

**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 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

RECEIVED
TOWN CLERK
TOWN OF ACTON, MA

TOWN OF ACTON
2024 JAN 18 PM 3:28 HISTORIC DISTRICT COMMISSION
472 Main Street, Acton, MA 01720

CERTIFICATE 2346

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

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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 OF ACTON, MA

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

CHRISTIAN LANCIAUX

Address: 108 RIVER STREET
ACTON, MA 01720

E-mail: CHRISTIAN@CLA-ARCHITECTS.COM

Property owner and address: RON & THERESA REGAN

Contact information:

(if different from applicant) 30 WINDSOR AVE
ACTON, MA 01720

(978) 263-4538
RREGANJR68@YERIZON.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



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

**REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION**

30 WINDSOR AVE
ACTION, MA 01720

AC-1000 MA 0172
1000 MARS

INDUSTRIAL ORGANIZATIONS

INDEX TO DRAWINGS

111



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PROPOSED
ADDITION &
RENOVATION

30 WINDSOR AVE
ACTON, MA 01720



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1000 ARCHITECTURE
ACTON, MA 01720
www.1000arch.com

| PROJ. DATA | SECTION | BY |
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**REGAN
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PROPOSED
ADDITION &
RENOVATION**

30 WINGSPAN AVE
ACI-ON MA 01725



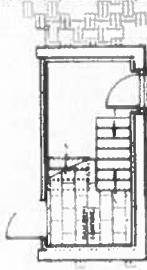
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ACT On and off
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1979-80
1980-81

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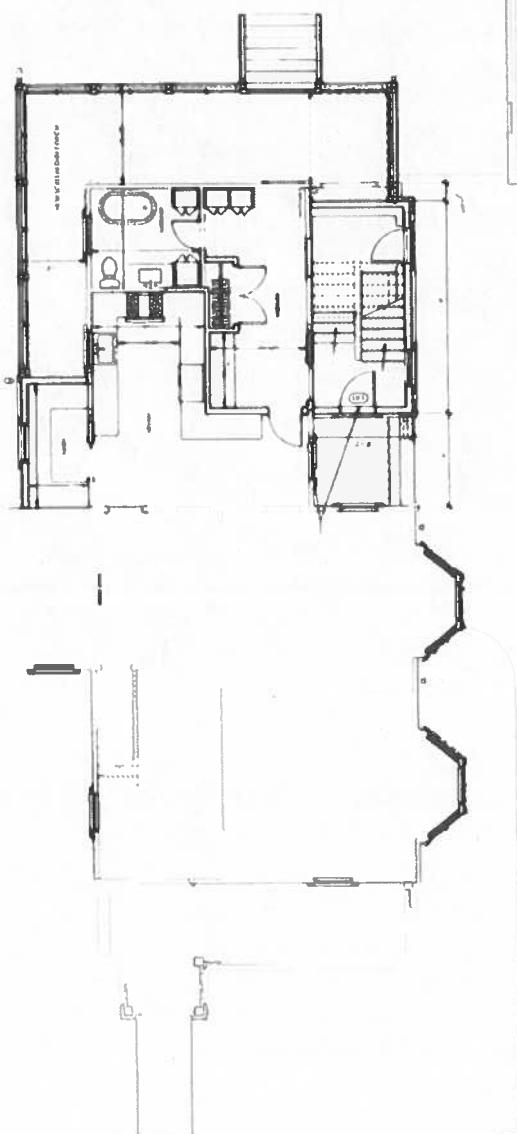
422

A1.1

PROPOSED BASEMENT STAIR PLAN



PROPOSED 1st FLOOR PLAN



This image shows a blank, aged, cream-colored page. There is a faint vertical line near the bottom center, possibly a binding or a mark from a previous page. The paper has a slightly textured appearance with some minor discoloration or foxing.

REGAN
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PROPOSED
ADDITION &
RENOVATION

30 WINDSOR AVE
AUSTIN, MA 01720

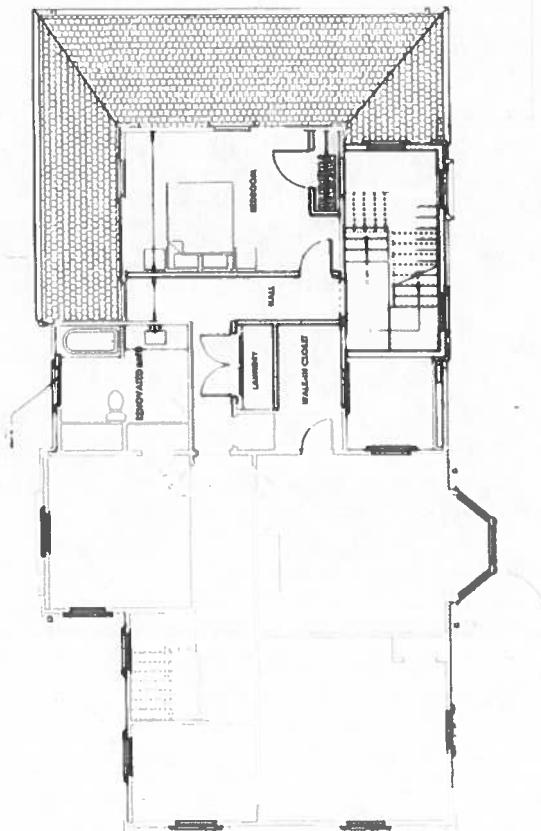


J.A. ARCHITECTURE, INC.
1000 Park Street, Suite 200
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(512) 444-0720
(800) 444-0720
www.jaarchitecture.com

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| REC'D DATE | REVISION |
| 11/17/20 | 0 |
| REVISIONS | PLANS |
| | SECOND FLOOR |

| | |
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| DATE | 11/17/20 |
| REVISION | 0 |

PROPOSED 2nd FLOOR PLAN



REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

30 WINDSOR AVE
ACTION, MA 01720

DA
DESIGN
ARCHITECTURE

100 SQ FT NET
42' On Lot 0720
1st Fl 1784 / 2nd Fl 1000
Attic 1000

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 | 467 | 468 | 469 | 470 | 471 | 472 | 473 | 474 | 475 | 476 | 477 | 478 | 479 | 480 | 481 | 482 | 483 | 484 | 485 | 486 | 487 | 488 | 489 | 490 | 491 | 492 | 493 | 494 | 495 | 496 | 497 | 498 | 499 | 500 | 501 | 502 | 503 | 504 | 505 | 506 | 507 | 508 | 509 | 510 | 511 | 512 | 513 | 514 | 515 | 516 | 517 | 518 | 519 | 520 | 521 | 522 | 523 | 524 | 525 | 526 | 527 | 528 | 529 | 530 | 531 | 532 | 533 | 534 | 535 | 536 | 537 | 538 | 539 | 540 | 541 | 542 | 543 | 544 | 545 | 546 | 547 | 548 | 549 | 550 | 551 | 552 | 553 | 554 | 555 | 556 | 557 | 558 | 559 | 560 | 561 | 562 | 563 | 564 | 565 | 566 | 567 | 568 | 569 | 570 | 571 | 572 | 573 | 574 | 575 | 576 | 577 | 578 | 579 | 580 | 581 | 582 | 583 | 584 | 585 | 586 | 587 | 588 | 589 | 590 | 591 | 592 | 593 | 594 | 595 | 596 | 597 | 598 | 599 | 600 | 601 | 602 | 603 | 604 | 605 | 606 | 607 | 608 | 609 | 610 | 611 | 612 | 613 | 614 | 615 | 616 | 617 | 618 | 619 | 620 | 621 | 622 | 623 | 624 | 625 | 626 | 627 | 628 | 629 | 630 | 631 | 632 | 633 | 634 | 635 | 636 | 637 | 638 | 639 | 640 | 641 | 642 | 643 | 644 | 645 | 646 | 647 | 648 | 649 | 650 | 651 | 652 | 653 | 654 | 655 | 656 | 657 | 658 | 659 | 660 | 661 | 662 | 663 | 664 | 665 | 666 | 667 | 668 | 669 | 670 | 671 | 672 | 673 | 674 | 675 | 676 | 677 | 678 | 679 | 680 | 681 | 682 | 683 | 684 | 685 | 686 | 687 | 688 | 689 | 690 | 691 | 692 | 693 | 694 | 695 | 696 | 697 | 698 | 699 | 700 | 701 | 702 | 703 | 704 | 705 | 706 | 707 | 708 | 709 | 710 | 711 | 712 | 713 | 714 | 715 | 716 | 717 | 718 | 719 | 720 | 721 | 722 | 723 | 724 | 725 | 726 | 727 | 728 | 729 | 730 | 731 | 732 | 733 | 734 | 735 | 736 | 737 | 738 | 739 | 740 | 741 | 742 | 743 | 744 | 745 | 746 | 747 | 748 | 749 | 750 | 751 | 752 | 753 | 754 | 755 | 756 | 757 | 758 | 759 | 760 | 761 | 762 | 763 | 764 | 765 | 766 | 767 | 768 | 769 | 770 | 771 | 772 | 773 | 774 | 775 | 776 | 777 | 778 | 779 | 780 | 781 | 782 | 783 | 784 | 785 | 786 | 787 | 788 | 789 | 790 | 791 | 792 | 793 | 794 | 795 | 796 | 797 | 798 | 799 | 800 | 801 | 802 | 803 | 804 | 805 | 806 | 807 | 808 | 809 | 810 | 811 | 812 | 813 | 814 | 815 | 816 | 817 | 818 | 819 | 820 | 821 | 822 | 823 | 824 | 825 | 826 | 827 | 828 | 829 | 830 | 831 | 832 | 833 | 834 | 835 | 836 | 837 | 838 | 839 | 840 | 841 | 842 | 843 | 844 | 845 | 846 | 847 | 848 | 849 | 850 | 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10014 | 10015 | 10016 | 10017 | 10018 | 10019 | 10020 | 10021 | 10022 | 10023 | 10024 | 10025 | 10026 | 10027 | 10028 | 10029 | 10030 | 10031 | 10032 | 10033 | 10034 | 10035 | 10036 | 10037 | 10038 | 10039 | 10040 | 10041 | 10042 | 10043 | 10044 | 10045 | 10046 | 10047 | 10048 | 10049 | 10050 | 10051 | 10052 | 10053 | 10054 | 10055 | 10056 | 10057 | 10058 | 10059 | 10060 | 10061 | 10062 | 10063 | 10064 | 10065 | 10066 | 10067 | 10068 | 10069 | 10070 | 10071 | 10072 | 10073 | 10074 | 10075 | 10076 | 10077 | 10078 | 10079 | 10080 | 10081 | 10082 | 10083 | 10084 | 10085 | 10086 | 10087 | 10088 | 10089 | 10090 | 10091 | 10092 | 10093 | 10094 | 10095 | 10096 | 10097 | 10098 | 10099 | 100100 | 100101 | 100102 | 100103 | 100104 | 100105 | 100106 | 100107 | 100108 | 100109 | 100110 | 100111 | 100112 | 100113 | 100114 | 100115 | 100116 | 100117 | 100118 | 100119 | 100120 | 100121 | 100122 | 100123 | 100124 | 100125 | 100126 | 100127 | 100128 | 100129 | 100130 | 100131 | 100132 | 100133 | 100134 | 100135 | 100136 | 100137 | 100138 | 100139 | 100140 | 100141 | 100142 | 100143 | 100144 | 100145 | 100146 | 100147 | 100148 | 100149 | 100150 | 100151 | 100152 | 100153 | 100154 | 100155 | 100156 | 100157 | 100158 | 100159 | 100160 | 100161 | 100162 | 100163 | 100164 | 100165 | 100166 | 100167 | 100168 | 100169 | 100170 | 100171 | 100172 | 100173 | 100174 | 100175 | 100176 | 100177 | 100178 | 100179 | 100180 | 100181 | 100182 | 100183 | 100184 | 100185 | 100186 | 100187 | 100188 | 100189 | 100190 | 100191 | 100192 | 100193 | 100194 | 100195 | 100196 | 100197 | 100198 | 100199 | 100200 | 100201 | 100202 | 100203 | 100204 | 100205 | 100206 | 100207 | 100208 | 100209 | 100210 | 100211 | 100212 | 100213 | 100214 | 100215 | 100216 | 100217 | 100218 | 100219 | 100220 | 100221 | 100222 | 100223 | 100224 | 100225 | 100226 | 100227 | 100228 | 100229 | 100230 | 100231 | 100232 | 100233 | 100234 | 100235 | 100236 | 100237 | 100238 | 100239 | 100240 | 100241 | 100242 | 100243 | 100244 | 100245 | 100246 | 100247 | 100248 | 100249 | 100250 | 100251 | 100252 | 100253 | 100254 | 100255 | 100256 | 100257 | 100258 | 100259 | 100260 | 100261 | 100262 | 100263 | 100264 | 100265 | 100266 | 100267 | 100268 | 100269 | 100270 | 100271 | 100272 | 100273 | 100274 | 100275 | 100276 | 100277 | 100278 | 100279 | 100280 | 100281 | 100282 | 100283 | 100284 | 1 |
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REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION

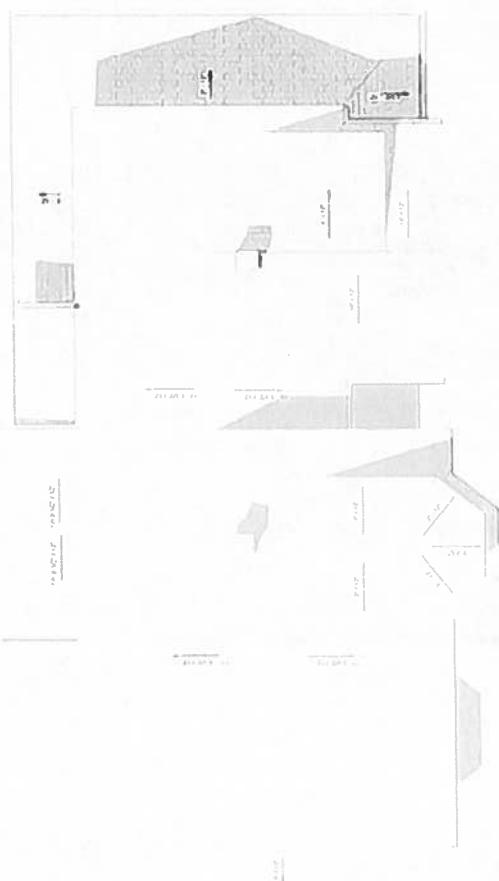
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AFCON, MA 01720
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PLANS:
ROOF PLAN

DATE: 1-17-20
REV: 1
DRAWING NO: 1-1

DATE: 1-17-20
REV: 1
DRAWING NO: 1-1



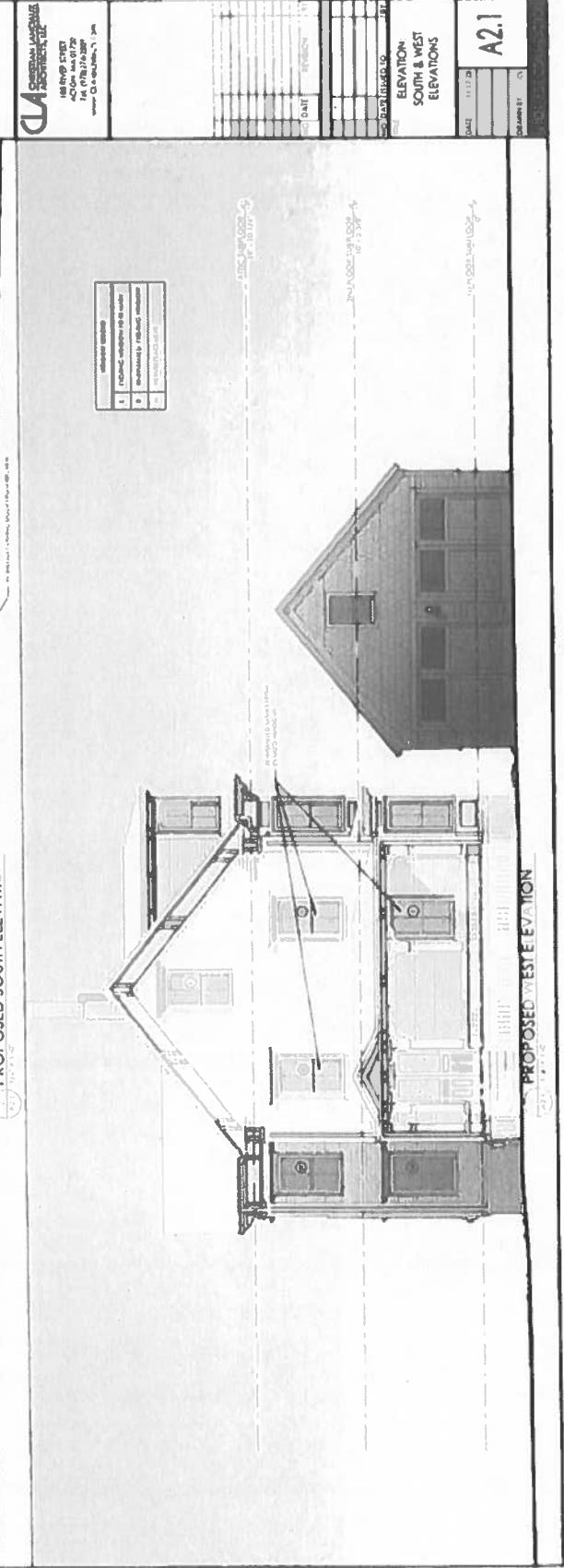
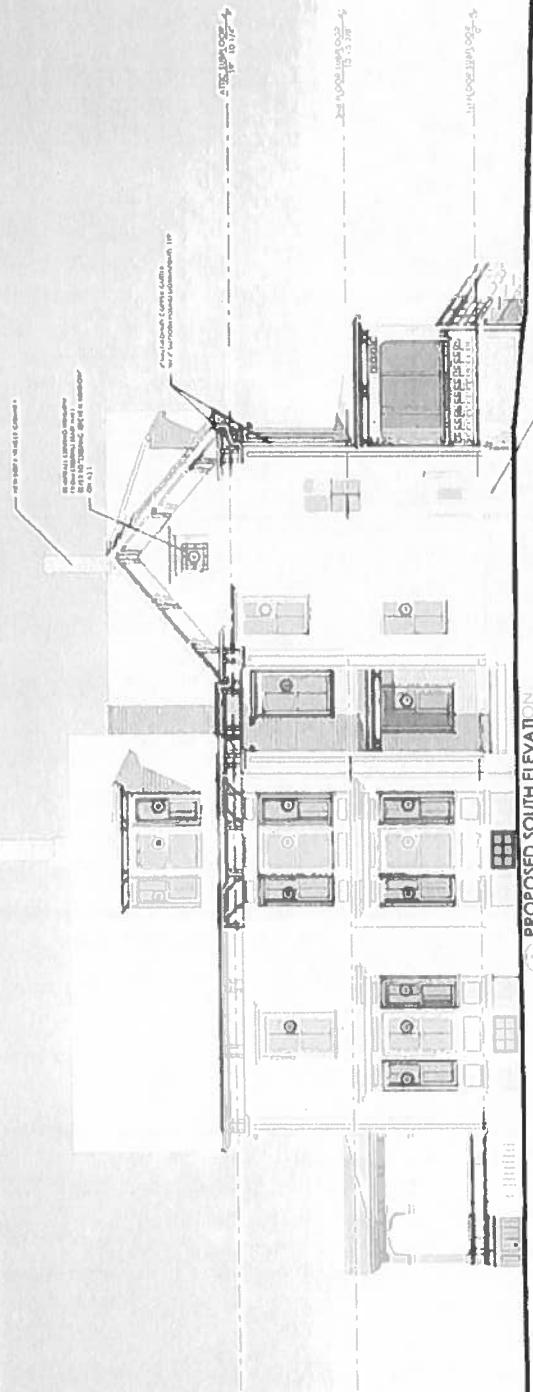
PROPOSED ROOF PLAN
1/8" = 1'-0"

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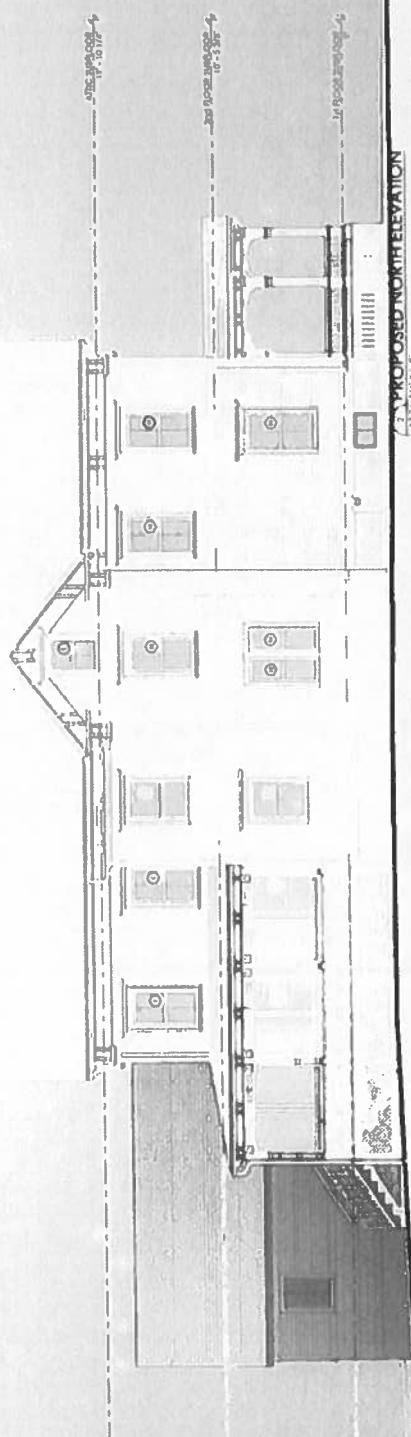
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ACTON MA 01720
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A2.1

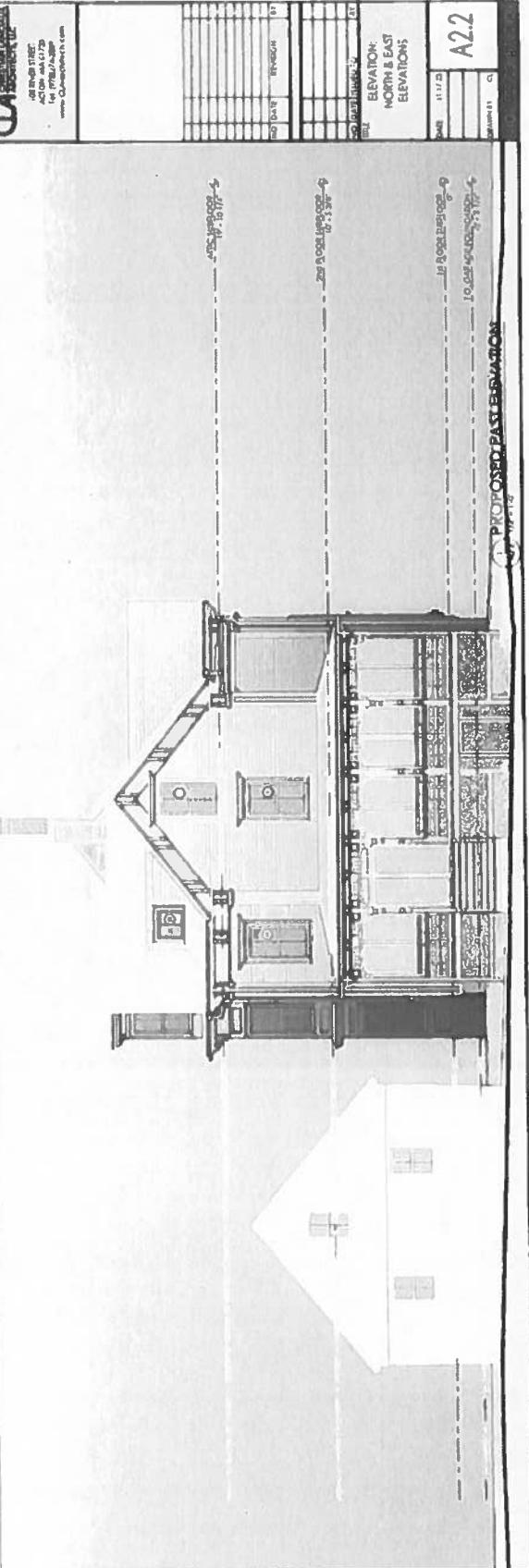


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PROPOSED
ADDITION &
RENOVATION**

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ACTION MA 01720



PROPOSED NORTH ELEVATION



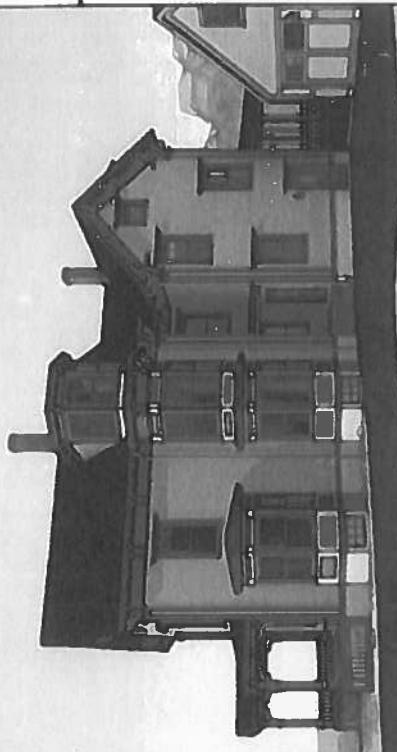
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A2.2

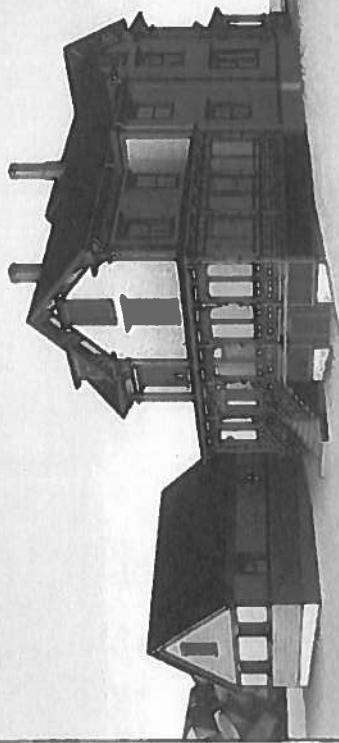
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PROPOSED
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PROPOSED VIEW FROM SOUTH



PROPOSED VIEW FROM NE



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978.263.8770
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EXTERIOR
PROPOSED VIEWS

DATE: 11/17/20

DRAWING #: 0

SCALE: 1/4"

EXTERIOR
PROPOSED VIEWS

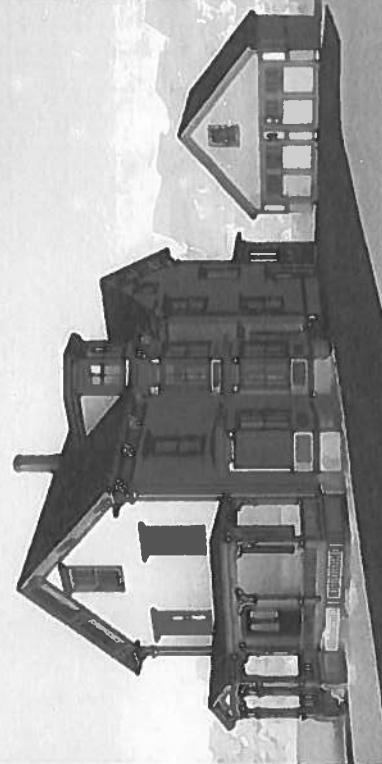
DATE: 11/17/20

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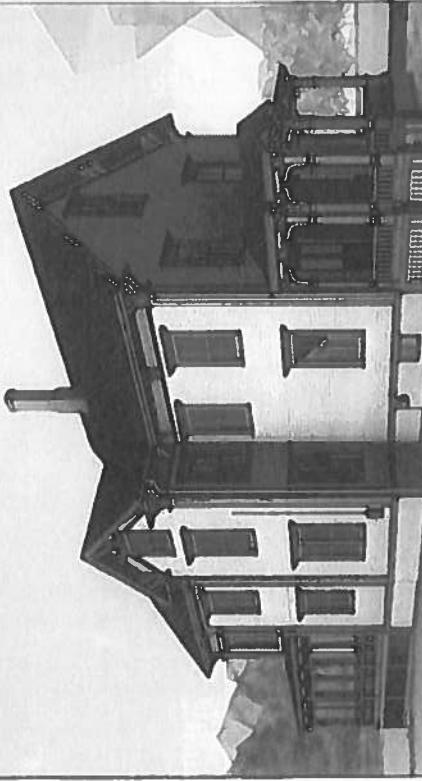
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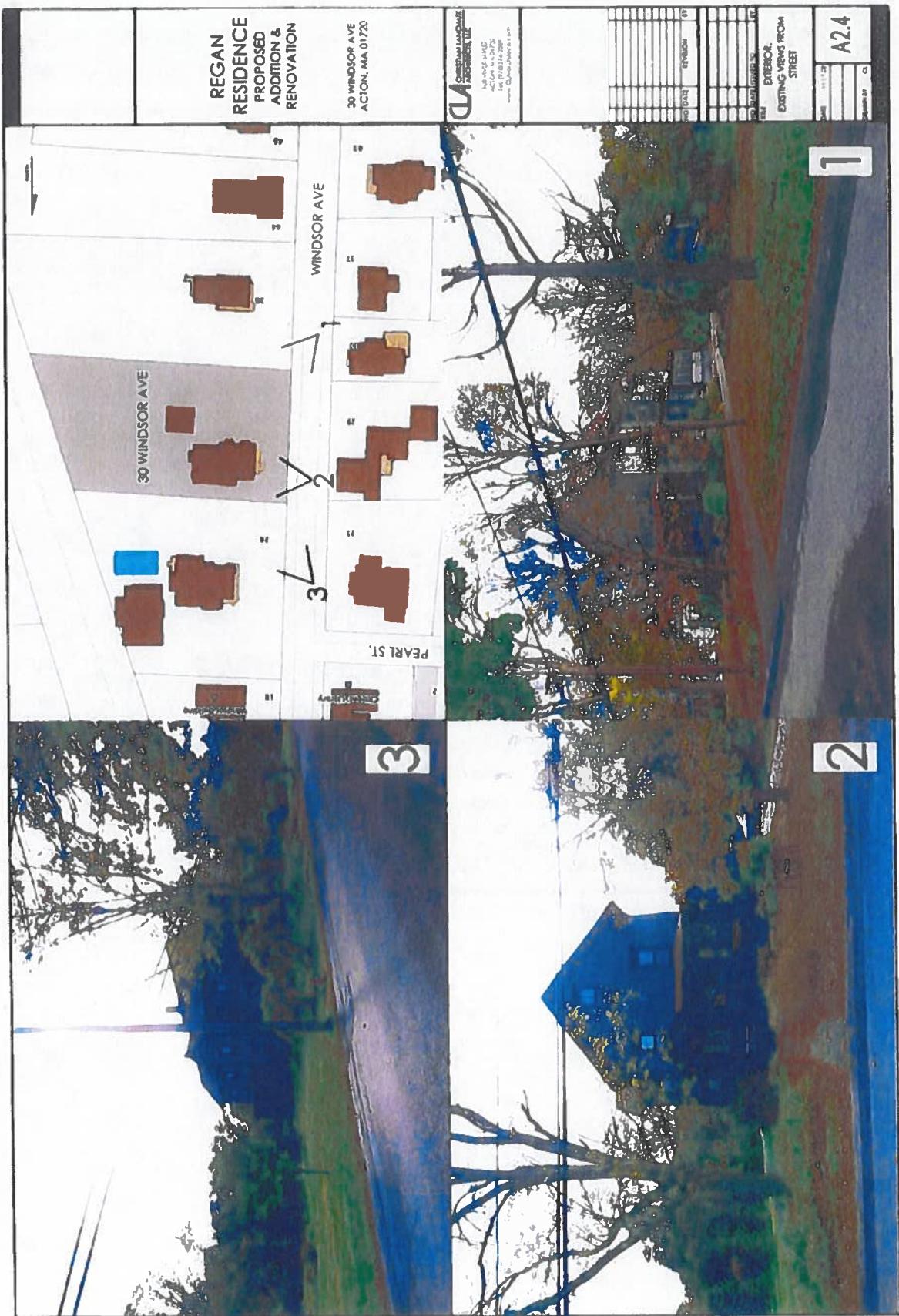
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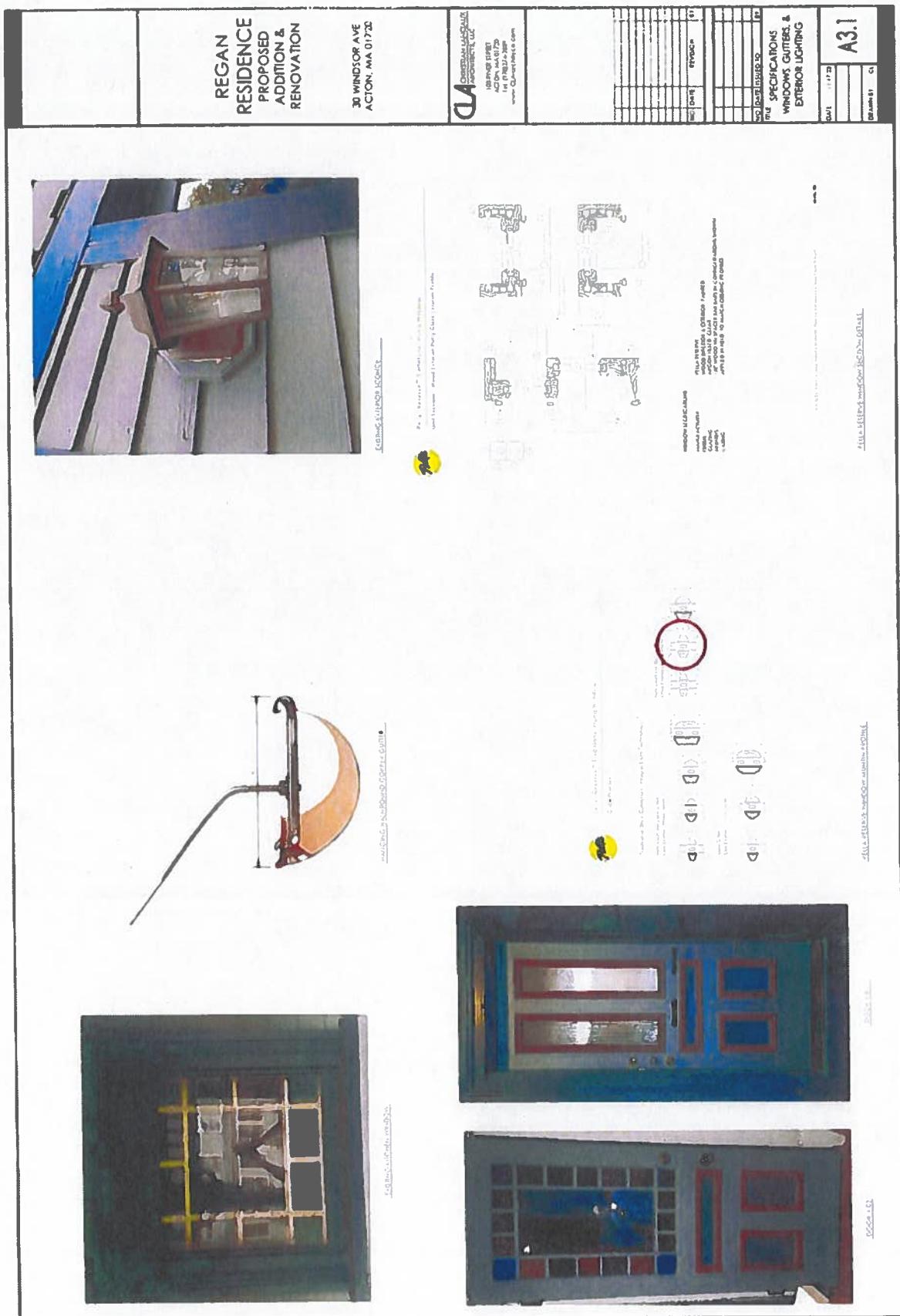
PROPOSED VIEW FROM SW



PROPOSED VIEW FROM NW







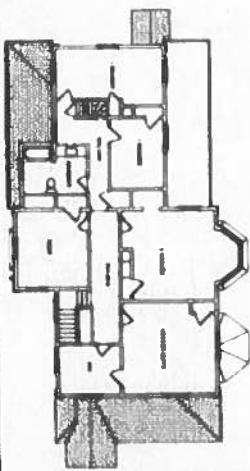
**REGAN
RESIDENCE
PROPOSED
ADDITION &
RENOVATION**

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ACTION, MA 01720

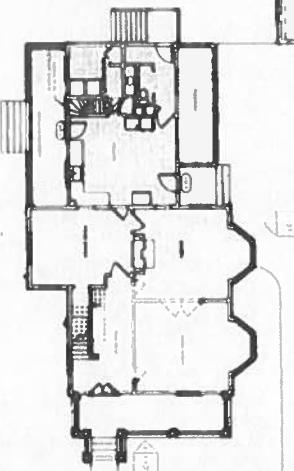
CLA Certified by CMA
CLIA 2001 431

EXISTING PLANS &
EVALUATIONS

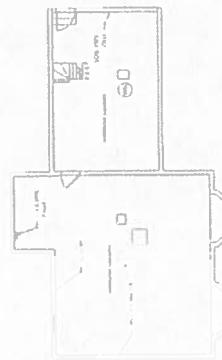
EC1.1



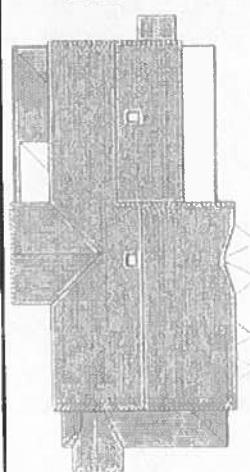
EXISTING SECOND FLOOR PLAN



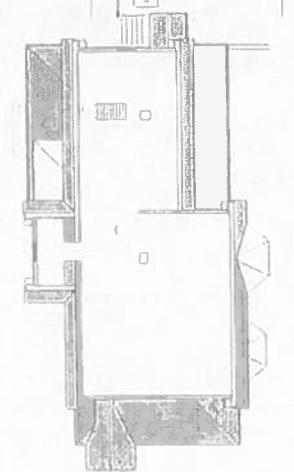
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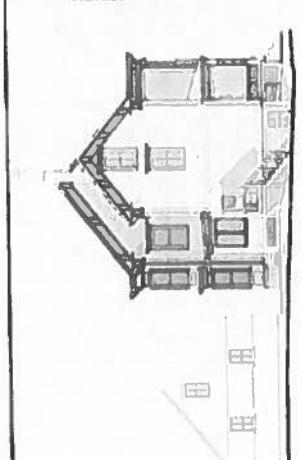
EXISTING BASEMENT PLAN



EXISTING ROOF PLAN



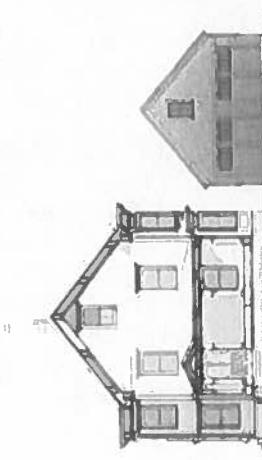
EXISTING ATTIC PLANS



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

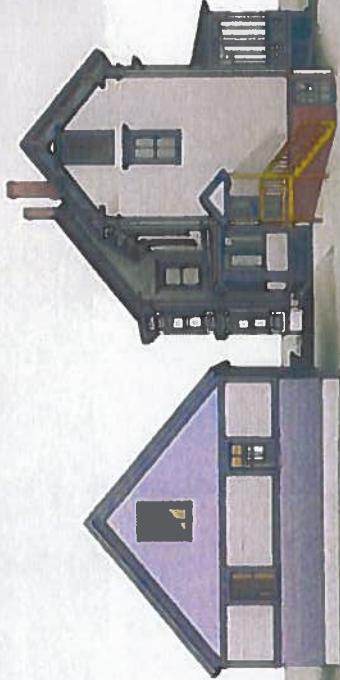


EXISTING WEST ELWY ALION

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PASTING VIEW FROM EAST



EXISTING VIEW FROM NE



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PASTING VIEW FROM SW



EXISTING VIEW FROM NW



EC1.2

EXISTING VIEW FROM SW

EXISTING VIEW FROM NW