

when is survey complete?

- if covered map geo
- functional, good representative
residential - civic - commercial.

cut off date - mill post 1966 period

example: Newton Mills complex
Cupile Creek - Mills-

Wendy - Paxton - recreating Mill Buildings

archeological survey:

- permission of owner to do survey.
- can photograph from public way,

ask Wendy for archeological survey.

Inventory list -

no legal mechanism possible to

DPW - state action.

? owner of property - Lawrence can contact the Mass. Historic Commission.

J.P. Has been modification on road straightening in South Rayston.

- eligible for survey / inventory.

Fitchburg - Deane Siegrig - ^{Regional} Planner

Major Financial

Tax Incentive Programs - commercial.

Bill to extend benefits to private homes.

Nat'l Register - controls only Federally-assisted projects.

best way to preserve → local Historic District.

Future Federal Nat'l Register - owner consent.

Any guidance available?

Books: design review { Colnado
Savannah, Georgia
Virginia

Newsletter: Local District
Association.

Clearing House?
Annual Report?

Lighting Situation: Library light - Selectmen

Carlisle -

Nathfield - wants to start a district.

Windpinner - booklet.

Any district have pamphlet - when sell the
house. Good idea to communicate
~~what is~~
contact new owners

How complete should application be?

- Check list / might be

- Sketches. / what building aspects require.

Topsfield.

checklist: materials
dimensions

exp. Springfield siding

page 3. May 7, 1981

Wendy - design review works. she'll try to find us some.

~~§~~
Litigation situation: any help from Commission? Not really.

Vinyl: Nat'l Trust. / private group. communication / preservation

Funding - generally have little.
(inventory work - Mar. 1963)

Inventory:

{ National Register: - Ray Johnston
got a letter

Complete Inventory Required for Nat'l Register - only few years.

State Commission has negotiating influence on historic sites. What are you protecting? ex.
Local Town does not have jurisdiction.

Question about R4.32.

Wm. Simmington - suggests Commission get homework done to work on inventory and not hold up work when it's ready.

J.P. Lech, Lawrence, Jr.

Mass. Historical will eventually ~~be~~ be the first notified.

Review Director - checks base map / inventory.

granite cow pass: "wide enough for a pregnant cow."
can inform property owner → Mass. Historic Commission

what if property owner makes alterations - can sue.

Nat'l Trust - summary cases. Attorney General will give comments, give advice.

Criteria for Inventory:

Tom Musco - road - granite guard rail / steel guard rail.
eventually public safety overrides.

Is there a clearinghouse for ideas / problems, etc?
- precedent.

Library light: ~~Electric~~ Company given \$
9 P.M. adjourned.

MJK.

Notes by
Bob Grawley

Royalston Historic District Commission Minutes of meeting

Date - July 9 1981

Time 7:30 p.m.

Place Phineas Newton Library

Present: Bob Grawley, John Poor, Doreen Simmington, Weino
Kreman, Glen Freider, Dr. Royal Tru, Guyola Shackelford.

Meeting was convened by Chairman Bob Grawley at
7:40 P.M.. John Poor summarized minutes of last meeting
of May 7, 1981

Bob Grawley discussed the need for various
definitions of terms in Chapter 40C General laws
of Massachusetts Historic Districts Act as they
relate specifically to the Royalston Historic District.
The following definitions were ^{presented} ~~presented~~ by sub-committee
appointed ~~on~~ at May 7, 1981 meeting. They were discussed
and voted on individually:

- 1) Quorum. A quorum of the Royalston
Historic District Commission is six regular
and/or alternate members of the commission.
* The definition was ^{accepted} ~~passed~~ unanimously by
all members present.
- 2) Public street - a public street is any state
or town maintained road located within the
boundary's of the Royalston Historic District.
* The definition was accepted unanimously by
all members present.
- 3) Public way and public waterway. Royalston
Historic District has no recognized public
way or public waterways within ~~the~~ ^{its} boundaries.
* This statement was accepted unanimously by
all members present.
- 4) Public Park - The public parks of Royalston

Present: Bob Grawley, John Poor, Doreen Simmington, Weino Korman, Glen Freider, Dr. Royal Tye, Guyola Shackelford.

Meeting was convened by Chairman Bob Grawley at 7:40 P.M.. John Poor summarized minutes of last meeting of May 7, 1981

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 * The definition was ~~passed~~ ^{accepted} unanimously by all members present.
- 2) Public street - a public street is any state or town maintained road located within the boundary's of the Royalston Historic District.
 * The definition was accepted unanimously by all members present.
- 3) Public way and public waterway. Royalston Historic District has no recognized public way or public waterways within ~~the~~ ^{its} boundaries.
 * This statement was accepted unanimously by all members present.
- 4) Public Park - The public parks of Royalston Historic District are Bullock Park and the Common area excluding Raymond School yard and the parking area to the side and rear of the Town Hall.
 * This statement was accepted unanimously by all members present.
- 5) Concurring vote - A concurring vote of the Royalston Historic District commission is a simple majority of the members and alternates present except in the case of a bare quorum. When a bare quorum present a concurring vote is minimum of three year votes on any ruling.

Definitions

5) Continued

* The definition was ~~passed~~ ^{accepted} unanimously by all members present.

6) ~~fourteen~~ Days - In reference to passage of time for hearing dates ^{and ruling} ~~of the~~ ^{of the} ~~Rayalston Historic District~~ ^{commission} the term day ~~shall~~ is any calendar day weekends and holidays inclusive.

This definition was accepted unanimously by all members present.

~~John Poor of the subcommittee on a procedural ruling concerning the submission of app~~

John Poor of the subcommittee opened a discussion on a procedural ruling concerning the submission of applications to the commission. He stated that the commission should have five days after ~~receiving~~ receiving the application to determine its completeness. Upon further discussion the commission felt that the resubmission of a previously incomplete application ~~should~~ be treated as a new application. The means of notifying the applicant of the applications completeness was discussed but not finalized and the entire issue was sent back to subcommittee to work on an appropriate wording for the motion.

Bob Grawley initiated a discussion on the definition of abutter and the phrase "property materially affected". The discussion concluded that the parties affected by ~~a~~ each applicant varied and thus there could be no concrete definition. The issue was sent back to subcommittee for further consideration.

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is any calendar day weekends and holidays
inclusive.

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committee for further consideration.

A discussion followed concerning paint colors
on the common and was referred to the
subcommittee for further consideration.

Royal Tye volunteered to check on the official
town status of commission member Dorreen
Simmington and prospective member Guyola
Shackleford.

Guyola Shackleford accepted the position
of Royalston Historic District Secretary upon
receipt of Mary Jane Green's resignation of the position.

The subcommittee on definitions and procedural details was continued with some membership.

A new subcommittee was formed to initiate and coordinate the general historic survey of the town. Allen Bowers was appointed Chairman and members of his choosing.

~~A discussion~~

Bob Gravley initiated a discussion concerning the characteristics of Royalston Historic District which identify it from other areas. It was suggested that all members of the commission compile a list of characteristics they find noteworthy in the district.

Meeting adjourned at 9:55 P.M.

Present: Glen Freden, Dr. Royal Frye, Bob Gravley, Waino Kirkman
John Poor, Guyola Shackelford, Alan Bowers (arrived late)

Royalston Historic District Commission
August 20, 1981 meeting

Meeting convened by Bob Gravley at 7:05; a quorum was present.

Discussion was held on: Procedures for Application Processing
at Follows:

Applications will be submitted in duplicate to the Commission Secretary who will annotate on the Commission's copy the date and time received.

An application is considered as having been accepted after it has been received and found complete in all necessary respects. Determination of completeness will be made within five (5) days of receipt.

When an application is considered complete, the 30 day processing time will commence immediately. If, however, an application is considered incomplete it will be returned promptly to the submitter with as much explanation as feasible, as to why.

For all practical purposes, resubmitted applications will be treated as new applications.

Submitter of applications will be notified of status. (complete or incomplete) within five (5) days of receipt, and such notification may be written or verbal. The Commission's copy will be annotated to indicate verbal notification.

Copies of application must be filed with town clerk and in the minutes of the Commission.

Dr. Royal Frye made a motion to adopt the processing of applications as set forth. Second by Waino Kirkman
In favor of motion: Dr. Royal Frye, Bob Gravley, Waino Kirkman, John Poor, Glen Freden, Guyola Shackelford
No nays.

Next on the agenda: Definition of how Commission defines property materially affected by structural changes:

Only property materially affected and abutters within the District are of concern regarding notification of impact.

Abutter--generally accepted definitions: As a general rule, all abutters will be notified. Property materially affected will be determined on a judgement basis in each case by the Commission.

Waino Kirkman made motion that this definition of abutter be accepted. Second by Glen Freden

In favor of motion: Dr. Royal Frye¹, John Poor, Waino Kirkman, Glen

Freden, Bob Gravely, Guyola Shackelford
No Nays

Questions were raised regarding various types of siding, paint colors exterior lighting fixtures, signs, mail boxes. The sub committee will meet to discuss these issues and present their findings at the next Commission meeting.

It was noted that the Commission would need new members and alternates and several names were suggested, to be passed on to the selectmen for approval.

It was suggested that the Commission meet more frequently until the by laws have been completed and approved. It was decided to meet once a month on the third Thursday of the month, promptly at 7 P.M.

Meeting adjourned by Bob Gravely, chairman, at 9:05

Respectifully submitted

Guyola Shackelford
Guyola Shackelford

Present: Alan Bowers, Bob Gravely, Glen Freden, Tom Musco,
John Poor, Royal Fry, Guyola Shackelford

Royalston Historic District Commission
Sept. 17, 1981 Meeting

Meeting convined by Bob Gravely at 7:00 P.M. A quorum was present.

Sub Committee report:

Two proposals were presented on color guide lines and exterior lighting.

1. Salem Hand book has been chosen as our guide for house and trim colors, with white the preferred color. Changes must be presented to the Commission and be within the Salem handbook guide line.
2. Exterior lighting of private property. Fixtures should be appropriate to an earlier era; antique ones are not priactical as they may be stolen.

Alan Bowers made motion and it was seconded by Glen Freden to accept these two proposals.

Old business:

A letter of recommendation to be sent to selectmen to nominate Estelle Siegmönd. Selectmen asked to indorse and return to Commission.

A copy of by laws to be sent to Mrs. Rix.

Everyone was asked to present at the next meeting their ideas on what makes Royalston unique.

Vinyl siding issue still side lined for additional information.

Regarding survey of historic sites:

Should the cut off date be 1910? As it stands now there are 80 to survey, starting with 1870 and earlier.
It was noted that for future grants it is necessary to have a survey.

New business:

There will be a fall meeting in Fitchburg Sept. 26 with John Poor and Alan Bowers attending.

John Poor was asked to write a letter to Huey Bullock regarding the condition of his house and suggesting that it be painted. This was approved by the Commission.

Larry Simington of the Board of Health appeared briefly at the meeting to inquire if the Commission can intervine when a house is deteriorating.

Next meeting will be Oct. 22; meeting adjourned at 9:15

Respectfully submitted
Guyola Shackelford
Guyola Shackelford

approved
10/22/81

Present: Alan Bowers, Dr. Royal Frye, Waino Kirkman, Tom Musco,
John Poor, Guyola Shackelford, Estelle, (Steffie) Siegmund

Royalston Historic District Commission
Oct. 22, 1981 Meeting

John Poor presided over the meeting in the absence of Bob Gravely.

The district meeting at Fitchburg was attended by John Poor and Alan Bowers with the following report given:

1. How do you train historic commission members for the "knocks" of the job? Presented by Thoreson Group of Portsmouth, N. Hamp.
2. Energy conservation by an architect from Mass. Design.
(a) What to do first with energy conservation in old houses; heating system, overhead insulation cap, storm windows, zone heating. Side walls should not be insulated on old houses as it traps moisture. Aluminum siding, being ventlated is therefore better than vinyl, if either must be used.
3. How to nominate a structure to the National Registry.
4. Lawyer presentd discussion on historic commission laws. Chapter 40C considered the best to use to establish historic commission rights.

Old Business:

Letter to Hugh Bullock regarding painting his house was not needed as work has now begun on it.

Vinyl siding still shelved for future discussion.

Historic survey: Alan Bowers has done extensive work regarding planning districts and taking pictures. There are approximately 350 structures in the area and 10% of existing structures is needed, to include private residence, and public buildings, burial grounds etc.

44 buildings and 5 structures have been done.

Waino Kirkman has done South Royalston and Dr. Frye has done his area on Prospect Hill.

Historic area has been divided into 6 locations with zone 3 by Dr. Frye and zone 1 by Waino Kirkman completed and zone 5 to be done by Estelle Siegmund and Guyola Shackelford. The remaining zones have not be assigned. Only structures built before 1870 will be used.

Exterior lighting of private property:

The Commission recognizes todays exterior lighting requirments for houses, drives, etc and that fixtures appropriate to an earlier era of a particular house or its environs may be ineffective, too expensive, subject to theft etc. Accordingly the Commission encourages the use of lighting to do the job intended with not being so modern and/ or obviously visable as to detract for the overall appearnace of any building, driveway, walk, gateway etc. The Commission will assist in lighting fixtures/devices selection when requested, including appropriate period items. Motion was made and unanimously approved to accept this as written.

Addition to color selection. Ir is desirable to maintain predominately white but other colors may be appropriate, with the Salem handbook used as color guide.

Any color change must be presented to the Commission for approval.
Motion was made and unanimously approved to accept this as written.

New Business:

Larry Simington from the Board of Health approached the Commission regarding the town dump gate replacement. He wants the gate to be father down the dump road, near the school; to go from stone wall to stone wall. Which would be painted any color the Commission approved. He was given approval to locate the gate in the area he designated. Motion made and unamously approved to accept this as written.

John Poor brought up the number of traffice signs on many different types of posts. And the fact that some signs were redundant and could the highway dept. be contacted regarding removing some of them and standarizing all the support. John agreed to talk to highway dept.

At next meeting each member is to bring a written statement of why they think Royalston in unique, to be used in future studies.

Meeting adjounred at 9 P.M. Next meeting Nov. 19, 1981

Respectfully submitted *gd approved*
Guyola Shackelford
Guyola Shackelford, Secretary

Present: Glen Freden, Bob Gravely, Mary Jane Greene, John Poor,
Guyola Shackelford, Estelle (Steffie) Siegmund

Royalston Historic District Commission
Nov. 19, 1981 Meeting

Meeting was convened by Bob Gravely, Chairman

Old Business:

Vinyl Siding: Following position on vinyl siding was made. The use of vinyl or aluminum will be permitted as long as all elements of the exastant exterior are left undamaged on the building and the resulting vinyl or aluminum exterior matches the existant exterior, element for element, in design, dimension and proportion. Motion was made to accept this as written and unanimously approved.

Security lighting. Home owners wishing to install exterior security lighting must consult the Commission for approval. Motion was made and unanimously approved to accept this as written.

Street signs were again discussed by John Poor. He presented the problem of duplicate and redundant street signs at the Nov. 15, 1981 meeting of the selectmen. The highway dept. was already aware of the overlapping signs and John will continue to pursue the problem with them. Duplicate speed signs were also noted and should be brought up with the police dept. which John agreed to do.

The lists compiled by each Commisssion member regarding the characteristics of the Common were given to Estell Siegmund to co-ordinate for future use by the Commission.

Historic inventory zones were additionally assigned as follows:

Zone 2 John Poor and Mary Jane Greene
Zone 4 Bob Gravely

New business:

Should someone attend each selectmen's meeting. It was deferred for furthur discussion.

It will now be necessary to present the Commissions amendments to the by-laws at a public hearing. Date for hearing will be set in February.

Meeting adjourned at 9:10. Next meeting Jan. 21, 1982

Respectfully submitted

Guyola Shackelford
Guyola Shackelford, Secretary

qs 1/21/82