

WORCESTER HISTORICAL COMMISSION



CERTIFICATE OF NON-APPLICABILITY APPLICATION
(For properties located in the Crown Hill, Massachusetts Avenue or Montvale Local Historic District)

Planning & Regulatory Services Division \* 455 Main Street - Suite 404, Worcester, MA 01608 \* Phone 508-799-1400, x31440
Office Hours are 8:30 am - 2:00 pm

1. Building Address/Location: 10 Regent St. Date: April 16, 2024

2. Historic District: Massachusetts Avenue

3. Date or Estimation of Original Construction: 1903

4. Description of Work: (please list and explain each proposed change separately. If replacing with like materials, note accordingly)

2024 APR 16 PM 3:05
Worcester City Clerk

Area of Work

Door(s) and/or Window(s)

Describe "Other" Area of Work

Scope of Work - Describe Work to be Completed

Replace 14 vinyl window inserts with in-kind vinyl window inserts

Describe the Condition of Existing Materials to be Removed

25+ years old, limited insulation value, poor function

Describe Proposed Materials

New vinyl window inserts, same color/style

5. Owner of Property:

DBA name: (If Provided):

Owner Name: Mass. Gamma Sigma Alumni Fraternity

Owner Address: 4 Jagged Rock Rd Chelmsford 01824

6. Contractor Information:

Company Name:

Contractor Contact Name:

Contractor Address:

Contractor Phone:

7. Type of Building Construction Wood

(Wood, Concrete, Steel, etc.)

8. List all the Uses of the Building Fraternity House, residence

(Residence, Business, Industrial, etc )

9. Basis for Exemption from Commission Approval (check all that apply):

Ordinary maintenance or repair of exterior architectural features that does not affect a change in design, color, material or outward appearance.

Interior work that does not affect the exterior of the building.

Landscaping with trees and plants, provided that any tree removed does not have a trunk of 12 inches or greater in diameter measured 4 1/2 feet above the ground.

Area of work is not visible from a public way.

Owner's Signature certifying that the above information is true and accurate to the best of his/her knowledge:

[Handwritten signature]

Date: 4/16/24

# 12 Regent Street, Worcester

## Vinyl Replacement Windows

### Summary

12 Regent Street consists of an older shingle style home with carriage house. The property has around 100 windows in total. Though the structures do have a handful of significant window features such as stained glass windows or leaded glass windows - the windows in question are not considered significant. Nearly all current windows are vinyl replacement windows that were likely installed in the 1990s. The proposal is to replace vinyl windows in 3 rooms of the main house for a total of 14 windows. The 14 windows are double hung windows. The replacements will be like for like.

### Considerations

Total windows: 14

Window type: Double Hung Vinyl Replacements with Grilles Between Glass (GBG), Adobe Exterior Finish.

Street Visibility: 10 of the windows are visible from the street while 4 are not.

To be replaced: Windows & Frames

What remains: All exterior wood trim/casing and surround, no change to paint.

Deviation from current appearance: None, all windows will repeat the same pane patterns as current windows (8 over 1, 4 over 1, 6 over 1). Replacement exterior color will match current color.

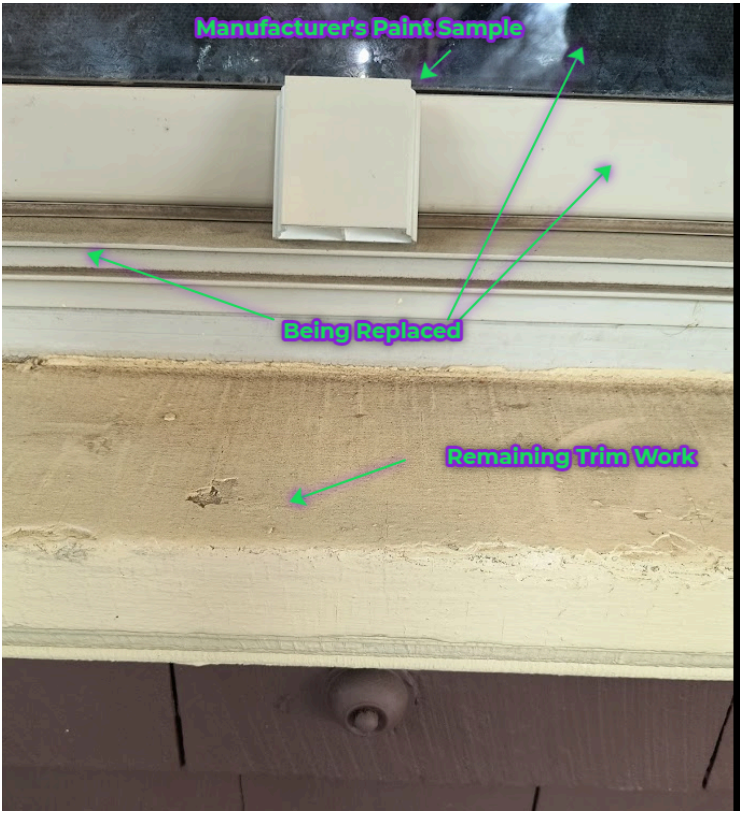
Based on the window guidelines document from the Worcester Historical Commission website we suggest the following determination;

**Scenario:** An applicant would like to replace their late 20th century replacement windows, either visible from the public way or not, with windows of the same material and design.

**Certificate to be Issued:** A Certificate of Non-Applicability should be issued, given that the Commission may not prevent repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof.






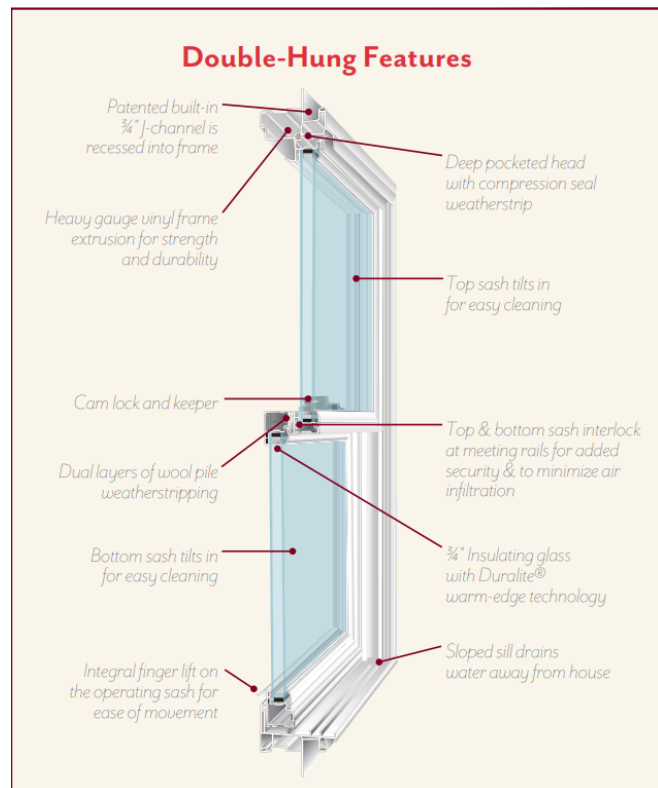




Replacement Window Source: Spencer Walcott from Matthews Brothers of Belfast, Maine



		<b>Mathews Brothers Company</b> CLASSICS DOUBLE HUNG MBC-M-21-08776-00001 HOLLOW VINYL FRAME	
<b>ENERGY PERFORMANCE RATINGS</b>			
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient	<b>0.27</b>	<b>0.31</b>
<b>ADDITIONAL PERFORMANCE RATINGS</b>			
Visible Transmittance	Air Leakage (U.S./I-P)	<b>0.56</b>	<b>≤0.30</b>
Condensation Resistance		<b>62</b>	<b>—</b>
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. <a href="http://www.nfrc.org">www.nfrc.org</a></small>			







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