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MAR 30 2023

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

TOWN CLERK ACTON, MA

RE: APPLICATION 2230

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

DENIAL OF CERTIFICATE OF APPROPRIATENESS
For the work described in the Application 2230 requiring approval.

Pertinent Provisions governing Determination of the Application:

Local Historic District Bylaw, Ch. P, Sec. P7. Procedures for Review of Applications:

7.1 Any person who desires to obtain a CERTIFICATE from the COMMISSION shall file with the Town Clerk and the COMMISSION an application for a CERTIFICATE of Appropriateness, or non-Applicability or of Hardship as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the COMMISSION to enable it to make a determination on the application. The date of the filing of an application shall be the date on which a copy of such application is received by the office of the Town Clerk.

CRITERIA FOR HISTORIC DISTRICT COMMISSION DECISIONS: Sec. 1 (HDC Criteria): “The historic character of a property, and its contribution to the character of the district as a whole, shall be retained and preserved.”

Findings:

1. The building at 25 Windsor Avenue is a residential structure located within the Town's South Historic District.
2. Application 2230, filed on October 28, 2022, seeks a Certificate of Appropriateness (COA) to replace building windows visible from Windsor Avenue, the governing way.

3. After discussions with the HDC, the applicants decided to restore the existing windows rather than replace them, and on March 13, 2023, they filed Application 2308 seeking a COA to restore the windows.
4. The applicants consent to the denial of Application 2230.

After a scheduled meeting on March 28, 2023 and for the reasons set forth above, Application 2230 seeking a Certificate of Appropriateness for the proposed window replacements at 25 Windsor Avenue, Acton, MA is DENIED.

Application received October 28, 2022

Public Hearing: NA

Certificate denied by HDC Vote (5-0)

Date March 28, 2023

David Honn, Chair