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**TOWN OF ACTON
HISTORIC DISTRICT COMMISSION**
472 Main Street, Acton, MA 01720

CERTIFICATE 2346

(Revised: COA Date Extended)

Pursuant to Chapter 40C of the General Laws of Massachusetts and the Historic Districts Bylaw of the Town of Acton, the Acton Historic District Commission hereby issues a

CERTIFICATE OF APPROPRIATENESS

For the work described in the Application of the same number.

Applicant (or owner) Christian Lanciaux Architects

Telephone 978-274-2889

Address 108 River Street, Acton, MA Email christian@CLA-ARCHITECTS.com

Location of Work 30 Windsor Avenue District: Center West X South

Description of Proposed work: Renovations and Additions to an existing 1883 Queen Anne style single family home per the submitted plans, elevations and material lists per the Architect / applicant which are an integral part of this COA and are attached.

Construction Drawings submitted for approval are dated 2023.11.17 and labelled Regan Residence Proposed Addition and Renovation_13 Sheets:

T1.1, SP1-1, A1.1, A1.2, A1.3, A1.R, A2.1, A2.2, A2.3, A2.4, EC1.1, EC1.2

Exterior Materials Selections including Pella Reserve windows installed behind the original casings (with repairs as necessary) are also noted on the drawing pages.

Findings, conditions, requirements, recommendations:

Findings:

1. The governing way is Windsor Avenue. The street Front, and the Left and Right sides of the proposed project will be visible from Windsor Avenue.
2. The general design, proportions, materials, and details as drawn and specified are appropriate to the existing structure and to other buildings in the vicinity without presenting a false sense of historical development.
3. The Commission will assume that all materials and finishes will be as submitted but is amenable to discussing possible changes to the selected materials should the need arise.

Requirements (changes or additions to the plans presented):

1. Newly purchased Exterior Light fixture selections should be submitted to the HDC for approval before installation.
2. The typical roof material will be asphalt shingles. The bay window roofs can be either roll-roofing or asphalt shingles.
3. It is assumed that neither new surface-mounted HVAC piping nor new outdoor equipment will be visible from the street, but if so, its placement and screening must be reviewed by the HDC.

When completed, the work outlined above must conform in all particulars to the Application approved on January 9, 2023. The applicant may proceed with the proposed work provided all other approvals have been obtained, including a Building Permit. This Certificate is valid for work commenced within one year of the date of issuance. An extension or renewal of the Certificate may be granted at the discretion of the commission. If a property changes ownership during the time the Certificate is in force, a new owner who wishes to continue the authorized work must apply to have a new Certificate issued in his or her own name.

Application received November 14, 2023 Date of Public Hearing 1/9/2024

Certificate approved by *David Honn* Date January 14, 2025
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, HDC File

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TOWN OF ACTON, MA

2024 JAN 18 PM 3:28

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

CERTIFICATE 2346

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Application received November 14, 2023 Date of Public Hearing 1/9/2024

Certificate approved by Anita L Rogers Date January 18, 2024
for Historic District Commission

Copies to: Applicant, Building Commissioner, Town Clerk, HDC File

Pd ck #507
\$50.00

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TOWN CLERK
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2023 NOV 21 PM 1:16

Application # 2346

TOWN OF ACTON
HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

APPLICATION FOR CERTIFICATE

This information will be publicly posted on the Town of Acton website docushare.

Pursuant to Ch. 40C of the General Laws of Massachusetts, application is hereby made for issuance of the following Certificate for work within a Local Historic District (please check one):

Cert. of Appropriateness (Building Alteration/Sign/Fence/Change of Ownership) Fee: \$10

Cert. of Appropriateness (Building Addition other than deck/New Bldg/Demolition) Fee: \$50 ☒

Cert. of Hardship (for either category of Appropriateness) Fee: \$10 or \$50 (as appropriate) ☐

Cert. of Non-Applicability ☐ No Fee ☐

Fees waived for non-profit or municipal applicants.

Applicant: CHRISTIAN LANCIAUX ARCHITECTS Telephone: (978) 274-2889

Address: CHRISTIAN LANCIAUX
108 RIVER STREET
ACTON, MA 01720

E-mail: CHRISTIAN@CLA-ARCHITECTS.COM

Property owner and address: RON & THERESA REGAN
(if different from applicant) 30 WINDSOR AVE
ACTON, MA 01720

Contact information:
(978) 263-4538
RREGANJR68@VERIZON.NET

Location of Work: District: Center ☐ West ☒ South ☐

No. 30 Street WINDSOR AVE

Description of Work: (See website Instructions regarding information that is here required)

THE PROPOSED WORK CONSISTS OF ADDITIONS AND RENOVATIONS TO AN 1883 QUEEN ANNE SINGLE FAMILY HOME IN THE WEST ACTON HISTORIC DISTRICT. EXTERIOR IMPROVEMENTS PROPOSED CONSIST OF A NEW STAIR HALL ADDITION, A 3RD STORY/ ATTIC DORMER, A 1ST FLOOR PANTRY ADDITION, A NEW WRAP-AROUND PORCH, SEVERAL REPLACEMENT WINDOWS, AND NEW GUTTERS AND DOWNSPOUTS.

The undersigned hereby certifies that the information on this application and any plans submitted herewith are correct, and constitute a complete description of the work proposed. By my signature below, I acknowledge that this application and all its data will be publicly posted on the Town of Acton website docushare.

Signature of applicant Christian Lanciaux Date: 11.14.23

Application received by _____ for HDC Date: _____

COA approved/CNA issued by _____ for HDC Date: _____

REGAN RESIDENCE

30 WINDSOR AVE
ACTON, MA 01720



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11.1	18.1	18.2	18.3	18.4	18.5	18.6	18.7	18.8	18.9	18.10	18.11	18.12	18.13	18.14	18.15	18.16	18.17	18.18	18.19	18.20	18.21	18.22	18.23	18.24	18.25	18.26	18.27	18.28	18.29	18.30	18.31	18.32	18.33	18.34	18.35	18.36	18.37	18.38	18.39	18.40	18.41	18.42	18.43	18.44	18.45	18.46	18.47	18.48	18.49	18.50	18.51	18.52	18.53	18.54	18.55	18.56	18.57	18.58	18.59	18.60	18.61	18.62	18.63	18.64	18.65	18.66	18.67	18.68	18.69	18.70	18.71	18.72	18.73	18.74	18.75	18.76	18.77	18.78	18.79	18.80	18.81	18.82	18.83	18.84	18.85	18.86	18.87	18.88	18.89	18.90	18.91	18.92	18.93	18.94	18.95	18.96	18.97	18.98	18.99	19.00	19.01	19.02	19.03	19.04	19.05	19.06	19.07	19.08	19.09	19.10	19.11	19.12	19.13	19.14	19.15	19.16	19.17	19.18	19.19	19.20	19.21	19.22	19.23	19.24	19.25	19.26	19.27	19.28	19.29	19.30	19.31	19.32	19.33	19.34	19.35	19.36	19.37	19.38	19.39	19.40	19.41	19.42	19.43	19.44	19.45	19.46	19.47	19.48	19.49	19.50	19.51	19.52	19.53	19.54	19.55	19.56	19.57	19.58	19.59	19.60	19.61	19.62	19.63	19.64	19.65	19.66	19.67	19.68	19.69	19.70	19.71	19.72	19.73	19.74	19.75	19.76	19.77	19.78	19.79	19.80	19.81	19.82	19.83	19.84	19.85	19.86	19.87	19.88	19.89	19.90	19.91	19.92	19.93	19.94	19.95	19.96	19.97	19.98	19.99	20.00	20.01	20.02	20.03	20.04	20.05	20.06	20.07	20.08	20.09	20.10	20.11	20.12	20.13	20.14	20.15	20.16	20.17	20.18	20.19	20.20	20.21	20.22	20.23	20.24	20.25	20.26	20.27	20.28	20.29	20.30	20.31	20.32	20.33	20.34	20.35	20.36	20.37	20.38	20.39	20.40	20.41	20.42	20.43	20.44	20.45	20.46	20.47	20.48	20.49	20.50	20.51	20.52	20.53	20.54	20.55	20.56	20.57	20.58	20.59	20.60	20.61	20.62	20.63	20.64	20.65	20.66	20.67	20.68	20.69	20.70	20.71	20.72	20.73	20.74	20.75	20.76	20.77	20.78	20.79	20.80	20.81	20.82	20.83	20.84	20.85	20.86	20.87	20.88	20.89	20.90	20.91	20.92	20.93	20.94	20.95	20.96	20.97	20.98	20.99	21.00	21.01	21.02	21.03	21.04	21.05	21.06	21.07	21.08	21.09	21.10	21.11	21.12	21.13	21.14	21.15	21.16	21.17	21.18	21.19	21.20	21.21	21.22	21.23	21.24	21.25	21.26	21.27	21.28	21.29	21.30	21.31	21.32	21.33	21.34	21.35	21.36	21.37	21.38	21.39	21.40	21.41	21.42	21.43	21.44	21.45	21.46	21.47	21.48	21.49	21.50	21.51	21.52	21.53	21.54	21.55	21.56	21.57	21.58	21.59	21.60	21.61	21.62	21.63	21.64	21.65	21.66	21.67	21.68	21.69	21.70	21.71	21.72	21.73	21.74	21.75	21.76	21.77	21.78	21.79	21.80	21.81	21.82	21.83	21.84	21.85	21.86	21.87	21.88	21.89	21.90	21.91	21.92	21.93	21.94	21.95	21.96	21.97	21.98	21.99	22.00	22.01	22.02	22.03	22.04	22.05	22.06	22.07	22.08	22.09	22.10	22.11	22.12	22.13	22.14	22.15	22.16	22.17	22.18	22.19	22.20	22.21	22.22	22.23	22.24	22.25	22.26	22.27	22.28	22.29	22.30	22.31	22.32	22.33	22.34	22.35	22.36	22.37	22.38	22.39	22.40	22.41	22.42	22.43	22.44	22.45	22.46	22.47	22.48	22.49	22.50	22.51	22.52	22.53	22.54	22.55	22.56	22.57	22.58	22.59	22.60	22.61	22.62	22.63	22.64	22.65	22.66	22.67	22.68	22.69	22.70	22.71	22.72	22.73	22.74	22.75	22.76	22.77	22.78	22.79	22.80	22.81	22.82	22.83	22.84	22.85	22.86	22.87	22.88	22.89	22.90	22.91	22.92	22.93	22.94	22.95	22.96	22.97	22.98	22.99	23.00	23.01	23.02	23.03	23.04	23.05	23.06	23.07	23.08	23.09	23.10	23.11	23.12	23.13	23.14	23.15	23.16	23.17	23.18	23.19	23.20	23.21	23.22	23.23	23.24	23.25	23.26	23.27	23.28	23.29	23.30	23.31	23.32	23.33	23.34	23.35	23.36	23.37	23.38	23.39	23.40	23.41	23.42	23.43	23.44	23.45	23.46	23.47	23.48	23.49	23.50	23.51	23.52	23.53	23.54	23.55	23.56	23.57	23.58	23.59	23.60	23.61	23.62	23.63	23.64	23.65	23.66	23.67	23.68	23.69	23.70	23.71	23.72	23.73	23.74	23.75	23.76	23.77	23.78	23.79	23.80	23.81	23.82	23.83	23.84	23.85	23.86	23.87	23.88	23.89	23.90	23.91	23.92	23.93	23.94	23.95	23.96	23.97	23.98	23.99	24.00	24.01	24.02	24.03	24.04	24.05	24.06	24.07	24.08	24.09	24.10	24.11	24.12	24.13	24.14	24.15	24.16	24.17	24.18	24.19	24.20	24.21	24.22	24.23	24.24	24.25	24.26	24.27	24.28	24.29	24.30	24.31	24.32	24.33	24.34	24.35	24.36	24.37	24.38	24.39	24.40	24.41	24.42	24.43	24.44	24.45	24.46	24.47	24.48	24.49	24.50	24.51	24.52	24.53	24.54	24.55	24.56	24.57	24.58	24.59	24.60	24.61	24.62	24.63	24.64	24.65	24.66	24.67	24.68	24.69	24.70	24.71	24.72	24.73	24.74	24.75	24.76	24.77	24.78	24.79	24.80	24.81	24.82	24.83	24.84	24.85	24.86	24.87	24.88	24.89	24.90	24.91	24.92	24.93	24.94	24.95	24.96	24.97	24.98	24.99	25.00	25.01	25.02	25.03	25.04	25.05	25.06	25.07	25.08	25.09	25.10	25.11	25.12	25.13	25.14	25.15	25.16	25.17	25.18	25.19	25.20	25.21	25.22	25.23	25.24	25.25	25.26	25.27	25.28	25.29	25.30	25.31	25.32	25.33	25.34	25.35	25.36	25.37	25.38	25.39	25.40	25.41	25.42	25.43	25.44	25.45	25.46	25.47	25.48	25.49	25.50	25.51	25.52	25.53	25.54	25.55	25.56	25.57	25.58	25.59	25.60	25.61	25.62	25.63	25.64	25.65	25.66	25.67	25.68	25.69	25.70	25.71	25.72	25.73	25.74	25.75	25.76	25.77	25.78	25.79	25.80	25.81	25.82	25.83	25.84	25.85	25.86	25.87	25.88	25.89	25.90	25.91	25.92	25.93	25.94	25.95	25.96	25.97	25.98	25.99	26.00	26.01	26.02	26.03	26.04	26.05	26.06	26.07	26.08	26.09	26.10	26.11	26.12	26.13	26.14	26.15	26.16	26.17	26.18	26.19	26.20	26.21	26.22	26.23	26.24	26.25	26.26	26.27	26.28	26.29	26.30	26.31	26.32	26.33	26.34	26.35	26.36	26.37	26.38	26.39	26.40	26.41	26.42	26.43	26.44	26.45	26.46	26.47	26.48	26.49	26.50	26.51	26.52	26.53	26.54	26.55	26.56	26.57	26.58	26.59	26.60	26.61	26.62	26.63	26.64	26.65	26.66	26.67	26.68	26.69	26.70	26.71	26.72	26.73	26.74	26.75	26.76	26.77	26.78	26.79	26.80	26.81	26.82	26.83	26.84	26.85	26.86	26.87	26.88	26.89	26.90	26.91	26.92	26.93	26.94	26.95	26.96	26.97	26.98	26.99	27.00	27.01	27.02	27.03	27.04	27.05	27.06	27.07	27.08	27.09	27.10	27.11	27.12	27.13	27.14	27.15	27.16	27.17	27.18	27.19	27.20	27.21	27.22	27.23	27.24	27.25	27.26	27.27	27.28	27.29	27.30	27.31	27.32	27.33	27.34	27.35	27.36	27.37	27.38	27.39	27.40	27.41	27.42	27.43	27.44	27.45	27.46	27.47	27.48	27.49	27.50	27.51	27.52	27.53	27.54	27.55	27.56	27.57	27.58	27.59	27.60	27.61	27.62	27.63	27.64	27.65	27.66	27.67	27.68	27.69	27.70	27.71	27.72	27.73	27.74	27.75	27.76	27.77	27.78	27.79	27.80	27.81	27.82	27.83	27.84	27.85	27.86	27.87	27.88	27.89	27.90	27.91	27.92	27.93	27.94	27.95	27.96	27.97	27.98	27.99	28.00	28.01	28.02	28.03	28.04	28.05	28.06	28.07	28.08	28.09	28.10	28.11	28.12	28.13	28.14	28.15	28.16	28.17	28.18	28.19	28.20	28.21	28.22	28.23	28.24	28.25	28.26	28.27	28.28	28.29	28.30	28.31	28.32	28.33	28.34	28.35	28.36	28.37	28.38	28.39	28.40	28.41	28.42	28.43	28.44	28.45	28.46	28.47	28.48	28.49	28.50	28.51	28.52	28.53	28.54	28.55	28.56	28.57	28.58	28.59	28.60	28.61	28.62	28.63	28.64	28.65	28.66	28.67	28.68	28.69	28.70	28.71	28.72	28.73	28.74	28.75	28.76	28.77	28.78	28.79	28.80	28.81	28.82	28.83	28.84	28.85	28.86	28.87	28.88	28.89	28.90	28.91	28.92	28.93	28.94	28.95	28.96	28.97	28.98	28.99	29.00	29.01	29.02	29.03	29.04	29.05	29.06	29.07	29.08	29.09	29.10	29.11	29.12	29.13	29.14	29.15	29.16	29.17	29.18	29.19	29.20	29.21	29.22	29.23	29.24	29.25	29.26	29.27	29.28	29.29	29.30	29.31	29.32	29.33	29.34	29.35	29.36	29.37	29.38	29.39	29.40	29.41	29.42	29.43	29.44	29.45	29.46	29.47	29.48	29.49	29.50	29.51	29.52	29.53	29.54	29.55	29.56	29.57	29.58	29.59	29.60	29.61	29.62	29.63	29.64	29.65	29.66	29.67	29.68	29.69	29.70	29.71	29.72	29.73	29.74	29.75	29.76	29.77	29.78	29.79	29.80	29.81	29.82	29.83	29.84	29.85	29.86	29.87	29.88	29.89	29.90	29.91	29.92	29.93	29.94	29.95	29.96	29.97	29.98	29.99	30.00	30.01	30.02	30.03	30.04	30.05	30.06	30.07	30.08	30.09	30.10	30.11	30.12	30.13	30.14	30.15	30.16	30.17	30.18	30.19	30.20	30.21	30.22	30.23	30.24	30.25	30.26	30.27	30.28	30.29	30.30	30.31	30.32	30.33	30.34	30.35	30.36	30.37	30.38
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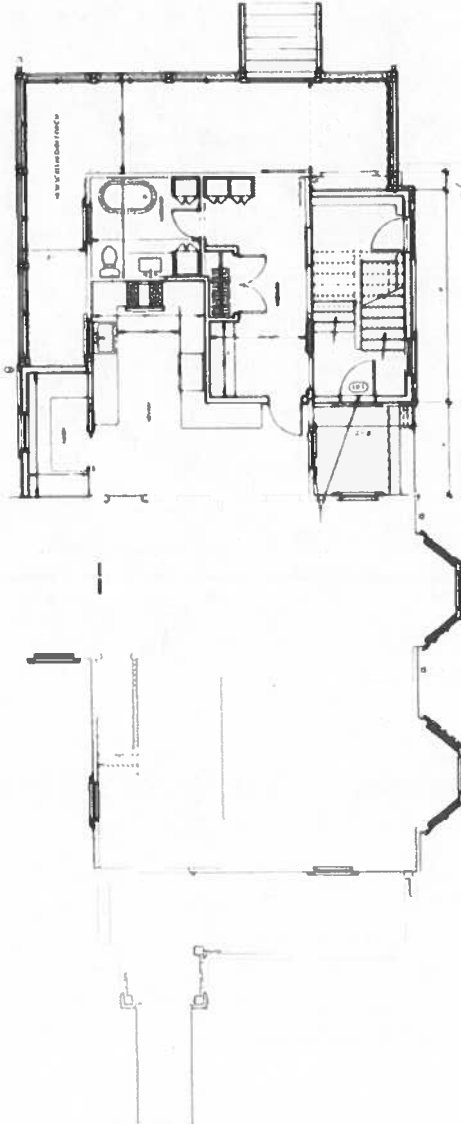
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DATE: 11.17.20
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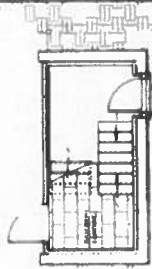
A1.1

DATE: 11.17.20

SCALE: 1/8" = 1'-0"



PROPOSED BASEMENT STAIR PLAN



PROPOSED 1st FLOOR PLAN

**REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION**

30 WINDSOR AVE
ACTON, MA 01720

CLA CLARK ARCHITECTS
ARCHITECTS

100 WINDSOR AVE
ACTON, MA 01720
TEL: (508) 261-2887
WWW.CLARKARCHITECTS.COM

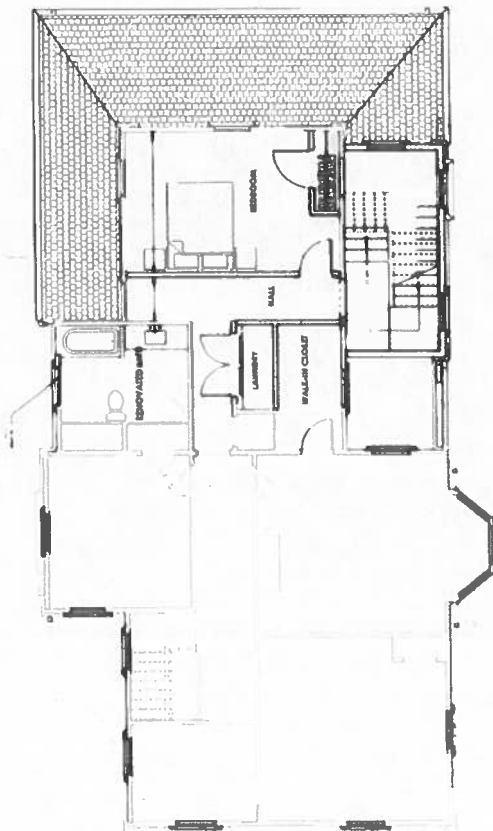
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PLANS
SECOND FLOOR

DATE: 11.12.20
DRAWN BY: CL
CHECKED BY: CL

A12



PROPOSED 2nd FLOOR PLAN

**REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION**

30 WINDSOR AVE
ACTON, MA 01725

DAVID
ARCHITECTURE

408 WIND STREET
ACTON, MA 01725
TEL: 978.274.4400
WWW.DAVIDARCHITECTURE.COM

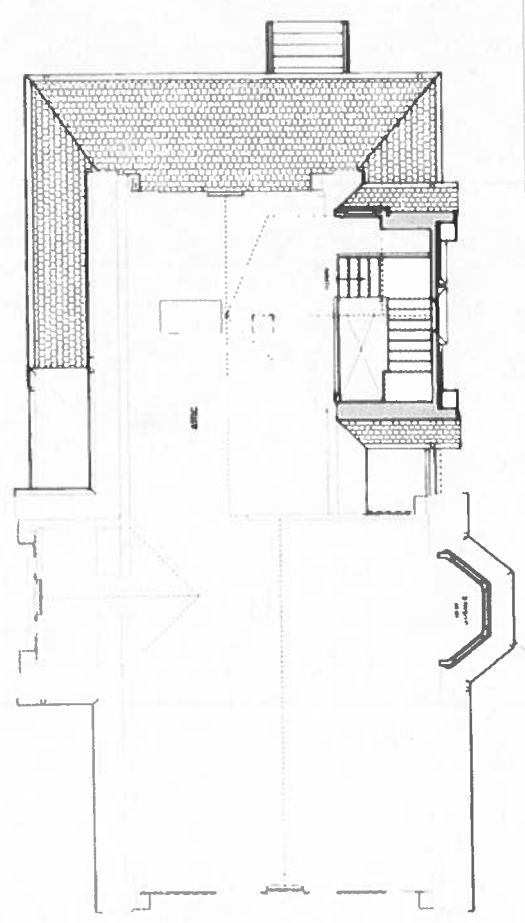
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PLANS
PROPOSED ATTIC PLAN

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DRAWN BY: [Signature]
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SCALE: 1/8" = 1'-0"

Sheet 1 of 3
PROJECT: 23-0000
DATE: 11.13.23
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PROPOSED ATTIC PLAN
1/8" = 1'-0"

30 WINDSOR AVE
ACTON, MA 01720

CLA
 CONSULTING & ANALYTICAL
 MANAGEMENT LTD.

105 STATION ST. SUITE 200
 NEW YORK, NY 10038
 TEL. (212) 692-1200

MEMBER OF THE CLM GROUP

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2	1/1/19	To Balance c/d	100.00
		Total	200.00

TITLE
PLANS:
ROOF PLAN

DATE	TIME	CL	AIR

1
410
PROPOSED ROOF PLAN
1/4" = 1'-0"

**REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION**

30 WINDSOR AVE
ACTON, MA 01720

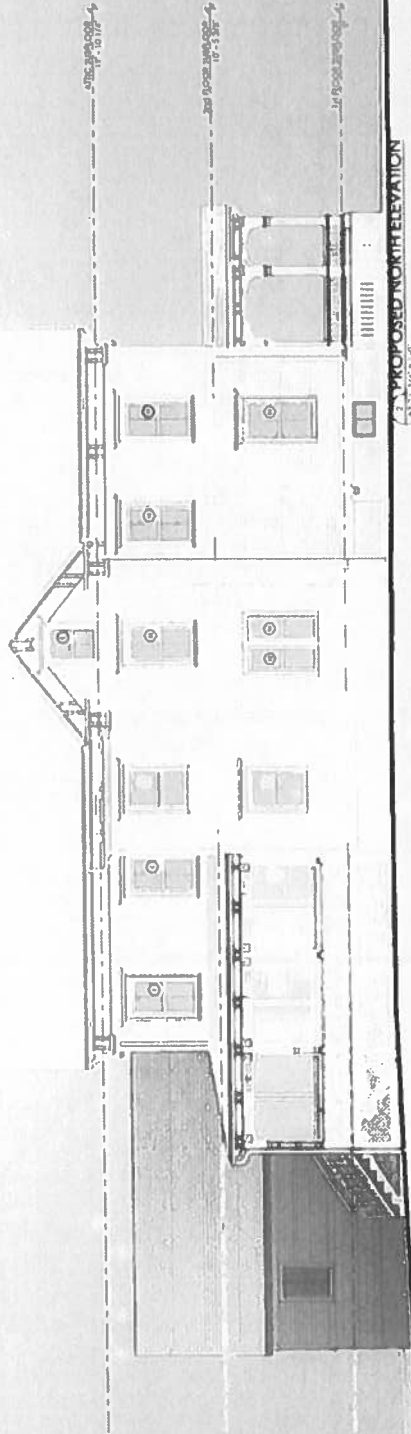
CLASH DESIGN GROUP
ARCHITECTS
30 WINDSOR AVE
ACTON, MA 01720
(617) 778-7730
www.clashdesign.com

NO. OF SHEETS	13
SHEET NO.	13
DATE	11/17/20
BY	CLASH
CHECKED BY	CLASH

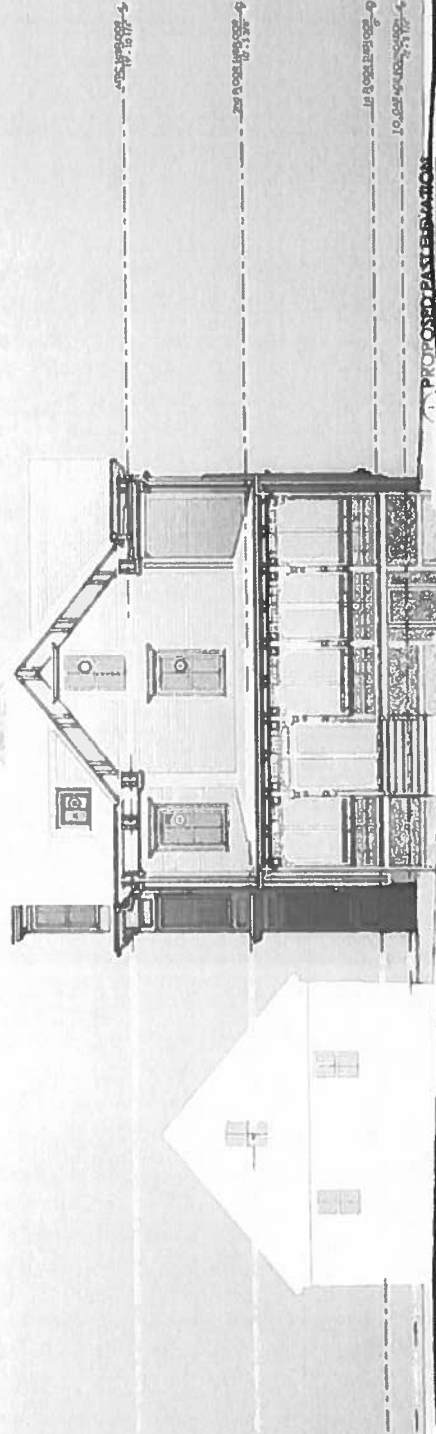
ELEVATION:
NORTH & EAST
ELEVATIONS

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DATE: 11/17/20
DRAWN BY: CLASH
CHECKED BY: CLASH



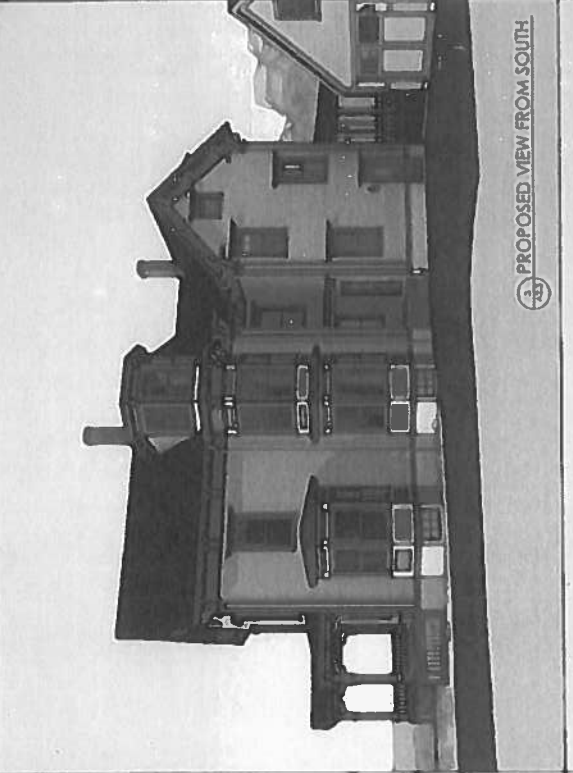
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



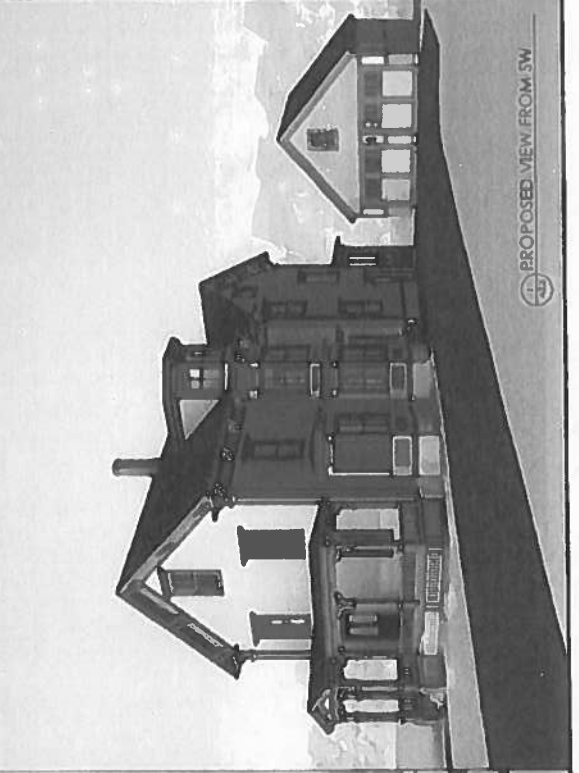
3. PROPOSED VIEW FROM NE



3. PROPOSED VIEW FROM SOUTH



3. PROPOSED VIEW FROM NW



3. PROPOSED VIEW FROM SW

REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

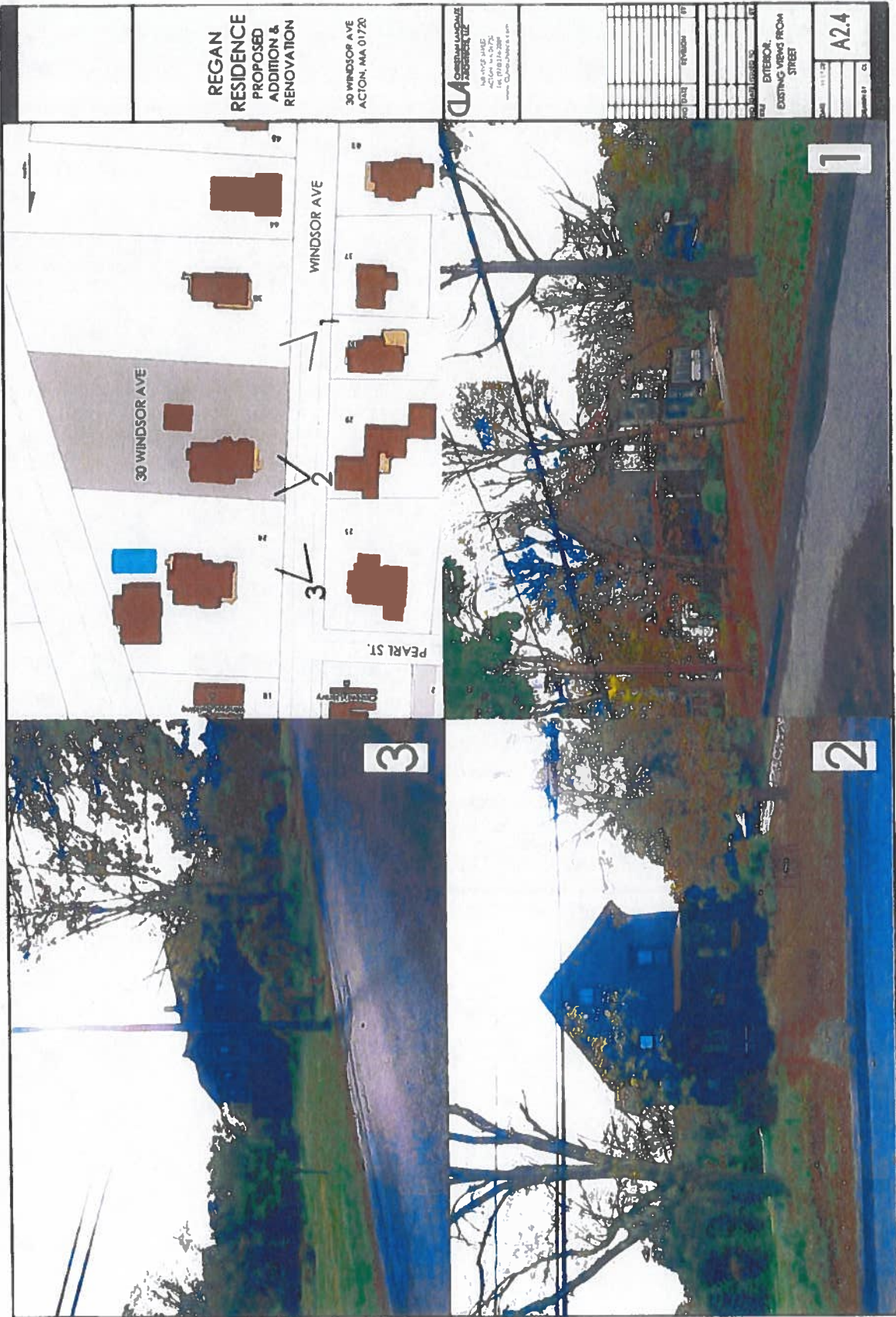
30 WINDSOR AVE
ACTON, MA 01720

CLAUDIO M. JACQUE
ARCHITECT, LLC
100 BROAD STREET
ACTON, MA 01720
TEL: (978) 227-2899
WWW.CLAUDIOMJACQUE.COM

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REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

30 WINDSOR AVE
ACTON, MA 01720

DAVID M. LACROIX
ARCHITECT, LLC

100 WINDSOR AVE
ACTON, MA 01720
(508) 261-1234
www.davidm.lacroix.com

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DATE: 11/11/2011
BY: DAVID M. LACROIX
CHECKED: JAMES J. LACROIX
TITLE: EXTERIOR, EXISTING VIEWS FROM STREET

A2.4



Fig. 1. Window with grid pattern

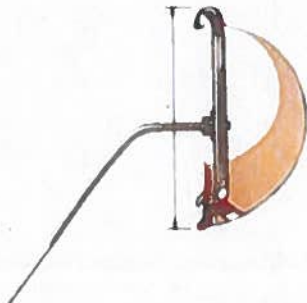


Fig. 2. Window with curved frame



Fig. 3. Window with grid pattern



Fig. 4. Window with grid pattern



Fig. 5. Window with grid pattern



Fig. 6. Window with grid pattern

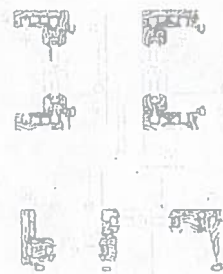


Fig. 7. Window with grid pattern



Fig. 8. Window with grid pattern



Fig. 9. Window with grid pattern

REGAN RESIDENCE PROPOSED ADDITION & RENOVATION

30 WINDSOR AVE
ACTON, MA 01720

CLA CHRISTIAN LASCARIS
ARCHITECTS, LLC
100 WINDSOR STREET
ACTON, MA 01720
TEL: 978.261.1234
WWW.CLAARCHITECTS.COM

NO.	DATE	REVISION	BY
1	01/17/20	ISSUED FOR PERMIT	CLA

NO.	DATE	REVISION	BY
1	01/17/20	ISSUED FOR PERMIT	CLA

PER SPECIFICATIONS
WINDOWS, GUTTERS, &
EXTERIOR LIGHTING

DATE: 01/17/20
DRAWN BY: CLA
SCALE: 1/8" = 1'-0"

A3.1

30 WINDSOR AVE
ACTON, MA 01720

CLA *Comptroller for Children*
 1000 17th St. N.
 Minneapolis, MN 55405
 Tel: 612/338-1100
 Fax: 612/338-1101

[illegible]