



Owner: Fresh Turf, LLC | Location: Worcester, MA | Completion Date: 2023

## Project Description

The 205 Summer Street project stands as a hallmark of innovation and preservation as Sustainable Comfort, Inc. [SCI], in collaboration with Fresh Turf, LLC, and Causeway Development, undertook the meticulous renovation of the historic Mission Chapel. Erected in 1854 by Ichabod Washburn, an industrialist, anti-slavery advocate, and founder of Worcester Polytechnic Institute, the red brick building served as a non-denominational chapel for various immigrant groups. Recognized as one of Worcester's oldest church buildings, the Mission Chapel boasts a rich history and is listed in the National and State Registers of Historic Places. The project aimed to seamlessly blend modern sustainability with the preservation of its architectural heritage, all while meeting the stringent criteria of the Massachusetts Historical Rehabilitation Tax Credit program.

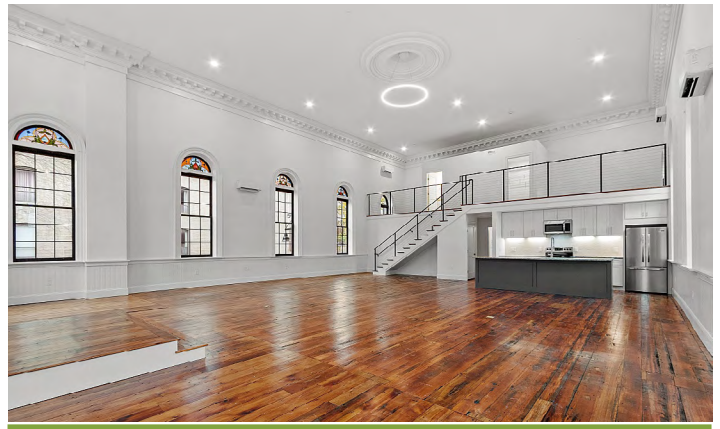
## Project Information

Location	Worcester, MA
Square Footage	10,754 sf
No. of Units	7
Year Built	2023



## Project Highlights

The extensive restoration encompassed both exterior and interior improvements, showcasing a commitment to historical integrity. Exterior enhancements included meticulous masonry restoration, replacement of windows with energy-efficient replicas, the addition of new dormers, installation of skylights, a redesigned entry stair at Bridge Street, and comprehensive site improvements with new lighting. The restoration even saw the careful restoration of the Summer Street chapel entry door and flanking windows to their original height. The building envelope received full insulation, contributing to energy efficiency and the all electric mechanical systems eliminate fossil fuels from the project in support of the state climate goals. Interior improvements transformed the chapel, rectory, attic, and ground floors into seven market-rate residential units. Salvaging existing flooring and handrails, replicating trim details, and the preservation and reinstallation of the original stained-glass windows added a touch of historical elegance. The grand chapel space, now a residential unit, boasts the addition of a mezzanine. The entire building is fully sprinklered and integrates new heating and air conditioning systems, along with energy-efficient LED lighting.



## Technical Details

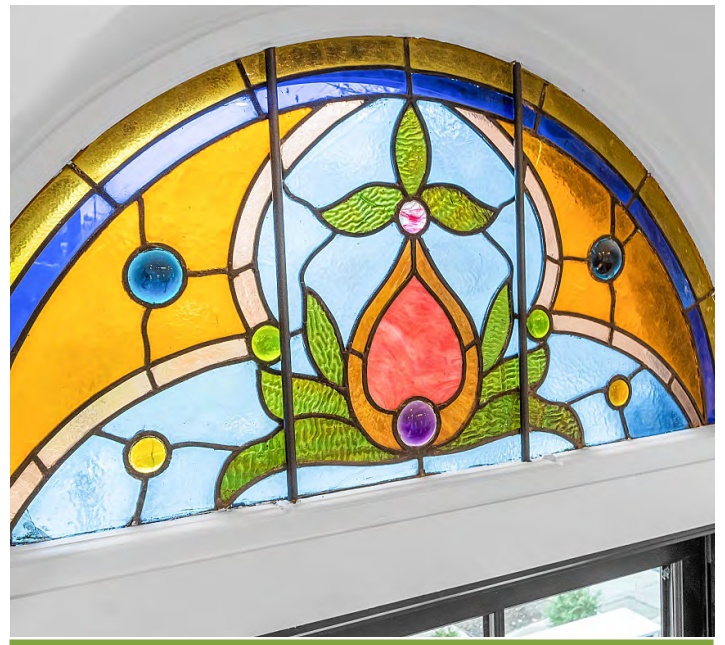
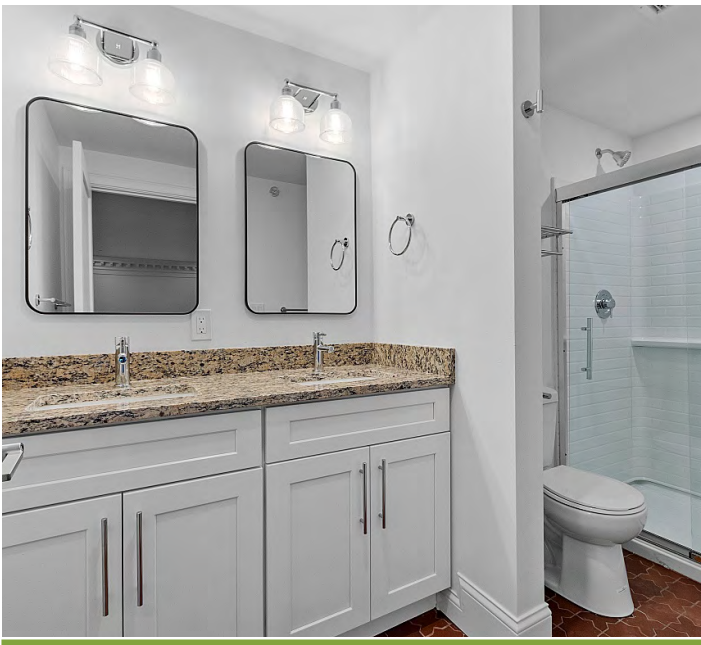
Walls	Exterior – Brick, closed cell spray foam, 5/8” GWB plastered and painted
Windows	Marvin Ultimate - Aluminum clad exterior with wood interiors
Roof	Exterior - Asphalt with closed cell spray foam interior
Slab	Existing Concrete
Heating & Cooling	Fujitsu Single Zone Wall Mounted Heat Pumps
Ventilation	(4) LifeBreath 330 ERV's & 170 & 130
Hot Water	Individual State Commercial Electric Water Heaters
Appliances	The building is all electric Electrolux condensing dryers
Lighting	All LED Efficient Lighting



## Sustainable Comfort Impact

Sustainable Comfort served as the Design/Build General Contractor on the project, taking the project from early conceptual design through completion. The project program, design vision, and major building modifications were a collaboration between the owner and Gamble Associates Architects. SCI took this foundation and meticulously developed the design and construction documents, ensuring seamless coordination with historic consultants, code consultants, and the engineering team. The design development process involved the documentation and evaluation of the existing building, aligning with the client's design goals and vision. Plans were crafted for city permitting and construction, with SCI maintaining close communication through the project life cycle.

The rehabilitation was strategically designed to qualify for the Massachusetts Historic Rehabilitation Tax Credit [MHRTC] program. The Public Archaeology Laboratory, Inc. facilitated the submission of design plans, specifications, shop drawings, and existing building photos to the National Park Service [NPS] for compliance with historic rehabilitation guidelines. Amendments, ranging from lighting and insulation changes to dormers and stair railings, were submitted for NPS review and approval. Throughout the design and construction process, SCI and the historic consultant collaborated extensively to ensure all work met compliance standards and was thoroughly reviewed for the final submission and certification.



In revitalizing the Mission Chapel into "Mission on Summer," Sustainable Comfort, Inc. has not only achieved a harmonious balance between historical preservation and modern sustainability but has also set a precedent for thoughtful, sustainable, and impactful development. The meticulous restoration process, adherence to historic guidelines, and the integration of innovative sustainable features showcase SCI's commitment to transforming historical landmarks into thriving, contemporary living spaces. "Mission on Summer" now stands as a testament to the potential of repurposing historic structures for the benefit of the community, blending the best of the past with the possibilities of the future.

BEFORE



AFTER

