

# Royalston Historic District Commission Meeting

January 15, 1987

Present: P. Bundschuh, J. Poor, W. Kirkman, W. Newton, K. Chenausky,  
J. Coppeck, E. Siegmund, A. Bowers.

Meeting was called to order at 7:30 p.m. by the Chairman. Minutes of the November 24, 1986 meeting were read and accepted.

## Old business:

John Poor contends we should require applications be pre-screened for completeness before coming before the full Commission for consideration, and he does not believe we should call special application review meetings so readily. He cited the special meeting held on a crash basis on 24 November 1986 for Lorraine Dyer for work which to-date has not commenced. We were told that that meeting was essential because the contractor was ready to proceed once approval was obtained. Despite this example of our fruitless responsiveness, Chairman Bundschuh continues to feel we should try to accommodate all applicants as much as possible. There was no unanimity on this matter of concern.

Time limits for completing approved work projects were questioned. However, the by-law provides only that, if a property is burned or demolished, it must be cleaned-up and re-landscaped within a one year time period.

## New business:

1. P. Bundschuh has submitted an application for a Certificate of Appropriateness for renovation of the front of their barn, to give the barn front a more symmetrical look. Because of her being chairman and submitting an application, J. Poor took over. P. Bundschuh stated that the work would be completed in the spring. The Commission voted unanimously to issue a Certificate of Appropriateness, #1-87.
2. There was a discussion of the Commission membership, seven members and three alternates. To have a quorum, six members or alternates must attend. It was explained that the Commission operates this way for maximum input, instead of having a quorum of just four members.
3. J. Poor states that G. Shackelford will be resigning. A. Andreliunas may also resign as a result of other commitments. The Commission members were asked to think about other people who might be willing to serve.
4. A. Bowers arrived at 8:35 p.m. and submitted an application for a Certificate of Appropriateness for the Town Hall Building Committee for the rear fire escape. The Building Committee didn't follow procedure when they installed the fire escape in that it is visible from a public way. A. Bowers explained that they did not expect that it would be visible. J. Poor asked if other plans had been discussed such as reversing the direction of the fire escape. A. Bowers said

4. (cont'd)

that it had been discussed but that reversing the fire escape would block the window, and that this would be very undesirable. A. Bowers will report back to the Building Committee with the Commission's thoughts but he would like some ideas from the Commission. W. Newton asked about the sketches that had been drawn by Dean Page. A. Bowers states that the platform used was the same as the one that appeared in the sketches. Generally, the Commission feels suggesting design alternatives is out of our field of expertise. A. Bowers, as a member of the Building Committee asked for cooperation on alternatives. W. Newton asked what it would cost to remove the escape. A. Bowers did not know. P. Bundschuh says she would prefer looking at the escape from the outside rather than to have it obstruct the view from the inside. K. Chenausky had the opposite opinion. A. Bowers also pointed out, as additional information, that there would also be a ramp to accommodate wheel chairs. A. Bowers requested that the Commission issue a Certificate of Hardship based on the cost of changing the existing escape for safety and fire concerns, and that the old escape was unsafe. P. Bundschuh asked that the members not let the fact that we were not consulted interfere with our decision. J. Poor moved that we note on the application for a Certificate of Hardship. S. Siegmund seconded. P. Bundschuh called for a vote to issue the Certificate of Hardship. The following members voted yes: P. Bundschuh, W. Kirkman, W. Newton. The following members voted no: K. Chenausky, S. Siegmund, J. Poor; A. Bowers abstained. The motion did not carry. A. Bowers feels that the Town will not vote for money to change the escape, and is disappointed with the Commission's position. J. Poor stated he thinks the board should take a stand.

Motion to adjourn; seconded. Meeting adjourned at 9:20 p.m.

Respectfully submitted,

k. Chenausky, Secretary

ROYALSTON HISTORIC DISTRICT COMMISSION MEETING  
February 19, 1987

PRESENT: J. Coppock, A. Bowers, S. Siegmund, W. Newton, P. Bundschuh J. Poor

Meeting called to order at 7:30. Due to the absence of the secretary and her not having made the minutes of the prior meeting available, the minutes could not be read nor referred to in the ensuing discussion of business.

OLD BUSINESS:

The chairman reported that she was progressing in her updating of the Royalston Historic District handout and would have it ready for final review in the near future.

The Town Hall fire escape was discussed at length and several options ~~where~~ proposed and considered for improving the existing situation for which no Certificate of Hardship was granted at the January meeting. In that connection a parliamentary procedural question was raised by J. Coppock based ~~on~~ a strict interpretation of the by-laws regarding the 3 to 2 vote with 2 abstentions in favor of not granting a Certificate of Hardship. He contended that a 3 to 2 vote did not constitute a majority, there being seven members present. Accordingly, a motion to reconsider that negative vote was made and voted upon favorably, whereupon the original motion was rediscussed (to grant a Certificate of Hardship). Following rediscussion, the vote was 3 in favor (Coppock, Newton and Bundschuh) and 2 against (Siegmund and Poor) with Bowers abstaining and did not carry for lack of a majority of four. Bowers then said he would take the various options considered to the rest of the Town Hall Building Committee for consideration by them all and return with their reactions at our next meeting.

NEW BUSINESS:

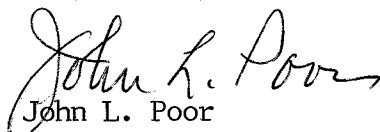
Lisa Frieden, member of the Royalston School Needs Study Committee, advised that whatever may be undertaken for expanded facilities would be done at the site of the Raymond School within the Historic District. In view of this the study committee wants to establish an immediate and ongoing contact with the Royalston Historic District Commission and requested representation from the Commission at the next study committee meeting.

Wayne Newton presented on behalf of Gerard Chaisson a request for Certificate of Appropriateness to allow him to change his barn doors to clapboards, to match the rest of the barn, in order that he be able to install automatic opening overhead doors. Certificate #2-87 was granted by unanimous vote.

Vyto Andreliunas appeared to say he was resigning from the commission, resulting <sup>in</sup> two vacancies now.

Meeting adjourned at 8:53.

Respectfully Submitted,

  
John L. Poor

Royalston Historic District Commission Meeting

19 March 1987

Present: A. Bowers, E. Siegmund, W. Kirkman, J. Peer, J. Coppeck,  
K. Chenausky

Meeting called to order at 7:30 p.m. The minutes of the 19 February meeting were read, but required ammendment and resubmission.

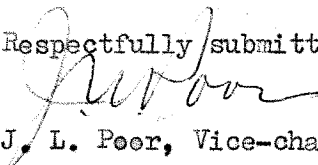
Old business:

1. John Peer asked if anyone knows the whereabouts of the official RHD map approved by the Attorney General along with the RHD by-law. Alan Bowers thought he might have it and will check. Peer said he has the original metes and bounds. These do not include additions made on Frye Hill and in the S. Royalston road area. Steffi Siegmund stated she has a map given her by Art Platt which might just be the original and will dig it out.

2. Town Hall renovations: Alan Bowers reported that the Town Hall Building Committee held two meetings to discuss the fire escape and other upcoming changes. No Certificate of Applicability request will be submitted. They are considering an elevator asopposed to a ramp (for handicapped access) but cost factors may be excessive. Next, outside lighting for the front door was discussed and it was felt that a recessed fixture would be least obtrusive, and require the least maintenance. Furthermore, the side lot parking area requires more lighting. It was suggested that another light be afixed to the pole now carrying the church floodlight. Finally, any handrails that have to be added to the Town Hall front steps should be of wrought iron.

(No record of time of adjournment.)

Respectfully submitted,

  
J. L. Peer, Vice-chairman

ROYALSTON HISTORIC DISTRICT COMMISSION MEETING

June 18, 1987

PRESENT: P. Bundschuh, J. Coppock, Waino Kirkman, K. Chenausky, Wayne Newton, S. Siegmund, J. Poor, and A. Bowers.

Meeting called to order at 7:35pm by the chairman. Minutes of the February meeting pertaining to the firescape were read and accepted as amended. No meeting April or May.

OLD BUSINESS:

1. P. Bundschuh is working on Historic District Commission pamphlet and will report on progress at next meeting.
2. The map of the historic district has been <sup>given</sup> sent to the Planning Board *for incorporation in the new zoning by-law. The existing by-law map is outdated.*
3. The Chenevert porch is not painted yet, P. Bundschuh will request that he paint it.
4. A. Bowers states that the Building Inspector says that the fire escape on the Town Hall must be enclosed to meet state building code requirements. Alan believes that the Town Hall Building Committee will have to hire someone to design an enclosure. Problems include, how to deal with the stone foundation, how to deal with space limitations and where to place the entrance. P. Bundschuh is concerned that we do not have the design skills to address this issue. W. Newton feels the board has the talent. Window style and roof pitch were discussed. J. Poor feels we are over our heads and that the building committee will have to go back to the next town meeting and ask for funding for an architect. W. Newton asked if there are other options including removing the fire escape and replacing it with a smaller one. P. Bundschuh suggests that we contact the Massachusetts Historical Commission for recommendations and also a list of architects that have dealt with this kind of problem. K. Chenausky will contact them and report at the next meeting.

A. Bowers has front door hardware for the Town Hall for the commission to examine. The hardware now on the door has a wider plate and a large key hole with a flat knob. The example is too contemporary. A. Bowers states that the options available are reduced because any hardware that is installed must work with a "crash bar" assembly. The commission members will look at the current hardware after the meeting and present their views at the next meeting.

NEW BUSINESS:

The following people were suggested as possible new board members: Diane O'Conner, Richard Laurence, Jr., Linda Brown, The Harris', Martha Bouchard, Mary and John Coflesky. J. Poor will ask Guyola Shackelford if she would be willing to serve if the meeting could be held at the fire station. He will inform P. Bundschuh.

The following will serve at selectmen's meeting monitors:

July: W. Kirkman  
Aug.: K. Chenausky  
Sept: J. Poor  
Oct : A. Bowers

Nov.: P. Bundschuh  
Dec.: W. Newton  
Jan.: J. Coppock  
Feb.: S. Siegmund

The secretary will bring the monitor list to each meeting and remind each representative.

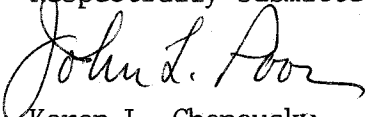
ROYALSTON HISTORIC DISTRICT COMMISSION MEETING  
June 18, 1987 Page 2

P. Bundschuh, chairman, must choose a member from the Historic District Commission to service on the Road Sign Committee. W. Newton already serves on the committee as Chairman, pro tem. It was decided that P. Bundschuh will recommend that the selectmen appoint S. Sigmond to the Road Sign Committee. The commission discussed whether signs are necessary on the common for safety; all members agreed that they are not. If the signs must appear on the common, the commission would like to know if they must be the same design as the others in town. W. Newton suggested that the Road Sign Committee consider pressed steel signs on the common. S. Sigmond was asked to keep the Historic District Commission informed. For the record, the commission voted unanimously that the signs in the Historic District must be approved by the Commission.

John Rix submitted an application for a Certificate of Appropriateness. Mr. Rix is seeking approval to erect a picket fence along the front of his house on Frye Hill Road. The board voted unanimously to issue a Certificate of Appropriateness provided Mr. Rix initials the changes on the application clarifying the description of the posts. Certificate of appropriateness #3-87 issued.

Meeting adjourned at 9:07pm

Respectfully submitted,

  
~~Karen L. Chenausky~~  
Secretary, *Acting*

ROYALSTON HISTORIC DISTRICT COMMISSION Meeting -- 23 July 1987

Present: E. Siegmund, D. O'Connor, J. Coppock, P. Bundschuh, J. Poor,  
A. Bowers

Meeting was called to order at 7:30 p.m. Minutes of previous meeting could not be read due to non-provision by the secretary.

Old business:

1. The Chairman promises to have completed proposed revision of the Royalston Historic District introductory pamphlet for the August meeting.
2. The Chenevert porch project is still incomplete. The chairman will make contact to urge completion.
3. The Selectmen, as recommended by the HDC, appointed Guyola Shackelford and Diane O'Connor to fill the two current vacancies. The Chairman will request confirming written notification.
4. Town Hall fire escape: the building committee is seeking designs for enclosing it for consideration of the HDC.
5. Town Hall front door handle assembly is being worked on by the building committee.
6. Town Hall painting: it was agreed that we must monitor it.
7. The Chairman will make contact with the new owners of the "Wilcox-Bragg" house.
8. The unsatisfactory situation with the current secretary was again discussed, and considered unacceptable. The Chairman was requested to deal with it forcefully.

New business:

1. An ex-post facto application was received from Katherine Cole regarding replacement of her south-side terrace fencing. The old fence was of squared basket-weave design but was replaced with a prefabbed diamond-shaped lattice. After lengthy consideration of all aspects of the problem, it was decided to reject the application due to lack of sufficient definition, especially dimensions. It was agreed that the HDC needed to research to ascertain what would be most appropriate for the period, especially if the new, in-place lattice-work has to be replaced due to inappropriateness. Diane O'Connor volunteered to contact Sturbridge Village for assistance, and Karen Chenausky was to be directed to contact the Massachusetts Historic District Commission.

Meeting adjourned at 8:48 p.m.

Respectfully submitted,

  
J. H. Poor

ROYALSTON HISTORIC DISTRICT COMMISSION Meeting -- 20 August 1987

Present: A. Bowers, E. Siegmund, P. Bundschuh, J. Coppeck, W. Newton,  
G. Shackelford, J. Poor.

Meeting called to order at 7:30. Due to confusion the previous meeting's minutes were not prepared in final form, but the rough minutes were read. They will be fleshed out and presented at the next meeting.

Old business:

1. A batch of minutes from previous meetings were finally typed by Secretary Chenausky, and given to the Chairman. J. L. Poor will review them and bring them to the next meeting for reading and approval.
2. A draft of the proposed revision of the RHD introductory pamphlet was presented by the Chairman, but it was decided not to try to review it during the meeting. Copies will be provided all members for their consideration prior to the next meeting.
3. Dimensions for Katherine Cole's new terrace lattice-work have been determined but the application was misplaced. Research on the appropriateness of such fencing has not been performed yet.
4. Uncertainty as to when members were most recently appointed to their three year term has necessitated clarification from the Selectmen's secretary. Chairman Patience is handling this matter.
5. The Cheneverts' porch "will be done shortly", or so the Chairman has been advised. Inshallah.
6. The Town Hall building committee, i.e. Alan Bowers requested by phone, assistance from the Massachusetts Historic District Commission on the matter of required fire escape enclosures on historic buildings. Three weeks hence, nothing has been received from that source. In any event, that project will require town meeting approval of the necessary funding. The matter of the front door brass fixture has progressed to the point of now preparing/presenting an application to the HDC.
7. Town Hall painting: several members expressed strong criticism of things they have been observing, in particular, the failure to improve the appearance of the front doors before painting since they are focal points. The failure to use drop cloths and the resultant heavy paint debris on the ground and driveway was duly noted. Also the failure to scrape off the very loose paint on the insides of window casings was pointed out as seemingly shoddy work. John Poor will present these views at the 8 September Selectmens meeting if it is still appropriate to do so.

When it comes time to select the color scheme for the interior painting, the building committee promises to touch base with the HDC before a final choice is made. Allegedly, Selectman Stowell



Old business (cont'd):

has definite ideas on the same matter.

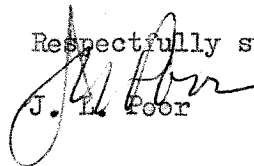
8. Chairman Bundschuh made direct contact with the Schnetzers, new owners of the "Wilcox-Bragg" house on Old Winchendon Road.

New business:

1. Karen chenausky submitted her resignation, in writing, to the Selectmen, copy to the HCD, thus simplifying the solution to the secretarial problems.
2. John Poor volunteered to be secretary as well as vice-chairman until the next election of officers. He was so appointed secretary.
3. John Poor advised everyone to start thinking about the next election of officers in October.
4. Replacement candidates for K. Chenausky's vacancy were discussed. Beth Carrier, Lorraine Casinghino, and Linda Scotland are to be sounded out in the order listed here.

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

  
J. L. Poor

Royalston Historic District Commission Meeting

17 September 1987

Present: E. Siegmund, G. Shackelford, D. O'Connor, P. Bundschuh,  
W. Kirkman, W. Newton, J. Peer.

Meeting called to order at 7:32 p.m. Minutes of the July and August meetings were read and approved.

Old business:

1. In response to our request the Selectmen's secretary provided us with a current list of Commission members with related term expiration dates. In her opinion, based on her records, associate members currently are Johnstone Coppeck, Wayne Newton and Diane O'Connor which jibes with our understanding. (see note attached)
2. Chairman Bundschuh announced that in response to her recruitment pitch, Beth Carrier of S. Royalston Road has agreed to serve on the commission if appointed by the Selectmen, and they will be so advised by the Chairman.
3. Wayne Newton advised that no action to date has commenced on the town street sign project, of which undertaking he is the appointed chairman.
4. It was agreed by those members who have examined it that the new Town Hall front door knob and plate assembly is a most satisfactory replacement for the prior one. The Building Committee will be so advised and requested to submit an application for a certificate of appropriateness.
5. Despite verbal requests by the Chairman to the Cheneverts to finish painting their side porch, it remains unfinished with the shingle shims still in place after nearly a year's passage. A written request for completion will now be resorted to.
6. It was agreed that the nearly \$600.00 remaining in the tree-planting fund should be used forthwith, this fall if possible, on the planting of more sugar maples. Noel's Nursery will charge \$70.00 per tree, planted. John Peer will coordinate with the Tree Warden, and then place the order with Noel's.
7. The Chairman again advised that at the October meeting the annual election of chairman and vice-chairman is required. She also indicated that she cannot devote the required time which that office deserves. No candidates threw their caps into the ring.
8. There was a general discussion of the appearance of the Common. Objections were raised regarding the fire department's barbecue pit in the Town Hall parking lot, and the heating ductwork that has been leaning against the Town Hall most of the summer. Wayne Newton said he'd remove the barbecue pit very soon. Steps will be taken otherwise

Patience -

This is what I have for Historic District.

	<u>Term Expires</u>
Patience Bundschuh, Chairman	1990
John Poor, Vice Chairman	1988
Waino Kirkman	1988
Alan Bowers	1989
Wayne Newton	1989
Guyola Shackelford	1990
John Coppock	1990
Diane O'Connor	1989
Estelle Siegmund	1989

I understand Karen Chenausky has quit so you still need another. Any ideas??

Before you, John Coppock and Wayne Newton were alternates, so I would say that John Coppock, Wayne and Diane O'Connor would now be alternates. Nobody tells me anything either.

If you have any more questions, I'll try to answer.

Nancy Newton

*August 23.*

8. (cont'd)

to put the ductwork out of sight if it still is of further use. The continued deterioration of the Waters' barn was discussed -- Wayne Newton will donate shingles and labor to stop the roof from leaking since the Waters refuse to maintain the building. He also intends to replace missing window panes of which there are many. The barn situation is considered lamentable, and over which we have no control until it falls down, as things now stand. It was also noted that while there have been noteworthy improvements within the Historic District, there are numerous eyesores about which the most we can do is apply friendly persuasion, for what that is worth, with considerable tact and diplomacy.

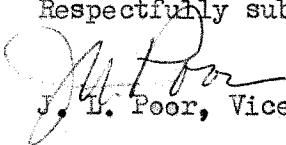
9. Because the meeting has covered so much other business, reading into the record of prior meetings, long delayed in being produced by the prior secretary, was postponed.

New business:

Another after-the-fact application for a certificate of appropriateness was presented, this one to cover a re-shingling job at the Rix residence where portions of the roof were red and green were to be changed to black so that all shingles would be uniformly black. What makes this late application so noteworthy and frustrating was the fact that a Commission member was the roofer, serving to point up the problems in achieving up-front compliance with the Historic District By-law. However, the color change was welcomed in any event, and the application was approved, number 4-87 assigned.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

  
J. L. Poor, Vice-chairman

# ROYALSTON HISTORIC DISTRICT COMMISSION MEETING

OCTOBER 1987

Present: D. O'Connor, P. Bundschuh, G. Schackelford, J. Poor, E. Siegmund, A. Bowers, W. Newton

Meeting called to order at 7:30 pm. Minutes of the September meeting were read and approved.

## Old Business:

1. The Royalston District revised introductory booklet is approaching completion. Patience will give the final smooth format to Diane O'Connor, who in turn will Xerox 100 copies. The covers will be changed to blue. Distribution to all District residents will then be made.
2. Chairperson Bundschuh directed a letter to the Cheneverts regarding the unfinished porch project and was advised it would eventually be completed.
3. Alan Bowers presented an application for a certificate of appropriateness for the new town hall door handle assembly, covered in last months minutes. Unanimous approval was voted and #5-87 was assigned to the certificate.
4. Alan also reported that no redesign work has been started yet for the fire escape enclosure. The next annual town meeting will have to approve funding for the fire escape before that project can be undertaken.
5. Regarding more trees for the Common, John Poor advised that he's pick out 4 small sugar maples at Noel's Nursey. Gayola suggested that a larger one be planted at the Historical Society site and that was considered a worthy idea. It was voted that \$150.00 more could be invested in a larger tree.
6. The BBQ pit and old heating ducts discussed at the last meeting were all removed a few days later.
7. The file copy of the Rix fence certificate has not yet been located. Patience promised to rectify that matter.

## New Business:

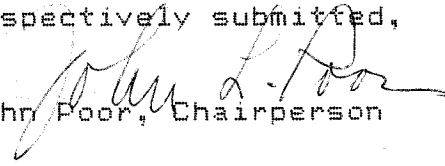
1. Questions were raised concerning if the possible erection of a skating rink on the Common. Wayne Newton advised it would be located at Bullock Pack instead.
2. Election of Officers were conducted after John Poor volunteered to be chairperson and nominated John Coppock to be his vice-chairperson. Diane O'Connor volunteered to be secretary. It was so voted.
3. Alan Bowers presented a request for a COA for a hand rail for the Town Hall front steps, after seeking input from the rest of the membership. The request was approved and #6-87 assigned.

4. John Poor suggested to Alan that the Town Hall Building Committee consider doing something appropriate to the roof over the town hall entrance, such as sheathing with copper. No funding currently exists, the roofing fund is exhausted. The matter will be considered.

5. A lengthy application from the Schnetzlers on Old Winchendon Road was read about the significant changes they were making. The only item that required approval is the installation of two outside lighting fixtures but that approval hinges on specific information regarding choices of fixtures and their location. Chairman Poor said he would write them and advise as to what we will need.

Meeting was adjourned at 8:37 pm.

Respectively submitted,

  
John Poor, Chairperson