

**LOWELL HISTORIC BOARD  
MINUTES  
Mayor's Reception Room, Lowell City Hall  
March 31, 2022 at 6:00 p.m.**

**Note:** These minutes are not completed verbatim. For further detail, contact the Lowell Historic Board, Lowell City Hall, Room 51, 375 Merrimack Street or refer to video recordings available online at [www.LTC.org](http://www.LTC.org).

**Members Present:** Jeffrey Harris, Chair; Lisa "LC" Cassidy, Troy Depeiza, Aurora Erickson, Kerry Regan Jenness, Richard Lockhart, Christine McCall, James Wilde

**Members Absent:** George Villaras

**Others Present:** Stephen Stowell, Administrator

*The following represents the actions taken by the Historic Board at the 3/31/2022 meeting. Due to the COVID-19 pandemic, this meeting occurred in hybrid form, both in-person and via the Zoom video conferencing platform.*

*Chair Harris called the meeting to order at 6:00 p.m.*

1. PUBLIC HEARINGS

A. **DLHD-22-24: 733-735 Broadway Street**

Portions of the Pilling Shoe Mill (ca. 1920). Application for a Historic Permit by Boston Capital Development LLC for partial demolition, exterior rehabilitation, and new construction pursuant to the Lowell Historic District Act (Chapter 566, Acts of 1983). Continued from March 14, 2022.

On Behalf:

Cliff Boehmer, Davis Square Architects  
Bill Martin, Eno Martin Donahue & Roth  
Rich Mazzocchi, Boston Capital Development LLC

R. Mazzocchi introduced and described the proposed project while L. Monteiro presented project plans.

Speaking in Favor:

Danielle McFadden, Greater Lowell Chamber of Commerce (email)

Speaking in Opposition:

None

Discussion:

J. Wilde asked for clarification regarding parking, if the entrance was off of Tyng Street and the parking is on the building's first floor. C. Boehmer confirmed that was the case.

L. Cassidy inquired about the color scheme, that it looks like the shoulder elements reflect the historic building while the layered elements move from a medium to a lighter color at the uppermost section of the new building. C. Boehmer confirmed that was the intention and that the design review feedback was to keep the tallest portion of the building the lightest color. He said that the masonry would closely approximate the existing building with a medium cementitious siding being the medium color but that mock ups would be created for viewing on-site.

C. Boehmer also noted there was feedback regarding the cornice at the top, to make it much lighter in mass than the heavier version in earlier concepts which he felt was the proper approach.

L. Cassidy said the color variation does a good job in defining the layers of the structure. It doesn't overwhelm the historic structure and is complementary of it in terms of coloration. C. Boehmer said they are proponents of subtle color and they're very open to review of mock ups, which are quite substantial in size.

K. Jenness said there is not much landscaping there now but asked what the plans are for landscaping. The landscape plan includes plantings along Tyng Street as well as in courtyard space off of Shafer Street, that there is a good amount of open space.

C. Boehmer said that upgrading the landscaping along Tyng Street was important and that there is much usable open space directly across the street along the Pawtucket Canal and Francis Gate Park. He felt it was important to make a connection between the two sites and that sidewalk upgrades are also part of their plan.

T. Depeiza inquired if the corners of the building would be finished with a vertical trim piece, that absent a trim piece, the detail is messy where the cementitious siding butts up against itself. C. Boehmer said that they have experience detailing clapboards at the corner and as an alternative, a trim piece could be explored. T. Depeiza said that the detail should be submitted for review prior to construction.

The Chair expressed his appreciation to C. Boehmer, his team, and to the applicant for their willingness to work with the Board through the design review process. He said that some of the adjustments really improved the project and maximized its compatibility with the historic setting.

C. Boehmer agreed with the Chair's comments and felt that the project benefitted as well.

Motion:

By L. Cassidy, seconded by K. Jenness, to:

Vote to issue the Historic Permit for the partial demolition, exterior rehabilitation, and new construction at 733-735 Broadway Street in the Downtown Lowell Historic District conditional upon the following:

1. Submittal, review, and approval of material and color samples including, but not limited to, masonry/mortar, cementitious panel/siding systems, pvc, metal, glass, and paint. All cementitious and pvc products to be smooth surface, not faux grained. On-site samples will be required for review and approval prior to commencement of individual work items;
2. Submittal, review, and approval of final details related to all aspects of the window (for both historic replica and contemporary windows) and door scope of work including, but not limited to,

shop drawings and specifications, paint color, any proposed interior screen systems (no exterior screens permitted on historic replica windows; dark frames on interior screens), and blinds (dark color) prior to commencement of individual work items. No build out of existing window frames is allowed for historic replica windows, nor is wrapping of any elements (all existing window elements to be removed so that new units fit within dimensions of masonry openings);

3. Submittal, review, and approval of final details related to the site plan, landscaping, and other site features including, but not limited to, site signage, lighting, planting schedule, paving, and dumpsters/screening prior to commencement of individual work items; and
4. Submittal, review, and approval of final design and construction details, and any scope of work alterations, including, but not limited to, mechanical equipment; roofing/flashings/gutters/downspouts; lighting including traditional fixtures, security lighting, and architectural lighting; cameras; and building signage prior to commencement of individual work items.

Work is consistent with Sections 2.1021, 2.103, 2.301, 2.31, 2.32, 3.1, and 3.2 of the Design Review Standards for the Downtown Lowell Historic District.

Unanimously approved, 8-0.

2. ADJOURNMENT

Motion:

By L. Cassidy, seconded by J. Wilde, to:

Adjourn the meeting at 6:40 p.m.

Unanimously approved, 8-0.

ATTEST: \_\_\_\_\_  
Stephen R. Stowell, Administrator