

ROYALSTON HISTORIC DISTRICT COMMISSION  
JANUARY 24, 1991 MINUTES

ATTENDEES: Rick Carrier, John Poor, Lorraine Casinghino,  
Peter Kraniak, Alan Bowers, Steffie Siegmund

NEW BUSINESS:

The January 24 meeting of the Royalston Historic District Commission began at 7:20 pm at the Royalston Fire Station.

A motion was made to move the Historic District Commission meeting to the 3rd Thursday of the month, the reason being conflicting commitments for some commission members. The motion was approved unanimously.

Steffie Siegmund contacted Linda Harris about becoming a member of the Commission and Linda expressed interest. Her name was submitted to the Selectmen and approved.

It was suggested that because of what seems to be the general inability to consistently make a quorum, that the quorum be reduced to 5. The motion was approved unanimously.

*Alan B*  
Alan Bowers agreed to resubmit the fire escape application for reconsideration by the commission.

The window problem at the John Nash house was discussed. Apparently there was some miscommunication between the contractor, and commission members resulting in the "verbal approval" of a bow window. Members consulted were under the impression that the window would be flush against the back wall of the residence and not visible from the road. Such was not the case and 2 large arborvite~~s~~ have been planted to mask the problem. The Nash's will be submitting an application for approval after the fact. It is noted however, that preliminary discussion suggest that the window structure will be made to look identical to the two existing windows in the front of the house.

Some discussion was made around the replacement of the Post Office sign with a larger sign, and a different post. As president of the Historical Society, Peter Kraniak agreed to handle this issue when the need arose.

Elections were held, with the following members being unanimously elected. Rick Carrier, President; Peter Kraniak Vice President, and Lorraine Casinghino, Secretary.

The meeting adjourned at 8:10.

Respectfully submitted,  
Lorraine Casinghino,  
Secretary

ROYALSTON HISTORIC DISTRICT COMMISSION  
FEBRUARY 27, 1991 MINUTES

ATTENDEES: Lorraine Casinghino, Rick Carrier, Peter Kraniak  
John Poor, Alan Bowers, Patience Bundschuh

The February 27, 1991 meeting of the Royalston Historic District Commission began at 7:30 at the Royalston Fire Department.

Old Business:

The Nash's bay window application has yet to be filed and Lorraine Casinghino agreed to put together the application with the aid of the contractor and will submit it at a future meeting.

Jean Stanton told John Poor that the unpainted chimney would be painted white in the spring.

Alan Bowers agreed to submit the application for the town hall fire escape at the next meeting.

New Business:

John Poor submitted application 91- to replace the current 12 x 15 4-louver attic vent in the east front peak of his house with a larger 22.5 x 25 8-louver vent. The reason for change is to facilitate better air flow in order to reduce a current condensation and moisture problem. The new vent will be of wooden construction and painted white as is the existing vent. The application was approved unanimously with John Poor abstaining.

Don Stanton and Bob Yentis submitted an application for an addition to the Stanton residence. The application called for removal of the shed on the North side of the barn. The structure would then be rebuilt and extended an additional 20' to the end of the barn. The proposal also called for the installation of 7 french doors on the north side with the 3 middle panels stationary and the remaining opening inward. Four french doors on the east wall with the two middle doors opening inward. The application also included the installation of 5 skylights.

The foundation would be concrete with a brick veneer front. A chimney would also be included which would extend 8'6" above the roofline.

Roofing material would be of a slightly different color, due to the unavailability of matching shingles.

Some members felt that this addition would enhance the appearance of the home and the historic district, others felt that the inclusion of the skylights would be out of character in a historic home.

Mr. Stanton felt that the commission was being unreasonable and he threatened to turn his ~~property~~ into a "canyon" via the use of plantings, etc. *NE 11/24/1978 RD*

It was decided that an addition this controversial should be left up to public hearing. A date of Friday February 15 was set and Lorraine Casinghino agreed to notify in writing all residents of the historic district as well as posting notice in the Athol Daily News.

Bob Yentis agreed to supply more information at the hearing including, skylight material to be used and a photo of existing structure.

The meeting adjourned at 9:30

*These minutes are dated 24 February*

# ROYALSTON HISTORIC DISTRICT COMMISSION

## MARCH 29, 1991 MINUTES

ATTENDEES: Patience Bundschuh, Steffie Siegmund, Lorraine Casinghino, John Poor, Rick Carrier

The March 29, 1991 meeting of the Royalston Historic District Commission began at 7:30 at the Royalston Fire Department.

### OLD BUSINESS

It was noted that the town clerk be reminded to post the new Commission meeting time and location in the lobby of the Post Office. It was also suggested that an agenda be published ahead of time, but the issue was raised that quite often there is no set agenda with regard to Certificates needing approval, until the actual day of the meeting.

There was some discussion made around the ability of the Selectmen, or a third party, to appeal and overturn a decision made by the commission. It was noted that there is no appeal provision mentioned in the town bylaws\*, and the only way to overturn a ruling is by legal channels, which would result in effect the town Selectmen suing the town Historic Commission. (NOTE: it was later found out that a change had been made to the State bylaws allowing for a third party appeal).

Alan Bowers resubmitted the application for the town hall fire escape. The application was approved unanimously with Alan Bowers abstaining.

### NEW BUSINESS:

*properly submitted*

John Poor suggested a new bylaw be added to prevent plants or trees from being planted to conceal a violation. It was also mentioned that if the Commission requests that plantings be installed to conceal a problem, that they should remain. Therefore, a new homeowner should be notified prior to purchasing a home in the District, if such stipulations exist. Alan Bowers mentioned that plantings should remain until the inappropriate deviation is corrected.

Rick Carrier noted that the town of Harvard's interpretation of Mass General Law Chapter 40C in its statement "seen from a public way" means to picture the structure without plantings.

Plantings which conceal a vista were also discussed and John Poor noted that on the island of Nantucket, no plantings are permitted which conceal a site line.

*\*except by applicant*

John Poor agreed to work on the wording of the bylaw over the following week and submit it by the following Monday deadline for inclusion in this years annual town meeting. ?

It was mentioned that the fence in front of The Palms was removed and there was a question as to whether it would be replaced. The commission agreed that if the caretaker was seen around the property he would be asked of the status.

The meeting adjourned at 9:00

Respectfully submitted,

Lorraine Casinghino  
Secretary

March 18  
Public Meeting

Town Hearing January 15, 1991

Subject -- Proposed Addition to Stanton Residence

Public Meeting  
The town hearing regarding the proposed addition to the Stanton residence was held on January 15, 1991 at 7:30. In attendance were the following members of the Historic District Commission - Wayne Newton, Lorraine Casinghino, Patience Bundschuh, Steffie Siegmund, John Poor, Alan Bowers, Rick Carrier and Peter Kraniak.

Others in attendance included Dwight Stowell, Cindy and Steve Savoy, Bob Casinghino, and Irene Newton.

Bob Yentis began the meeting by submitting a new set of more detailed drawings reflecting roof pitch and dimensions. He also brought a sample of the material used to frame the skylights and photos of historic homes in which skylight were installed. This brought about the discussion as to whether the proposed skylights would be historically accurate to the structure. Lorraine Casinghino noted that she had spoken with Paul Holtz and Mark Verkinnes, Architectural Conservators of the Mass Historic Commission and Leslie Fox of the SPNEA and had been told that skylights were found in the early 1800's in buildings of prominence such as town halls, etc. but would not have been found on a greek revival in a village setting.

Abutters were concerned that the addition would be precedent setting and would allow the possibility for other intrusions in the future. There was also a comment made by the Savoy's in which they stated that they were discouraged from pursuing the possibility of a skylight in their own home by a commission member.

Other abutters were spoken to, but not in attendance. Mrs. Waters and MacManus were against skylights and Mrs. Wells felt that she was getting too old to object and therefore didn't care.

Dr. Stowell challenged the commission and felt that the commission was not taking enough of a preservationist stand, thereby allowing intrusions which he felt would spoil the overall appearance of the common. A study was mentioned which referred to Royalston as being recognized by architectural historians as the best example of an early 19th century town common in Massachusetts. Dr. Stowell felt that an addition of any type was

inappropriate in Royalston, and felt that all development should be frozen. Argument ensued stating that zoning bylaws permitted construction of additions as well as new homes in the historic district. It was also stated that Royalston had come to be as a result of an evolutionary process and that this process should be allowed to continue.

However, controversy seemed centered around skylights rather than the addition itself, with most commission members feeling that the concept of the addition with french doors was acceptable. Some members of the commission felt that the Stanton's should be allowed to replace the two skylights that had been previously *installed* ~~last~~ approved with new ones.

The hearing adjourned at 8:30 with the Commission meeting opening shortly after. Alan Bowers made a motion to approve the application with the exception of the 3 new skylights. The commission decided more detail was necessary on the application. The application was then ammended and signed-off by Bob Yentis for the Stanton's. Alan Bowers moved to approve the application as ammended. The commission voted with 6 in favor (Bundschuh, Carrier, Siegmund, Poor, Kraniak, Bowers) and 1 against (Casinghino). Wayne Newton was an alternate member and did not vote.

The meeting adjourned at 9:30.

Respectfully submitted,

Lorraine Casinghino  
Secretary

JEP

April 19, 1991 MINUTES  
(FOLLOWING PUBLIC HEARING)

Attendees: Rick Carrier, Lorraine Casinghino, Wayne Newton,  
John Poor, Alan Bowers.

Vanilla

Following the public hearing Bob Yentis submitted a drawing reflecting updates to the Stanton addition, stating that these drawings reflected changes already approved.

The drawing suggested lowering of the roof line of the addition, which would in effect keep it as it was originally. The drawing also reflected replacement of the vertical boards of the barn peak, with horizontal clapboards.

Lorraine Casinghino questioned the intentions of the Stantons and felt that a new application should have been submitted, not revised drawings. After discussion it was voted 4 to 1 in favor of the changes, with Lorraine Casinghino opposed. Since this was not a majority vote, the changes in effect were not approved. More discussion ensued and Lorraine Casinghino was somehow convinced that the changes were to benefit the addition and a second vote was approved unanimously.

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JCE

MAY 16 1991 MINUTES  
ROYALSTON HISTORIC DISTRICT COMMISSION

ATTENDEES: Rick Carrier, Patience Bundschuh, Steffie  
Siegmond, John Poor, Alan Bowers, Wayne Newton

The May 16, 1991 meeting of the Royalston Historic District Commission began at 7:00 at the Royalston Fire Station.

Old Business:

Patience Bundschuh stated that she had purchased, and would be planting the ivy groundcover at her home on Frye Hill Rd. Discussion ensued regarding the new concealment planting amendment to the bylaws and whether a grandfather clause should be considered to compensate for rulings that have already been approved by the commission, but not yet implemented by the homeowner.

Alan Bowers made a motion to table the discussion to allow Mr. Don Langlois to discuss changes currently in progress at his parents home on Frye Hill. Changes in progress, without formal approval includes removal of some of the brick foundation, which was caving in, and the covering of rotted asphalt siding with plywood and cedar shakes. The commission explained to Mr. Langlois that his parents home is in the Historic District and gave him an application asking him to fill it out, describing the work being done. He agreed to do this and mail the completed Application to Rick Carrier.

The town hall handicapped ramp was the next item discussed. Alan Bowers stated that because of the elevation of the town hall door, the ramp foundation was somewhat higher than initially anticipated. Concealment plantings were suggested to blend in with existing background foliage.

? The Selectmen's ammendment raised at the town meeting, regarding the appeal process was tabled. ?

The meeting adjourned at 9:16 p.m.

ROYALSTON HISTORIC DISTRICT COMMISSION  
JULY 1991 MINUTES

ATTENDEES: Lorraine Casinghino, Rick Carrier, Wayne Newton,  
Steffie Siegmund, Alan Bowers, Peter Kraniak

The July 1991 meeting of the Royalston Historic District Commission began at 7:00 at the Royalston Town Hall.

John Poor brought in an application on behalf of John and Stephanie McClure of Northeast Fitzwilliam Rd. The application requested 850' of picket fencing, including 3 pedestrian gates, and 6 double vehicle gates, painted white. The fencing would be located along the front of the property, along the side and back boundaries. The application 91-5 was approved unanimously.

More discussion occurred after the approval, stating that metal fencing (i.e., wire) would be less visible in the rear of the property and it was voted unanimously that the homeowner should have the option of using either white picket, or wire, with 4x4 pressure treated posts in the back yard, but that the front should be white picket.

John and Joan Nash submitted an application after the fact for the installation of a bay window in the back of their property. It was agreed that because of the misunderstanding between John Poor, Lorraine Casinghino and Steve Curtis, that no action can be taken against the Nash's requiring them to remove the window. However the application was disapproved unanimously, with Lorraine Casinghino abstaining. It was agreed that to finish the project off (i.e., put up and paint the lattice work) another application was required. \*

A question was raised about a majority versus a quorum. It was noted that the commission consists of 8 members and 2 alternates, with 5 members constituting a quorum. A quorum is needed to approve a certificate, but a simple majority is needed to disapprove (?). ?

Certificate 91-7 was submitted by Alan Bowers requesting replacement of the town hall entrance roof with slate, to match the main roof. The application was approved unanimously, with Alan Bowers abstaining.

It was agreed that the issue around the plantings at Patience Bundschuh's ~~home~~ <sup>property</sup> on Frye hill road should be closed.

7/1  
Some time ago, the construction of a new application was discussed, giving a time limit for work to be completed. It was decided that some wording should be added voiding the approval after a certain amount of time.

The meeting adjourned at 9:00.

\* 4 votes required to approve.

\* No misunderstanding regarding the certificate was a besting to what he meant.

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ROYALSTON HISTORIC DISTRICT COMMISSION  
AUGUST 1991 MINUTES

Attendees: Rick Carrier, Peter Kraniak, Patience Bundschuh,  
Alan Bowers, Steffie Siegmund, Wayne Newton

The August 15, 1991 meeting of the Royalston Historic District Commission began at 7:15 at the Royalston Town Hall.

X An application was made by Gerry Chaison to replace the crossbuck style front screen door with a "cambridge" style storm/screen door to match the back door. Door will be made of wood and painted green to match the other existing doors. Application 91-8 was approved unanimously.

An application was submitted by John and Joan Nash to put up lattice work under the bay window. Lattice will be verticle, with the opening between the lattice to be 6" x 6" - The big spaces is due to ventilation machinery. A motion was made and seconded to approve with a caveat that the green should match the existing color of the lattice. Application 91-9 was approved unanimously.

An application was received from Don and Jean Stanton for a terrace off the house alongside the new addition, with a wall at the North end with a 4' opening. The wall will be 18" - 22" high with blue stone cap to match the bluestone terrace. A letter was read from Lorraine Casinghino concerning the recent work at the Stantons. There is the idea that there will be stairs in the 4' opening. No stairs are indicated on the application, but the word from Bob Yentis is that steps are involved. The wall will be ~~black~~ with brick Bluestone top.

The committee will note to approve the application with the premise tht the Chairman have Mrs. Stanton modify the drawings so that any proposed steps will not be visible from a public way. Otherwise the application is incomplete. A motion was made and seconded to approve application 91-10.

OLD BUSINESS:

The chairman will research to see if all the Stanton's chimney's are to be painted white.

Don Langloise informed Rick Carrier that he will mail the outstanding application to the Committee.

The meeting was adjourned at 8:37 p.m.

Respectfully Submitted,

Lorraine Casinghino  
Secretary  
(per notes taken by Peter Kraniak)

\* We didn't have jurisdiction in this case.

JHP

ROYALSTON HISTORIC DISTRICT COMMISSION  
SEPTEMBER, 1991

Attendees: John Poor, Steffie Siegmund, Peter Kraniak,  
Lorraine Casinghino, Rick Carrier, Alan Bowers

The September 1991 meeting of the Royalston Historic District began at 7:00 at the Royalston Town Hall

Old Business:

Rick Carrier has not received an application from Langlois<sup>1</sup> as yet for the work done on Frye Hill road. The changes were discussed, which included the removal of the front granite slab step, which was moved to the road and a concrete and brick walk was installed. *doorstep*

The south foundation wall was changed and shingles were put up. It was decided that the work was necessary but out of character for a home of that time period, even the overall condition of the home is poor. The commission understood that this was a "hardship" case, but at this point we need an application for the record, which we have not yet received. The commission decided to send a registered letter describing the changes and enclosing an unsigned form. John Poor agreed to write the letter.

Contractors at the Stanton<sup>1</sup>s were approached and they agreed to paint the second chimney white, per the commission and Mrs. Stanton's request. A resident had inquired about the Stanton<sup>1</sup>s red door, which is now visible due to the removal of a storm. The commission agreed that this color had been approved some time ago.

Mrs. Stanton submitted a drawing, per Rick Carriers request, showing the recessed steps of their proposed patio and indicated that they were not visible from the road.

The visibility of outside doorknobs on the French doors located on the Stanton's addition was discussed. The original application calls for doors opening inward. The commission felt *the knob* ~~that~~ should be removed and capped. The original drawing gave no indication of any visible hardware. John Poor agreed to talk to the contractor about the removal of the outside knobs.

The fencing, which was approved by the commission has been erected and painted *(except the front porch)*.

A request was brought forth by the Stanton's requesting permission to put a pool in behind the fenced in garden area. Rick Carrier agreed to contact Geoff Newton regarding the rules around pool enclosures and get back to Mrs. Stanton with this

information. Mrs. Stanton indicated that the pool will be painted grey on the inside and surrounded by bluestone, with no ladders or diving boards.

The issue was brought up regarding the Bundschuh's plantings. A comment was made that the plantings were so small that they will probably never cover the visible foundation.

*foundation on their  
Bundschuh's  
property*

*Andrews*

The meeting adjourned at 8:15.

Respectfully submitted,

Lorraine Casinghino  
Secretary

JEP

ROYALSTON HISTORIC DISTRICT COMMISSION  
OCTOBER, 1991 MINUTES

ATTENDEES: Rick Carrier, Wayne Newton, John Poor, Patience  
Bundschuh, Alan Bowers

The October 1991 minutes of the Royalston Historic District  
Commission began at 7:30 at Royalston Town Hall. 222

Rick Carrier looked into the fencing requirements for swimming  
pools, per Jean Stanton's request. Geoff Newton stated that  
there was <sup>no</sup> town requirement for fencing of any type.

Rick Carrier looked into the requirement of residency for  
Commission members. Per Irene Newton, <sup>Town Clerk</sup> since membership is  
appointed by Selectmen, there is no requirement for town  
residency.

John Poor submitted a drafted application for Don Langlois~~4~~,  
which he has given to Lorraine Casinghino for mailing.

New membership was discussed. Rick Carrier agreed to contact the  
members who have not attended in some time to find out their  
status.

The meeting adjourned at 8:05.

Respectfully submitted

Lorraine Casinghino  
Secretary

JMP

ROYALSTON HISTORIC DISTRICT COMMISSION  
NOVEMBER MINUTES, 1991

ATTENDEES: Steffie Siegmund, Lorraine Casinghino, Rick Carrier  
John Poor, Wayne Newton, Peter Kraniak

The November 1991 meeting of the Royalston Historic District Commission began at 7:00 at the town hall.

The application for the changes at the Langlois residence had been received but ~~had~~ not reflected the information requested by the commission.

The commission discussed whether or not something could be done to the property after it is sold, considering a deed restriction is not possible. It was mentioned that there is a deed restriction on Millie French's property with regard to her handicapped ramp. The commission agreed that there was nothing practical that could be done, but hopefully in the future someone will want to do proper restoration on the home.

Apparently the building inspector informed Don Langlois that he could "go ahead" with his renovations because it was considered a repair. Rick Carrier agreed to talk to Geoff Newton about informing the commission in the future.

The Langlois application was unanimously rejected as incomplete, with the commission filling out the application directly and remailing it to Don Langlois for signature.

The Stanton's chimney has been painted, but the contractor refused to remove the brass doorknobs, stating the town hall building has brass knobs. The commission decided to write a letter to the Stanton's stating they are in violation and the knobs should be removed and plugged.

New and old members were discussed. Susan Perkins has resigned as well as Linda Harris, who apparently had not wished to become a member in the first place. Rick Carrier asked John Kirkman to find out the status of Waino's membership.

The Commission considered the appointment of George Krasowski and Jean Stanton to the Commission. There was some discussion around the suitability of Jean Stanton as a member, based on her residence and future applications that she may be submitting to the commission. It was decided that both names should be submitted to the Selectmen for consideration.

It was noted that the bylaw changed approved at the last town meeting was never submitted to the State by the town clerk,

*emphasizes* *intended* *JEP*  
however this change ~~merely reflects~~ what was approved by the  
~~state Historic Commission.~~ *New General Law establishing historic*  
*districts* *Chapter 40C*

NEW BUSINESS:

*for John McClure*  
An application was submitted by John Poor for the removal of a porch and installation of french doors on the McClure residence. The roofline would remain the same. See drawing and application for further details.

Some members wondered if this should go before a public hearing, as did the Stanton ~~SE~~ addition. Some felt that this was not a major change and a public hearing was not necessary.

A vote was taken with Wayne Newton, Steffie Siegmund, Peter Kraniak and John Poor approving, and Lorraine Casinghino and Rick Carrier abstaining. Some mention was made as to John Poor's vote being a conflict of interest due to his relationship with the applicants. John stated that he had nothing to gain financially from the approval of the application. *91-11 approved*

The meeting adjourned at 9:20 pm.

Respectfully submitted,

Lorraine Casinghino  
Secretary



VSP

ROYALSTON HISTORIC DISTRICT COMMISSION  
DECEMBER 1991 MINUTES

ATTENDEES: Rick Carrier, Steffie Siegmund, John Poor, Peter Kraniak, Alan Bowers, Lorraine Casinghino, Wayne Newton

The December 1991 meeting of the Royalston Historic District Commission began at 7:00 at the Royalston Town Hall.

Old Business:

The Langloise application has not been completed, but will be done in January.

*New* John Poor submitted George Krasowski's name to the selectmen for consideration. The Selectmen have yet to notify him to schedule a meeting. Rick Carrier agreed to notify Nancy Newton to put him on the agenda. *(as we suspected)* ?

The building inspector stated that the Chimney at the Rick's house was built without a permit and that the chimney is the same size. John Poor and Wayne Newton felt that it had been enlarged and more research should be done.

No reply has been received with regard to the Stanton's brass doorknobs.

New Business:

Mrs. Cole's fence is currently being replaced. John Poor was notified by Mrs. Cole and assured that it was exactly the same as the previous fence.

Millie French's ramp will be removed in the spring as per the caveat stated in the original approved application.

? John Poor submitted an application 91-12 for a change on the McClure porch, replacing the white trim board with granite slabs to match the rest of the house. The application was approved unanimously with John Poor abstaining. ?

An application was received from Jean Stanton for the installation of a 20' x 40' in-ground pool located northeast behind the garden fence. The application called for no above ground accessories. Wayne Newton felt that it was mandatory to have railings per manufacturer's code. He suggested that a swimming pool company be contacted for more info.

Does northeast mean it is directly behind the fence? Where will the pump and filter be located? The Commission felt that some

type of topographical drawing is needed pointing out a more exact location.

The application called for a 12" slope grading downward. <sup>toward the pool.</sup> The commission questioned the runoff created by downward grading and needed more information on the angle of the grade.

The commission was concerned that fencing will be requested at a later date once the liability is realized, but felt that that was a separate issue that could be voted on should the need arise,

The gray material to be used was not specified. The Commission assumed gunnite would be used and Alan Bowers questioned the size of the pool and felt that gunnite pools were typically done in some unusual shape.

Some members felt that the pool would be better located between the herb garden and the barn. Would lighting be requested somewhere down the road. ?

The commission moved that the application be voted on as incomplete. The motion was unanimously approved. The commission felt that Mrs. Stanton should attend a meeting with a revised application.

John Poor stated that at the last Selectmen's meeting Geoff Newton starting questioning some of the Commissions procedures and some controversy arose around the Langlois property, with Geoff feeling that he had a right to issue the permit based on the fact that the repairs were an emergency.

John Poor invited the selectmen and the building inspector to the next Commission meeting to observe how we conduct business, which was the December meeting. No one other than Commission members attended the meeting.

It was agreed that the building inspector should be more involved in the activities of the Commission and the commission agreed to send Geoff Newton copies of applications received,

The commission is expecting to receive an application from the Fishers for the installation of a porch on the far end of the house facing the Stanton's property. The commission felt that a porch would break the line of the house and probably should be installed on the back.

The meeting adjourned at 9:00.