

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

CERTIFICATE 2346 (Revised: 1.14.25 COA Date Extended) (Revised: 12.19.25 Drawings Amended)

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 South

RECEIVED
TOWN CLERK
TOWN OF ACTON, MA
2025 DEC 23 AM 8:47

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.

4. **Revise North and South exterior elevations per attached description from Owner, Ron Regan and architect drawings both dated 11.18.25.**

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.

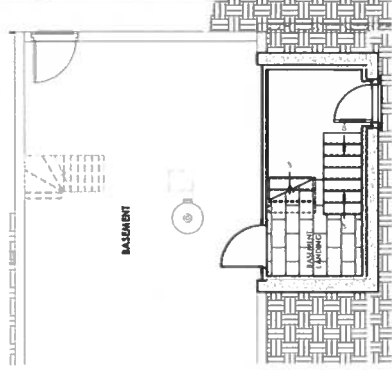
Application received November 14, 2023 Date of Public Hearing 1/9/2024

Certificate approved by *David Honn* Date January 14, 2025
December 19, 2025

for Historic District Commission

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

1 SITE PLAN
SP.11 1" = 40'-0"



1 PROPOSED 2nd FLOOR PLAN
A1.2 1/4" = 1'-0"

REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

30 WINDSOR AVE
ACTON, MA 01720

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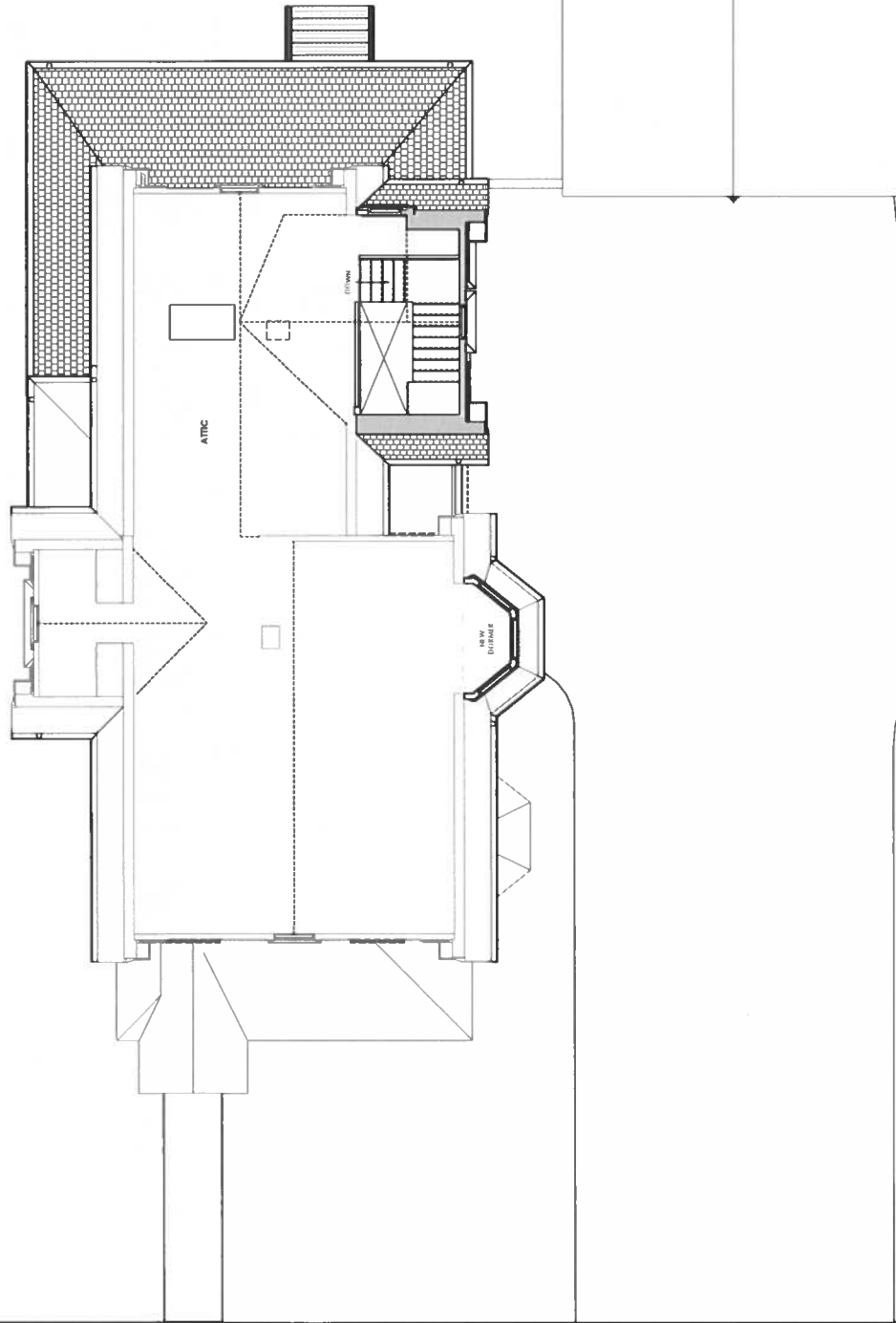
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TITLE **PLANS:**
PROPOSED ATTIC PLAN

DATE	11.17.23	A13

A1.3

NOT FOR CIRCULATION



WALL HUNG	☐ EXISTING TO REMAIN ☐ NOT TO BE DEMOLISHED ☐ NEW CONSTRUCTION
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1
A1.3

30 WINDSOR AVE
ACTON, MA 01720

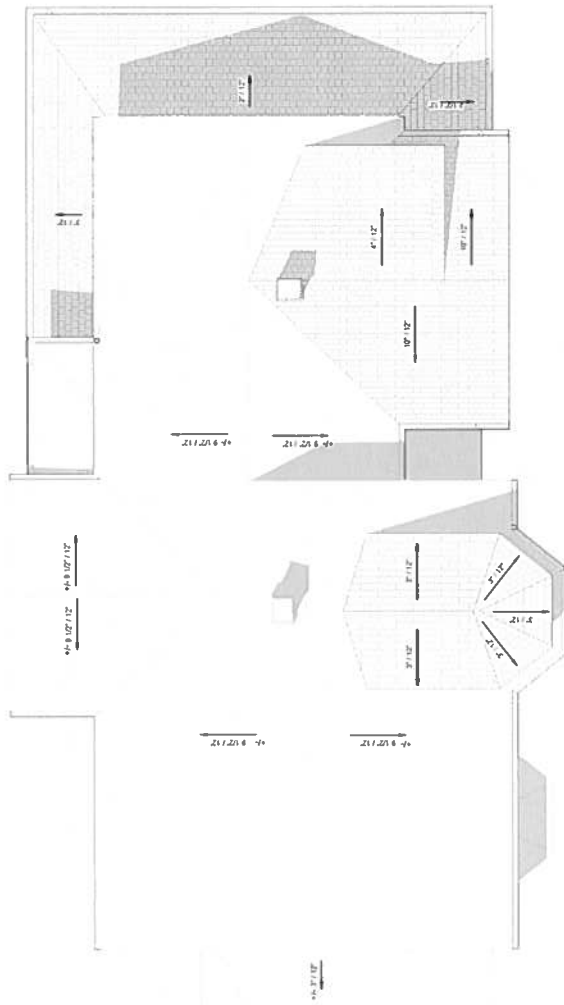
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TITLE PLANS:
ROOF PLAN

DATE	11.17.23	A1.R
DRAWN BY	CL	

1
A.I.R. 1/4" = 1'-0"
PROPOSED ROOF PLAN



30 WINDSOR AVE
ACTON, MA 01720

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**ELEVATION:
SOUTH & WEST
ELEVATIONS**

DATE	11.17.23	A2.1
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RAWNBY	CL
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Dormer will not be added

All existing replacement windows in the front box of the house will remain as is, except still going to move original window sashes removed from back to the front plane if possible



WINDOW LEADING	
E	EXISTING WINDOW TO REMAIN
R	RE-INSTALLED EXISTING WINDOW
N	NEW/REPLACEMENT

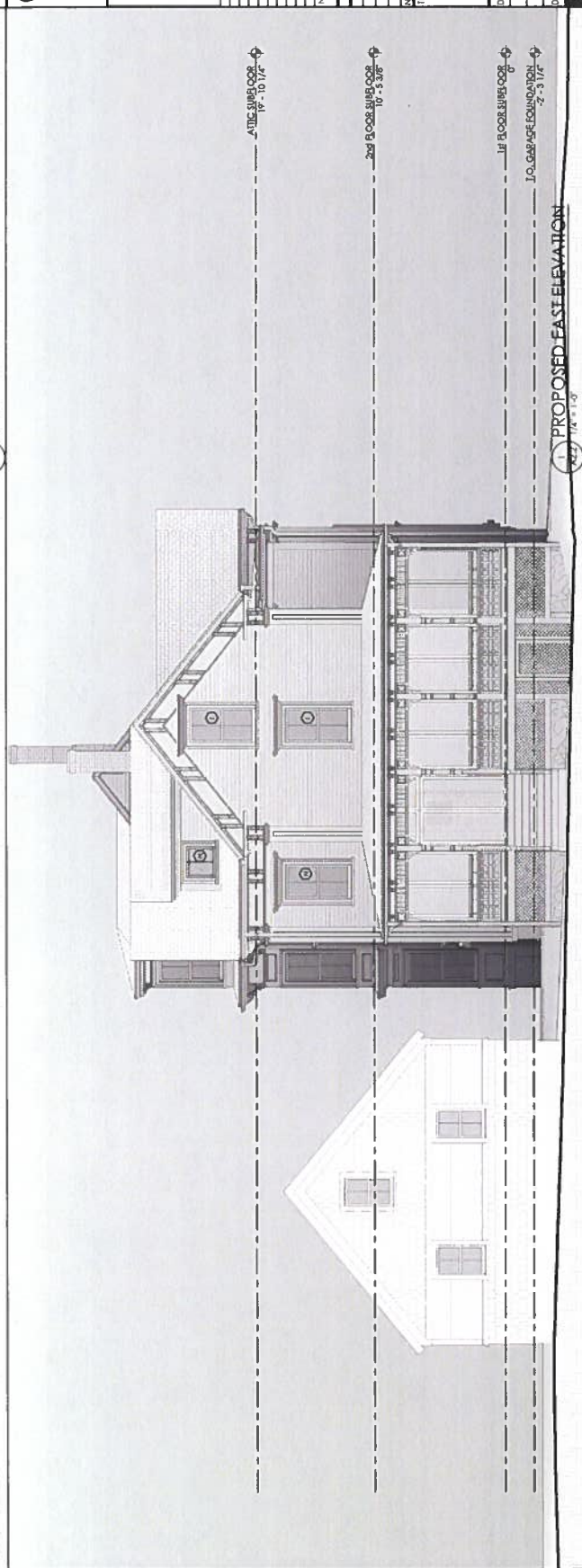
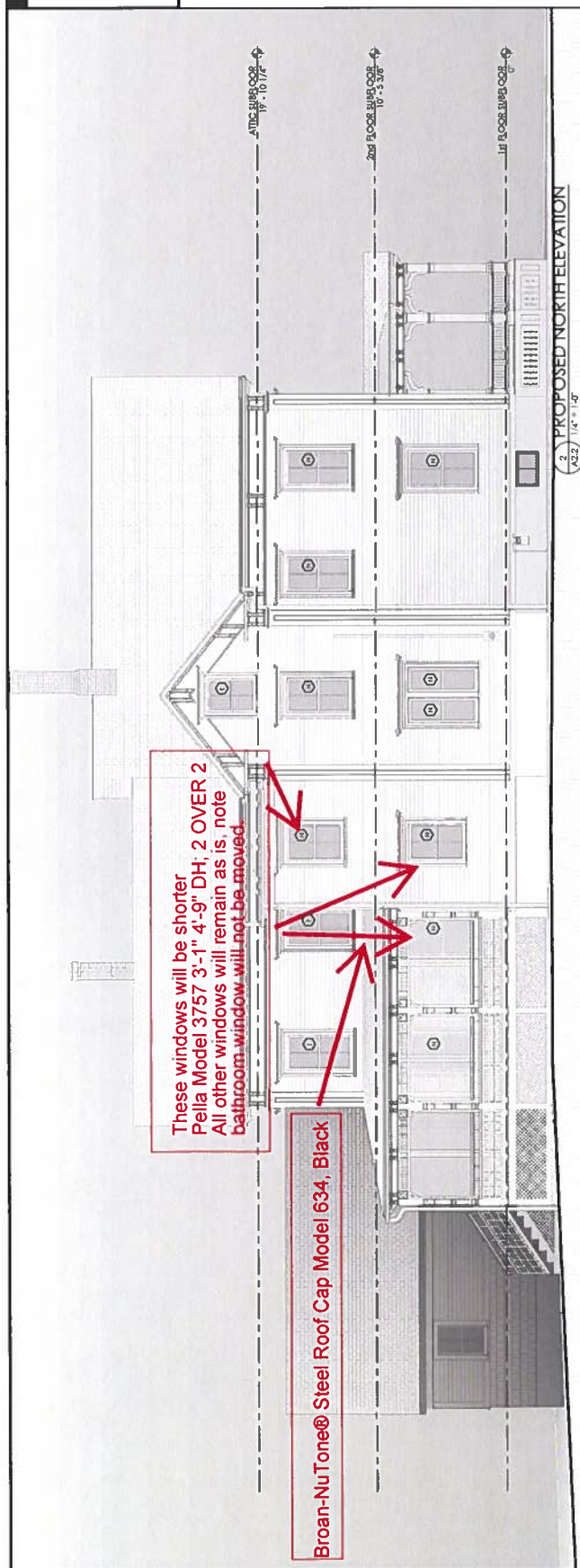
30 WINDSOR AVE
ACTON, MA 01720

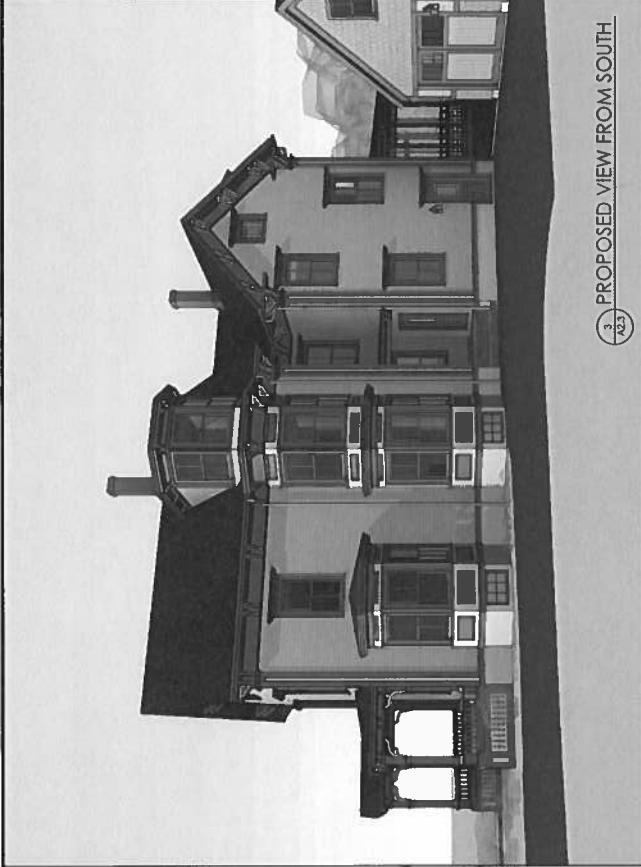
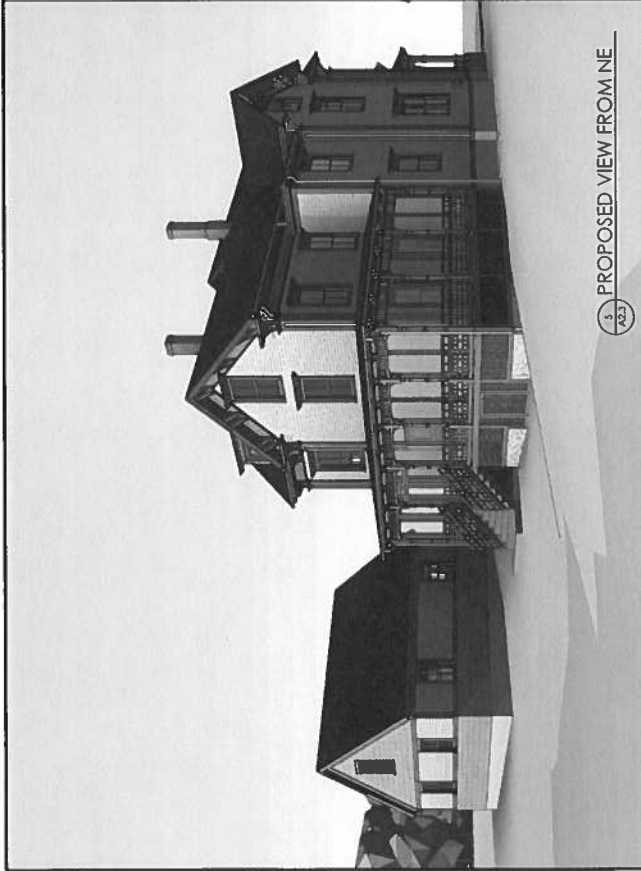
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**ELEVATION:
NORTH & EAST
ELEVATIONS**

DATE	11.17.23	A2.2





REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

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TITLE
EXTERIOR:
PROPOSED VIEWS

TITLE
EXTERIOR:
PROPOSED VIEWS

DATE 11.17.23

DRAWN BY CL

A2.3

NOT FOR CIRCULATION

30 WINDSOR AVE
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DATE	11.17.23
SCALE	1/8" = 1'-0"
JOB NO.	
DRAWN BY	CL

100



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ECs:
EXISTING EXTERIOR
VIEWS

DATE	11.17.23
SCALE	
JOB NO.	
DRAWN BY	CL

EC1.2

