

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, OCTOBER 2, 2025 / HEARING OVERVIEWS

CONTINUED HEARINGS

102 THOMPSON STREET (FRONT PORCH RENOVATIONS) (HARDSHIP)

- ***REASON FOR CONTINUANCE:*** The hearing was continued for the purpose of allowing the Petitioner to research how to recreate and restore the historic railing, and then continued again to allow the Petitioner to attend to a matter in California for the month of September.
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of obtaining approval for the already completed exterior renovations of the first- and second-floor front porches. When comparing the completed work with what previously existed:
 - ***First Floor Front Porch***
 - The front porch steps black pipe handrail was replaced with what appears to be two wooden railings, presumably pressure treated, with the spindles/balusters affixed to the front of the rails instead of sitting in-between the two rails;
 - The porch railings were completely replaced with what appears to be pressure-treated wood, with the spindles/balusters affixed to the front of the rails instead sitting in-between the two rails; and
 - The wood decking was replaced with pressure-treated wood.
 - ***Second Floor Front Porch***
 - The porch railings were completely replaced with presumably pressure-treated wood. The spindles/balusters appear to be affixed to the back of the rails instead of sitting in-between the two rails;
 - The wood shakes could potentially have been replaced
- ***STAFF NOTES:***
 - The applicant, who is originally from out-of-the-Country, has informed Staff that he was unaware that approval was needed prior to commencing with work on his building. Unlikely the United States, more specifically, Springfield, Massachusetts, where he is coming from, one does not need permits or approvals before commencing with a construction project.
 - Staff has moved the application forward for the purposes of letting the Petitioner meet with the Commission to discuss the completed renovations and develop a mitigation plan.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:***
 - Jim Boone
- ***DRAFT HARDSHIP MOTION:***
 - The Commission will need to elicit the parameters justifying the hardship during the hearing.

- **DRAFT APPROVAL MOTION:**
 - Once the Commission has obtained all of the information it needs, the Commission will need to formulate the motion of approval.

152 SUMNER AVENUE (APPROPRIATENESS)

- **REASON FOR CONTINUANCE:** The hearing was continued to allow for the Petitioner to get clarification as to where the electric meter and other equipment will be installed – in the rear or on the front of the building. The Petitioner’s representative was then unable to attend the evening’s hearing, and therefore, requested a continuance to the October 2, 2025 meeting agenda.
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purposes of installing 18 solar powered panels onto the south front side of the roof with the utility equipment being placed onto the [insert location] of the building and the conduit to be installed in an unknown location at the time of this document being written.
- **STAFF NOTE:** The Petitioner originally advised that the conduit will be located in the back of the house – hidden from view.
- **LETTER OF AUTHORIZATION:** Yes (Trinity Solar on behalf of Exandieu Arelus)
- **SUBMITTED WRITTEN COMMENT:** None
- **DRAFT APPROVAL MOTION:**

To approve the proposed installation of 18 solar powered panels onto the south front side of the roof with the utility equipment being placed onto the [insert location] of the building and the conduit being installed [insert location], as presented in the application and during this evening’s hearing.

NEW HEARINGS

26-32 MATTOON STREET (APPROPRIATENESS)

- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purposes of installing a black pipe handrail to be installed in the middle of the entry stairs.
- **STAFF NOTES:** Staff inquired with the Law Department to verify that review by the Commission was required; while there are Handrail Guidelines, the Quadrangle-Mattoon Historic Guidelines specifically has guidelines relating to handrails.
- **LETTER OF AUTHORIZATION:** n/a
- **SUBMITTED WRITTEN COMMENT:** n/a
- **DRAFT APPROVAL MOTION:**

To approve the black pipe handrail to be installed in the middle of the entry stairs as presented in the application and during this evening’s hearing.

127-129 PINEYWOODS AVENUE (HARDSHIP)

- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of constructing an accessible ramp that would extend from the first-floor porch on the eastern side of the building (Pineywoods Avenue side).
 - **STAFF NOTE:** The Commission should verify other aspects of the design, such as materials, etc.
 - **LETTER OF AUTHORIZATION:** n/a
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT HARDSHIP MOTION:**

To find that the circumstances of the Petitioner's family member requires the construction of an accessible ramp to allow them to access the building.
 - **DRAFT APPROVAL MOTION:**

To approve the proposed construction of the accessible ramp onto the first-floor porch of the eastern side of the building, as presented in the application and during this evening's hearing with the condition of removing the ramp when it is no longer required.
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Historical Commission

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Andrew Strniste
4137876525

Thursday, September 18, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on September 18, 2025 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Andrew Strniste	Director of Community Planning	Present	
Vincent Walsh	RAPV Representative	Present	
Alfonso Nardi	Chair	Absent	
Judith Crowell	CPC Representative	Present	
Walter Kroll		Present	
Marisa Zorzi		Present	
Vana Nespor		Present	

II. Minutes Approval

1. Thursday, September 04, 2025

III. Public Hearings (Continued)

1. Petition (ID # 8704)

WS Buckingham Street (02042-0039) (Single-Family Dwelling)

WS BUCKINGHAM STREET (02042-0039): Construction of a Single-Family Dwelling

HISTORY:

06/05/25 Historical Commission **CONTINUE VOTE**
Next: 06/26/25

Joseph Ruggeri was before the Commission to present the proposed project at WS Buckingham Street relating to a single-family dwelling.

J. Ruggeri advised the proposed single-family will have Hardie Board siding and follow the design of the McKnight neighborhood. Commissioner V. Walsh confirmed that the previous building was a single-family dwelling. A brief discussion regarding an existing tree on the property ensued.

A separate discussion ensued about the orientation of the building and which direction was the front. Chair A. Nardi requested a site plan and observed that the proposed site location, as presented, set behind the front building line of the adjacent properties.

Commissioner V. Walsh advised that shakes on the garage portion of the building was uncommon, that he had concerns about the corner boards, advised that the applicant should ensure that the front porch is functional, that the front porch itself of a historic building does not typically sit that close to the ground, that the front porch would typically have a railing, the front door was not historically appropriate, the faux stone was not really

historic, and that the garage being in front is not normally present (though understood why the garage was situated there).

Commissioner J. Crowell opined that the building should look like those in the neighborhood and also be consistent with the neighborhood.

Chair A. Nardi informed the representative that the elevation of the back entry door and front entry door did not align when looking at the elevations of the porches and number of steps. Commissioner V. Walsh advised that typically the foundation of a historic building sits higher.

During public comment, Jim Boone from 97 Florida Street advised that the McKnight brothers had deliberately anticipated setbacks when designing the area in the 1870s and 1880s and finds that the garage in the front of the building to be inappropriate. Commissioner V. Walsh then read J. Boone's and Jennifer Rao's written public comment into the record. Kevin Hadley from 190 Buckingham Street, opined that the project was not close to what was there previously and that a more thorough design would be appropriated. Harry Seymour from 68 Washington Road expressed his disapproval for the proposal and reinforced his position for new construction guidelines.

Commissioner V. Walsh opined that he could not vote in favor of the submitted proposal and suggested that the hearing be continued. Chair A. Nardi advised that the applicant should come back with updated plans.

Commissioner V. Nespor made a motion to continue the hearing to the next available meeting date - June 26, 2025. The motion was seconded by Commissioner J. Crowell, and with no other discussion, approved unanimously.

06/26/25 **Historical Commission CONTINUE VOTE**
Next: 07/17/25

Staff Member A. Strniste informed the Commission that the Applicant had requested a 45-day extension and to continue the hearing to the July 17, 2025 meeting agenda. Commissioner V. Walsh made a motion to grant the 45-day extension and continue the hearing to the July 17, 2025 meeting. The motion was seconded by Commissioner M. Zorzi. With no additional comments, the motion was approved unanimously.

07/17/25 **Historical Commission CONTINUE VOTE**
Next: 08/21/25

Staff Member A. Strniste informed the Commission that he was expecting the Petitioner to submit updated plans in the coming week or so. The Petitioner or a representative was unable to attend the next meeting - August 7, 2025 - and was therefore looking to have the hearing continued to the August 21, 2025 meeting. Commissioner M. Zorzi made a motion to continue the hearing to the Commission's August 21, 2025 meeting agenda. The motion was seconded by Commissioner V. Walsh. With no additional discussion, the motion was approved unanimously.

08/21/25 **Historical Commission CONTINUE VOTE**
Next: 09/04/25

Staff Member A. Strniste informed the Commission that the Petitioner's Representative was unable to attend the evening's meeting due to be delayed from Hurricane Erin, and asked that the hearing be continued to the September 4 meeting. Commissioner M. Zorzi made a motion to continue the hearing to the September 4 meeting. The motion was seconded by Commissioner V. Nespor. With no further discussion, the motion was approved unanimously.

09/04/25 **Historical Commission CONTINUE VOTE**
Next: 09/18/25

Commissioner V. Walsh made a motion to accept the 30-day extension and to continue the hearing to the Commission's next meeting agenda - September 18, 2025. The motion was

seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

COMMENTS - Current Meeting:

With the Petitioner's representative being initially absent to start the meeting, this meeting was tabled and heard second on the meeting agenda - after the WS Pine Street application. The meeting commenced at 6:10 PM.

Joseph Ruggeri was before the Commission to present the updated application.

J. Ruggeri informed the Commission that he and his team received assistance from two local residents, one of them being Jim Boone. Upon learning more about the historical context of the neighborhood and historical regulations, they were able to create and present a more appropriate application - incorporating many of the suggestions provided by Jim Boone. J. Ruggeri informed the Commission that they are proposing Hardie Board siding; a high pitched roof; the garage will be placed towards the rear of the building; double hung Pella slimline windows.

Commissioner V. Walsh inquired about the porch and associated materials; J. Ruggeri agreed to the Commission's recommendation of using Douglas fir wood, tongue and groove, as well as installing painted, wood, framed lattice.

In the original application, three-over-two grid styles were proposed; however, after further discussion, the Commission agreed that one-over-one windows would be appropriate.

The Commission discussed the proposed door style with J. Ruggeri; after discussing the proposed style, as well as the advantages to the side lighting, J. Ruggeri agreed to install the ThermaTru Shaker Entry Door with side lighting.

Initially, J. Ruggeri advised that vinyl railings would be installed; however, subsequently agreed that vinyl railings would not be installed. The height of the railing will not exceed with height of the window sill and will install a black pipe rail to meet building code.

J. Ruggeri confirmed that the porch was only two steps off the ground; should a railing be required for the steps, a black pipe rail shall be installed as well.

Acting Chair W. Kroll inquired about the column posts; J. Ruggeri agreed to install materials that look like wood (e.g. fiberglass, wood, etc.). Commissioner V. Walsh inquired about the shape of the column posts - appearing to be square.

Harry Seymour, from 68 Washington Street, vocalized his support of the project - highly approving of the proposal. He opined that the proposed shows what can be done with new buildings in a historic district, and also commended the Petitioner for working with two residents in the neighborhood.

Erica Swallow, from 64 Washington Street, vocalized her strong support for the project, opining that the project meets all the elements for the McKnight neighborhood and was the best design for a new building in a historic district that she has seen. E. Swallow then made suggestions regarding the door and provided other examples.

Acting Chair W. Kroll read two written public comments into the record.

Commissioner V. Walsh made a motion to accept the proposal to build a new single family dwelling as presented with the following details: one-over-one Pella slimline windows; the installation of a ThermaTru Shaker Entry Door with lights on the side; framed wooden lattice, painted; tongue and groove Douglas fir porch flooring; wooding railings; black pipe railing above the railing to meet code and for the porch steps; and asphalt roof shingles, charcoal in color. The motion was seconded by Commissioner M. Zorzi. Commissioner V. Walsh informed J. Ruggeri that E. Swallow made some good recommendations about the door. Commissioner V. Nespor informed J. Ruggeri that should anything change, they would need to come back to the Commission.

The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

2. Petition (ID # 8838)

WS Pine Street (09715-0062) (Duplex)

WS PINE STREET (09715-0062): Construction of a Duplex

HISTORY:

08/07/25 Historical Commission **CONTINUE VOTE**
Next: 08/21/25

Usman Sheikh was before the Commission to present the application relating to a proposed duplex along Pine Street. U. Sheikh advised that he had received support and approval from the Neighborhood Council and the Zoning Board of Appeals, respectively. Commissioner J. Crowell advised that she was on the Maple High/Six Corners Neighborhood Council and had voted on the project during that meeting, and was therefore, going to recuse herself from the evening's hearing.

The Commission was at that point unable to review the application because there was a lack of a quorum. As a result, the hearing was to be continued to the next meeting agenda. Commissioner V. Walsh made a motion to continue the hearing to the Commission's next meeting agenda - August 21, 2025. The motion was seconded by Commissioner J. Crowell. With no other discussion, the motion was approved unanimously.

08/21/25 Historical Commission **CONTINUE VOTE**
Next: 09/04/25

Commissioner J. Crowell exited the meeting.

Usman Sheikh was before the Commission to present the application. Chair A. Nardi provided an overview of the project from the Hearings Overview packet.

U. Sheikh informed the Commission that he received support for the project from the Neighborhood Council and subsequently obtained a variance from the Zoning Board of Appeals to have increased pavement in the front yard to allow for the two driveways serving the garages on both sides of the dwelling. Each duplex unit will have three bedrooms. The design was changed from each unit having its own entrance after he presented the application to Staff; additionally, the design of the duplex was changed to reflect characteristics of the two recently construction duplexes along Pine Street. Due to the size of the property, in addition to other zoning requirements, like setback requirements, off-street parking could not be located at the rear.

Chair A. Nardi informed the Petitioner that he had issues with the garages being so close to the road and the garage doors being so prominent. He then inquired as to whether the garage doors could be disguised so they looked part of the building. He then reiterated his concern with the garages being so close to the street and the prominence of the garage doors.

Discussion ensued about how tight the property was.

Harry Seymour from 68 Washington Street stated that he did not think the building looked historic.

Jynai McDonald from 187 Westminster Street opined that the project proposed appeared to be consistent with other properties developed in the area.

Commissioner M. Zorzi informed U. Sheikh that she would like to see physical samples at the next meeting. U. Sheikh advised that since the materials are coming from Lowe's, they do not have physical samples.

U. Sheikh advised he had no issue camouflaging the garage doors.

Commissioner M. Zorzi made a motion to continue to the hearing to the Commission's September 4 meeting. The motion was seconded by Commissioner W. Kroll. With no other discussion, the motion was approved unanimously.

Chair A. Nardi confirmed that the garage door should be designed in a way that it does not look like a garage door.

09/04/25 Historical Commission CONTINUE VOTE
Next: 09/18/25

Commissioner V. Walsh made a motion to continue Continued Hearings Items #: 2) W S Pine Street (09715-0062) and 3) 152 Sumner Avenue, as well as New Public Hearings Item 5) 19-25 Maple Street, to the Commission's next meeting agenda - September 18, 2025. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

COMMENTS - Current Meeting:

Usman Sheikh was back before the Commission to present the proposed application relating to the construction of a duplex.

U. Sheikh informed the Commission that at the last meeting, he was asked to blend the garage door in with the building to take the attention away from the garages and appear as one. The design team proposed placing vinyl siding on the garage door to match. Each vinyl board would be installed onto the garage to allow for the garage door to open. The proposed windows were of the same design as previously presented at that last meeting.

U. Sheikh confirmed that the windows being proposed were the same windows of the two previous duplexes that were recently constructed.

A discussion then again ensued about the vinyl siding being installed on the garage door, with reservations concerning the vinyl siding getting damaged. U. Sheikh confirmed that the garage door was standard size - eight feet by seven feet.

Commissioner V. Walsh asked if the porch was made of concrete; U. Sheikh agreed to using tongue and groove Douglas fir wood that would be installed going perpendicular to the house.

The Commission then discussed the proposed columns and roof overhang. The roof overhang was confirmed to be one foot past the deck. U. Sheikh agreed to install columns at the end of the railings.

Black asphalt shingles will be installed; the shakes to be installed at the peak will be vinyl and will mimic wooden shakes.

Commissioner V. Nespor confirmed that the Petitioner was agreeing to move the pillars to the end of the railings; the Petitioner also agreed to install pseudo-pillars where the porch meets the garage.

U. Sheikh answered the Commission that the property will be used as a rental (investment) property.

Acting Chair W. Kroll confirmed that the Petitioner will use Douglas fir wood as the decking materials.

Commissioner V. Nespor opined that there was difficulty in accepting the proposed building due to how close the building was to the street. Commissioner V. Walsh advised that the design was okay and that the garage could be in a better location.

Erica Swallow, from 64 Washington Road, expressed her opposition to the project opining that the materials and the massing are not appropriate for the neighborhood and the District's guidelines. Parking should be at the rear or the side and vinyl siding is not appropriate.

Commissioner V. Walsh asked if there was a proposal where parking could be placed at the rear of the building; U. Sheikh advised that the lot was too narrow and not possible, as there was only 3.5 feet and 5 feet on each side of the building, respectively. The narrowness of the property was taken into consideration prior to getting support from the Neighborhood Council and approval from the Zoning Board of Appeals.

Commissioner V. Walsh acknowledged E. Swallow's sentiments; however, recognized the issue pertaining to the narrowness of the property.

Acting Chair W. Kroll opined that the biggest issue was the garage being front and center, drawing attention by being so close to the street.

Commissioner V. Nespor asked if the footprint of the building could be made smaller; U. Sheikh advised that they had looked at alternatives; however, the garages provide a great convenience.

In response to Commissioner M. Zorzi's question, forgoing driveways was not an option.

Acting Chair W. Kroll confirmed that the windows will be black in color.

Commissioner V. Walsh made a motion to accept the application to build a new duplex as presented - with the garage doors being black in color with windows; columns being installed at the end of the railings; the installation of tongue and groove Douglas fir flooring for the porch, installed perpendicular to the building; black windows; and asphalt shingles. The motion was seconded by Commissioner M. Zorzi. With no discussion on the motion, it was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

3. Petition (ID # 8845)

152 Sumner Avenue (Solar)

152 SUMNER AVENUE: Installation of Solar Panels

HISTORY:

08/21/25 Historical Commission **CONTINUE VOTE**
Next: 09/04/25

Exandieu Arelus and Jeremey Arelus were before the Commission to present the application.

J. Arelus advised that they were looking to install solar panels while preserving the house by having the panels out-of-site as much possible. The meter will be located on the front of the house and they will try to hide it from view.

Staff Member A. Strniste advised that the proposed materials depicted the meters and conduit being located at the rear of the building.

J. Arelus advised that the conduit would run through the basement.

Commissioner M. Zorzi confirmed with the Petitioner that the meter would be placed on the front of the house. Chair A. Nardi opined that he could not think of a reason as to why the meter HAD to be placed on the front of the house and that he would request the electric company to inform the Commission as to why it needed to be located on the front.

Commissioner V. Nespor opined that the house was a beautiful house and to put the box in the front would be sad to see.

Commissioner W. Kroll asked where the conduit was supposed to run; Chair A. Nardi answered by stating that it was originally proposed in the back; however, now it looks as if it would be located in the front.

Commissioner V. Nespor informed the Petitioner that what was proposed in the application was acceptable and that they could approve that, but not what was being verbally discussed.

Benjamin Carroll from Team Sunshine advised that there was likely more nuance, and that with solar projects now, the utility company is requiring indoor meters to be located outside, and that in this case, they are likely proposing the meter to be located in a place that is convenient.

Chair A. Nardi advised that the Commission could vote on the application originally submitted; however, if the meter needed to be moved, then they would have to come back and present the new location of the meter. Commissioner M. Zorzi also provided continuing the hearing as an option. The Petitioners agreed to continue the hearing.

Commissioner M. Zorzi made a motion to continue the hearing to the September 4 meeting agenda. The motion was seconded by Commissioner W. Kroll. With no other discussion, the motion was approved unanimously.

09/04/25 **Historical Commission CONTINUE VOTE**
Next: 09/18/25

Commissioner V. Walsh made a motion to continue Continued Hearings Items #: 2) W S Pine Street (09715-0062) and 3) 152 Sumner Avenue, as well as New Public Hearings Item 5) 19-25 Maple Street, to the Commission's next meeting agenda - September 18, 2025. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

COMMENTS - Current Meeting:

Representatives from Trinity Solar were unable to attend the evening's hearing. Commissioner V. Walsh made a motion to accepted the 30-day extension request and to continue the hearing to the October 2 meeting agenda. The motion was seconded by Commissioner J. Crowell. With no discussion on the motion, it was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 10/2/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Judith Crowell, CPC Representative	
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor	

4. Petition (ID # 8870)

19-25 Maple Street (Windows, Roof, and Exterior Repairs)

19-25 MAPLE STREET: Windows, Roof, and Exterior Repairs

HISTORY:

09/04/25 **Historical Commission CONTINUE VOTE**
Next: 09/18/25

Commissioner V. Walsh made a motion to continue Continued Hearings Items #: 2) W S Pine Street (09715-0062) and 3) 152 Sumner Avenue, as well as New Public Hearings Item 5) 19-25 Maple Street, to the Commission's next meeting agenda - September 18, 2025.

The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

COMMENTS - Current Meeting:

Gordon Palsifer and Brian Vozzo were before the Commission to present their project for various exterior renovations to the building at 19-25 Maple Street.

G. Palsifer informed the Commission that the property was recently purchased and that they were proposing to replace the existing black vinyl windows with black metal windows. In addition, they are proposing to replace the roof; repoint and repair the facade; as well as replace the two fire escapes. The building is a 21-unit building.

Commissioner M. Zorzi asked if the bottom of the fire escapes were enclosed; G. Palsifer responded in the affirmative.

Commissioner V. Nespor made a motion to accept the application as presented. The motion was seconded by Commissioner J. Crowell. With no discussion on the motion, it was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vana Nespor
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

IV. Public Hearings (New)

1. Petition (ID # 8909)

90 Clarendon Street (Fencing)

90 CLARENDON STREET: Fencing

COMMENTS - Current Meeting:

Marie Y Norgaisse was before the Commission to present her proposed project relating to the already completed fence in front of the front building line.

M. Norgaisse explained to the Commission that the fence had been there since 2015, which had been reinstalled. The fence provides security from vehicles hitting her front porch, which has occurred in the past. After presenting a video, M. Norgaisse advised that the cement block placed at the edge of the driveway saved her front porch.

Commissioner V. Walsh explained that while the fence violated the regulations, the cost to move the fence would be costly and that it was providing assurance to an elderly individual. Commissioner V. Walsh then opined that a possible solution was to condition approval that should the fence be damaged in any manner, it could not be reinstalled past the front building line.

Staff Member A. Strniste inquired about the fence on the other side of the property. The Commission opined that that part of the fence qualified as Non-Applicable.

Acting Chair W. Kroll read into the record public comment written by Jim Boone.

Commissioner V. Walsh reiterated his opinion pertaining to the hardship.

Commissioner V. Walsh made a motion to accept the hardship for age and financial capacity, and that the Petitioner be permitted to keep the fence past the foundation; however, in the event it is damaged or replaced, it cannot be replaced past the front foundation line; the fence on the other side of the property qualified as Non-Applicability.

The motion was seconded by Commission V. Nespor. Commissioner V. Walsh advised that the Petitioner would need to return to the Commission in the future should the fence be reinstalled past the front building line. The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

2. Petition (ID # 8910)

93 East Park Street (Windows)

93 EAST PARK STREET: Replace Windows in Unit

COMMENTS - Current Meeting:

Frank Keough was before the Commission to present the application relating to 93 East Park Street.

F. Keough informed the Commission that the windows would be bronze and consistent with windows that have already been replaced in the building. As windows are being replaced in the future, this window is anticipated to be used. Regarding the subject application, all of the windows in the unit will be replaced - seven windows total.

Commissioner V. Walsh asked if the windows had already been replaced; F. Keough responded that they had been; however, that approval had been sought and that the landowner makes a sincere effort to be in full compliance.

Commissioner M. Zorzi made a motion to accept the windows as presented. The motion was seconded by Commissioner J. Crowell. With no discussion on the motion, it was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Judith Crowell, CPC Representative
SECONDER:	Marisa Zorzi
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

3. Petition (ID # 8911)

1046 Worthington Street (Doors)

1046 WORTHINGTON STREET: Replacement of Front & Side Doors

COMMENTS - Current Meeting:

The Petitioner had stepped away from the meeting and was therefore moved to after the Preservation of Historically Significant Buildings section on the agenda.

Rafael Rosado was before the Commission to present the application relating to 1046 Worthington Street.

Acting Chair W. Kroll informed the Petitioner that the project area was minimally visible since it was located at the rear of the building.

R. Rosado confirmed that the door would be a steel door; the storm door will be white in color. When asked if he would consider a black door, R. Rosado responded no because the windows were white. The Petitioner advised that the windows did not have storm windows, though the pictures from Google Street View suggested otherwise.

Acting Chair W. Kroll reiterated that the project was minimally visible.

Commissioner M. Zorzi made a motion to accept the doors as presented. The motion was seconded by Commissioner V. Nespor. R. Rosado informed the Commission that he was proposing to replace the doors due to the number of "break-ins" that have occurred and that he was looking to secure his house. The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marisa Zorzi
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

V. Preservation of Historically Significant Buildings

1. Petition (ID # 8913)

101-103 Lyman Street (Demo Delay)

101-103 LYMAN STREET: Demolition of One-Story Brick Building

COMMENTS - Current Meeting:

James Balise, Tim Ryan, Jeff Casey, and Mitch Bolotin were before the Commission to present their Demolition Delay Exemption application for the properties at 101-103 Lyman Street, 113 Lyman Street, 127 Lyman Street, and 186 Chestnut Street. All four applications were reviewed by the Commission at the same time.

T. Ryan commenced by stating that they were seeking an exemption to demolish the four buildings in an effort to submit a bid for the new courthouse. The group presented the pictures of 113 Lyman Street and 127 Lyman Street that illustrated the deterioration of the two buildings - both list on the National Register List of Historic Places. The Bruce Wright Group owns the four buildings.

Commissioner V. Walsh inquired about whether the buildings were occupied; M. Bolotin advised that the two multi-storied buildings were not occupied, but the garages were used for storage of cars and antiques. J. Balise advised that they were in the process of moving cars out. M. Bolotin informed the Commission that the upper floors of 113 Lyman Street and 127 Lyman Street have not been occupied since before 2001. Renting the space has been unsuccessful.

Commissioner V. Walsh asked the group what would happen if they do not receive the bid for the courthouse, and also advised that they had people in the past that would intentionally let their building deteriorate, when the building could have been rehabilitated, in order to demolish the building and forgo historic preservation/restoration.

T. Ryan informed the Commission that the neighborhood was drastically different from what it once was 40 years ago and that renovation of buildings were not economically feasible.

J. Casey then informed the Commission about the conditions of the building, advising that the primary issues to the multi-storied building were that the roofs leaks, and since the buildings are comprised of wood frames, that has resulted in the floors settling and buckling. In addition, there is asbestos and mold present. Should they renovate, they would need to bring the building into compliance with ADA, install stairs and elevators, etc, which would be a major investment.

T. Ryan also informed the Commission that there were contamination issues due to the garage that was once present on the property - a process that they have started with the State's Department of Environmental Protection. The contamination is thought to be linked to gasoline from the garage during the mid-1980's. The safest way to remediate the

buildings should they not be demolish would be to keep the floors in place and cap the floors.

M. Bolotin informed the Commission that the buildings have been marketed since 2007 to local and regional investors and the outcome has always been the same - that investors could not do the remediation work since the buildings were functionally obsolete and the economic costs. The group opined that they had exhausted their options with the buildings.

Acting Chair W. Kroll asked the group if anyone had turned down an offer because of the stated challenges; M. Bolotin responded in the affirmative, reaffirming that the cost of renovating and remediation resulted in the building never going under contract.

Acting Chair W. Kroll then asked what would happen if the Courthouse were to go elsewhere. J. Balise responded that the group has a strong site, as the site has been stagnant and that providing an entire city block (by acquiring Goodyear and the restaurant destroyed by a recent fire) for the Courthouse project provides a chance to change the neighborhood. J. Balise opined that they have a competitive bid; that they had met with neighbors and residents and trying to offer a holistic approach. The group's position is that by having a clean site prepared by the time the State is considering the Courthouse proposal, they will show there are no hindrances to commence with the project. Should they not be selected for the Courthouse, then the group is dedicated to finding a suitable development project. Currently, they are focused on making the site shovel ready for the Courthouse, including cleaning up the environmental contamination issues on the site. J. Balise then informed the Commission that they hired a renowned architect who had worked on prominent projects in the past who was excited to work on this project and pay tribute to the buildings that currently exist on the properties within the parameters of the Courthouse RFP.

Commissioner V. Walsh opined that he was unaware of a way to hold them to the assertion that they will pursue a suitable development project if they do not get the Courthouse, but encouraged that they would make an effort to incorporate historical aspects of the buildings that currently exist; it was the best guarantee that they had received and found the group to be credible due to past projects presented to the Commission.

Acting Chair W. Kroll read in public comment that was received prior to the hearing.

Kira Holmes from the Springfield Preservation Trust advised that the Trust was opposed to the project noting that the buildings were on the National Register of Historic Places. Other buildings, such as Willys Overland and National Needle Building were saved by the Commission via the demolition delay process, and would like to see the two buildings - 113 Lyman Street and 127 Lyman Street saved like them.

Harry Seymour from 68 Washington Street also opposed the project.

Karen Lee from the Community Preservation Commission opined that most of her questions were answered; however, expressed discontent for the buildings not being maintained over the decades, thereby allowing them to fall into condition. If these historic properties are to be destroyed and they do not get the bid, these buildings cannot be put back. Additionally, a black hole will be left in Court Square when many resources were utilized on that area.

Erica Swallow from the Springfield Preservation Trust informed the Commission that she received an update from the team prior to hearing, but was still against the demolition delay exemption. A strong team should be put together to save the two National Register buildings and that the application should be denied to allow for a plan to be devised.

Betsy Johnson, from the Metro Center Neighborhood Council, advised that she had no specific position; however, that the main priority should be to ensure that the courthouse remains in downtown and that this location was one of the most viable locations. While she appreciates the comments from E. Swallow, the Commission should at least help out the viability of the site by allowing the garages.

The landowner from 17 Mattoon Street did not express support or opposition of the project, but asked if the facades could be saved.

Commissioner V. Walsh asked the group if there were any direct engineering studies indicating that the buildings were unsafe or undurable; no studies were mentioned or disclosed.

Commissioner J. Crowell opined that there was significant structural damage to the two National Register buildings.

T. Ryan opined that the two existing court houses were old and that rehabilitating buildings into courthouses is not feasible.

J. Balise advised that the architect that was commissioned is informing the group what to save and that he likes the facade.

Commissioner V. Walsh opined that willing to recreate the facade helps.

Commissioner V. Nespor informed the group that she was disappointed to see that there was no attention given to replace the roof and that the buildings could have been saved; if one is going to be steward of a historic building, attention to the building is needed.

Commissioner J. Crowell asked if there were any homeless people utilizing the buildings; J. Balise advised that some were using the one on Taylor Street; that they are waiting on the water to be shut off.

Commissioner V. Walsh made a motion to lift the demolition delay restriction and allow for the demolition of the existing buildings at 186 Chestnut Street, 101-103 Lyman Street, 113 Lyman Street, and 127 Lyman Street, as presented in the submitted application and during this evening's hearing. The motion was seconded by Commissioner V. Nespor.

Commissioner V. Walsh advised that he will vote in favor given the potential for the historical facade in the design. Commissioner J. Crowell opined that the architect is respected. The Commission approved the motion unanimously.

Acting Chair W. Kroll informed the group that he is looking forward to the commitment.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

2. Petition (ID # 8914)

113 Lyman Street (Demo Delay)

113 LYMAN STREET: Demolition of Four-Story Brick Building

COMMENTS - Current Meeting:

The Commission reviewed and heard the four Demolition Delay Applications relating to 101-103 Lyman Street, 113 Lyman Street, 127 Lyman Street, and 186 Chestnut Street at the same time. Refer to the minutes relating to 101-103 Lyman Street for an overview of the discussion.

Commissioner V. Walsh had made a motion to lift the demolition delay restriction and allow for the demolition of the existing buildings at 186 Chestnut Street, 101-103 Lyman Street, 113 Lyman Street, and 127 Lyman Street, as presented in the submitted application and during this evening's hearing. The motion was seconded by Commissioner V. Nespor. After minimal discussion (see the minutes and overview for 101-103 Lyman Street for the discussion), the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

3. Petition (ID # 8915)

127 Lyman Street (Demo Delay)

127 LYMAN STREET: Demolition of Four-Story Brick Building

COMMENTS - Current Meeting:

The Commission reviewed and heard the four Demolition Delay Applications relating to 101-103 Lyman Street, 113 Lyman Street, 127 Lyman Street, and 186 Chestnut Street at the same time. Refer to the minutes relating to 101-103 Lyman Street for an overview of the discussion.

Commissioner V. Walsh had made a motion to lift the demolition delay restriction and allow for the demolition of the existing buildings at 186 Chestnut Street, 101-103 Lyman Street, 113 Lyman Street, and 127 Lyman Street, as presented in the submitted application and during this evening's hearing. The motion was seconded by Commissioner V. Nespor. After minimal discussion (see the minutes and overview for 101-103 Lyman Street for the discussion), the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

4. Petition (ID # 8912)

186 Chestnut Street (Demo Delay)

186 CHESTNUT STREET: Demolition of One-Story Brick Building

COMMENTS - Current Meeting:

The Commission reviewed and heard the four Demolition Delay Applications relating to 101-103 Lyman Street, 113 Lyman Street, 127 Lyman Street, and 186 Chestnut Street at the same time. Refer to the minutes relating to 101-103 Lyman Street for an overview of the discussion.

Commissioner V. Walsh had made a motion to lift the demolition delay restriction and allow for the demolition of the existing buildings at 186 Chestnut Street, 101-103 Lyman Street, 113 Lyman Street, and 127 Lyman Street, as presented in the submitted application and during this evening's hearing. The motion was seconded by Commissioner V. Nespor. After minimal discussion (see the minutes and overview for 101-103 Lyman Street for the discussion), the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Vana Nespor
AYES:	Walsh, Crowell, Kroll, Zorzi, Nespor

VI. Other Matters Properly Before the Commission

1. Informational (ID # 8916)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that there were two Certificates of Non-Applicability issued since the previous meeting: a) 320 Forest Park Avenue (asphalt roof to asphalt roof), and b) 30 Madison Avenue (windows: glass panes & frame replacements).

Staff Member A. Strniste then inquired with the Commission that he had an applicant that is looking to install an electric meter and wondering if plantings could serve as a screening mechanism, thereby qualifying the application for a Certificate of Non-Applicability. The Commission responded no and that the application should be submitted to the Commission for review.

Staff Member A. Strniste then informed the Commission that Eversource Gas was going to be commencing with applications for the installation of gas meters soon, and he had recommended that Eversource submit applications individually for those properties where meters need to be affixed to the front of the building and by street for those meters on the side of the building. Staff Member A. Strniste then asked the Commission if they would accept pictures of where the meters will be placed as documentation. The Commission agreed.

2. Informational (ID # 8917)

October 2, 2025 Quorum Call

OCTOBER 2, 2025 QUORUM CALL

COMMENTS - Current Meeting:

Those in attendance are expected to be present at the next Historical Commission meeting - October 2, 2025.

3. Informational (ID # 8918)

Public Speak-Out Session

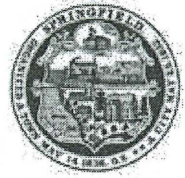
PUBLIC SPEAK-OUT SESSION

COMMENTS - Current Meeting:

Harry Seymour from 68 Washington Road thanked the Commission for the letter of support. The Commission adjourned at 7:58 PM.



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS:

102 Thompson St. Springfield, MA 01109

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐

APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**

☐

PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐

RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐

PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.

☐

LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY

LOCAL HISTORIC DISTRICT:

McKnight

DECISION:

DATE RECEIVED:

June 30, 2025

DECISION DATE:

HEARING DATE:

July 17, 2025

DATE DISCUSSED (NO HEARING):

DATE NOTICE POSTED:

July 3, 2025

WAIVED BY COMMISSION:

DATE NOTICE MAILED:

July 3, 2025

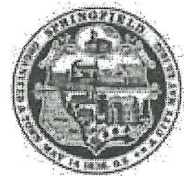
WAIVED BY ABUTTERS:

Hello, how are you? I would like you to postpone the appointment for 45 days. I will go to California because I have circumstances. I will inform you of the appointment. Thank you for your understanding.

م 4:35



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION INFORMATION

PROPERTY ADDRESS: 142 Thompson Street

1. **WHAT DOES HISTORIC STATUS MEAN?**

Properties within a Local Historic District are architecturally protected by the Springfield Historical Commission. Any exterior architectural feature that is visible from the public street or park is protected. Therefore, prior to any exterior change, approval by the Springfield Historical Commission must be obtained.

2. **WHAT IS THE PROCESS FOR OBTAINING APPROVAL BY THE SPRINGFIELD HISTORICAL COMMISSION?**

- To determine if the Springfield Historical Commission must review an application, contact the City's Office of Planning & Economic Development at (413) 787-6020 and ask for the Staff member who oversees the Historical Commission. The Staff Member will determine if review is required.
- If the proposed project is subject to review, an "Application for a Certificate" must be submitted prior to the commencement of any project.
- Fill out the attached application and submit it to the City's Office of Planning & Economic Development along with any supporting information (as requested in this application).
- Upon receipt of a complete application (the application itself and the necessary supporting documents), Staff will schedule a public hearing with the Springfield Historical Commission to discuss the proposed project. Notice of the public hearing will be sent by mail to the abutting neighbors at least fourteen (14) days in advance of the hearing. For most applications, the Commission has sixty (60) days from receipt of the application to render a decision. Failure to issue a decision within the requisite time period will result in the application being automatically granted.

3. **WHAT INFORMATION IS REQUIRED TO ENSURE THE APPLICATION IS COMPLETE?**

- The address of the property subject to the application shall be clearly provided;
- The name of the property owner;
- The address of the property owner (if different);
- The type of application being requested (see Page 1)
- A written description of the project and the relevant section of this application completed.

Note: Incomplete applications will not be processed by the Office of Planning & Economic Development.

4. **WHAT OTHER INFORMATION IS REQUIRED FOR AN APPLICATION?**

- Drawings for alterations and/or additions to existing structures, or for new constructions. Drawings shall be plans or elevations drawn to scale with sufficient details to show the architectural design of buildings, including proposed materials, textures and colors. Sample of materials or colors, and the plot plan or site layout, indicating all improvements affecting appearances such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements, shall also be included.
- Photographs required with application to demolish existing structures. Applicant shall submit photographs showing all sides of the property and contiguous properties on either side and across the street.
- Photographs required with applications for new construction. Applicant shall submit photographs of adjoining properties on either side and across the street.
- Photographs required with application for repair, alterations, and/or additions to existing structures. Applicant shall submit photographs of all sides of the structure to be affected by proposed action.
- Sample of materials and designs (e.g. brochures, specification sheets, physical samples, etc.)
- If applying under for a Certificate of Hardship, the applicant shall submit sufficient materials to support the hardship claim. Photographs, financial records, and health records are some suggested supporting materials.
- Requests for demolition under a Certificate of Hardship must be accompanied by a contract line item estimate for demolition and a contractor line item estimate for rehabilitation.



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS:

142 Thompson Street

APPLICATION TYPE (Select Application Type)

☐

CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐

CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐

CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐

ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐

PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐

MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐

SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 102 Thompson St, Springfield, MA 01109		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Zaitoun MHD Munir		
OWNER ADDRESS: ☐ Check box if same as property address 30 Massachusetts St, Springfield, MA 01107		
OWNER PHONE NUMBER: 413-316-4793		REPRESENTATIVE/CONTRACTOR NAME:
OWNER EMAIL ADDRESS:		REPRESENTATIVE/CONTRACTOR PHONE NUMBER:
PROPERTY CODE:		REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): See Attached ARS-7/2/2023		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☒ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☒ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☐ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

PROPERTY OWNER'S SIGNATURE

6/28/2023
DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

The Old Porch Balustrades was Broken that cannot protect anyone who is trying to Touch Them, also cannot be safe if There is a windstorm.

The Old Deck Board was Broken^{totally} as well.
Please Note: the First Floor Deck^{Balustrades} and The Second Floor Balustrades, Deck been fixed.

PROPOSED CONDITIONS/DESCRIPTION

The New Porch has a New Balustrades and Deck Board. It has Brown Deck Board and Brown Balustrades as well in the First Floor and the Second Floor. Both Porches Balustrades and Deck Boards Been tighten using strong Bolts attach to the Deck posts. First and Second Floor Porches is in Really New condition and safe to be ~~on~~^{on}. Materials Are the same old Porches Materials

**102 THOMPSON ST
SPRINGFIELD, MA 01109
#1 PORCH FIRST FLOOR
#2 PORCH SECOND FLOOR**

**I FOUND THE BALUSTERS AND THE DECK BOARD BROKEN ON THE
FIRST FLOOR PORCH AND IN THE SECOND FLOOR LITTLE PORCH, ALSO NOT SAFE
TO STAND ON BOTH BOARDS THAT CAN CAUSE SOMEONE INJURES SO THAT LEAD
ME TO REPLACE THE DECK BOARDS TO #2 PRIME PRESSURE-TREATED GROUND
CONTACT SOUTHERN PINE LUMBER WAS BOUGHT FROM HOME DEPOT AND
REPLACE THE BALUSTERS TO PRESSURE-TREATED SOUTHERN YELLOW PINE WOOD
SQUARE END BALUSTERS WAS BOUGHT FROM HOME DEPOT AS WELL.**

Jim Boone
97 Florida St
McKnight

July 14, 2025

Historic Commission

Re: 102 Thompson St

Dear Commissioners

This house has undergone significant changes by the owner of record who is Ziyad Jarod. He purchased property 11/30/23. He was sent a letter telling him it was in a Historic District. (attached) The realtor who had listed the property was told of the Historic District rules in letter of 7/21/23 (attached)

Google Street View of June 2024 shows that changes had not been made. Assessors records say property was a "transfer of convenience" to Zaitoun Munir on 3/19/24. Registry of deeds does not record this transfer so owner is legally Ziyad Jarod. Changes were made after this "transfer"

The change of the front porch railings on first and second floor are totally inappropriate to the house, The change to the door on the second floor is improper and neither were done with permission of the Commission. The decorative shingles on the second floor porch were covered with asphalt shingles, again not approved. Asphalt should be removed and shingles restored.

These four changes must be restored back to the way they were when purchased and are original to the house. Porch railings can be same height as originals as it is in Historic District. Leaving these changes as they are is a detriment to the District and counter to all of its rules.

These changes were reported to the Commission October 19, 2024.

Thank you for your attention to this matter.

Jim Boone

July 21, 2023

Becky Thompson

Caldwell Banker

136 Dwight Rd Longmeadow, Ma 01106

Dear Becky

Re: Listing at 102 Thompson St Springfield

Congratulations on your listing in the McKnight Historic District in Springfield Ma. This is a wonderful neighborhood where everyone takes great pride in their properties. I think you will find a lot of interest in the property.

As the house is in a Local Historic District, it is subject to the rules set forth by the City and administered by the Springfield Historical Commission. This means any work done to the exterior, including windows and doors porches, must have the approval of the Historical Commission.

As this house is priced in a way that will attract Flippers, it is especially important that they understand rules of the Hisotric District.

As this is a benefit to the property it is also a restriction and thus must be disclosed to all potential buyers.

In full disclose of property restrictions, your listing should disclose this so that all potential buyers are informed. By having this in your listing, all Realtors showing the property are duly informed also.

The rules of the McKnight Historic District can be found on the City of Springfield's Planning Department website. [Microsoft Word - MCKNIGHT-rev_Dec_07.doc \(springfield-ma.gov\)](#) Map of the Local Historic District [ArcView Print Job \(springfield-ma.gov\)](#)

Thank you for your work in promoting this wonderful neighborhood.

Your listing was built in 1885 in the Queen Anne/Stick Style and is listed on the National Register of Historic Places

Jim Boone

97 Florida St

McKnight

jimboone@hotmail.com

Dec 1, 2023
Ziyad Issa Jarad
102 Thompson St
Springfield, Ma 01109

Welcome to the McKnight Historic District and our wonderful neighborhood. We hope you will enjoy it as much as we have over the past 47 years.

Your Single Family home was built in 1885 and its first owner was named Andrew Titus. It is Queen Anne/Stick Style architecture. You are located in the McKnight Historic District. The Realtor listing this property had been notified as you can see by the attached letter.

A reminder that all work to the house requires Building Permits.

Any change to the exterior of the house, including siding, windows and doors must be approved by the Historical Commission.

You can see an picture of your home in 1939 at springfieldpreservation.org Resources, WPA and go to Thompson Street

You have wonderful neighbors all around you, hope you enjoy McKnight.

Welcome

Jim and Merry Boone
97 Florida St.



تم

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الإنجليزية

العربية



تم

...

الإنجليزية

العربية



 البحث في محتوى هذه الشاشة









70 Tapley Street
Springfield
Massachusetts
01104

STOP WORK ORDER

5/20/2025

Zaitoun MHD Munir
30 Massasoit Street
Springfield, MA 01107

Dear Zaitoun MHD Munir:

The Springfield Historical Commission has recently become aware of the, and has reason to believe that there has been an, **unauthorized replacement of porch railings and a second-floor door** that have been installed on your property at **102 Thompson Street**. Your property is located within the McKnight Local Historic District, and any proposed work to the exterior of the building is not allowed without the approval of the Commission. Once the Commission has granted approval, any exterior modifications and renovations can be completed after getting any other necessary building permits.

Enclosed is a copy of the McKnight Local Historic District guidelines and an application and application instruction sheet. Please fill out the application completely, attaching the appropriate information (pictures, sample materials, site map, etc.) and return all materials to the address below. The next available Springfield Historical Commission meeting is **Thursday, June 26, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting (**by Wednesday, June 11, 2025 at 4:30pm**). If you cannot make this meeting, please contact me for future meeting dates. However, your work cannot continue until you receive the approval from the Commission.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of the work that is occurring to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department





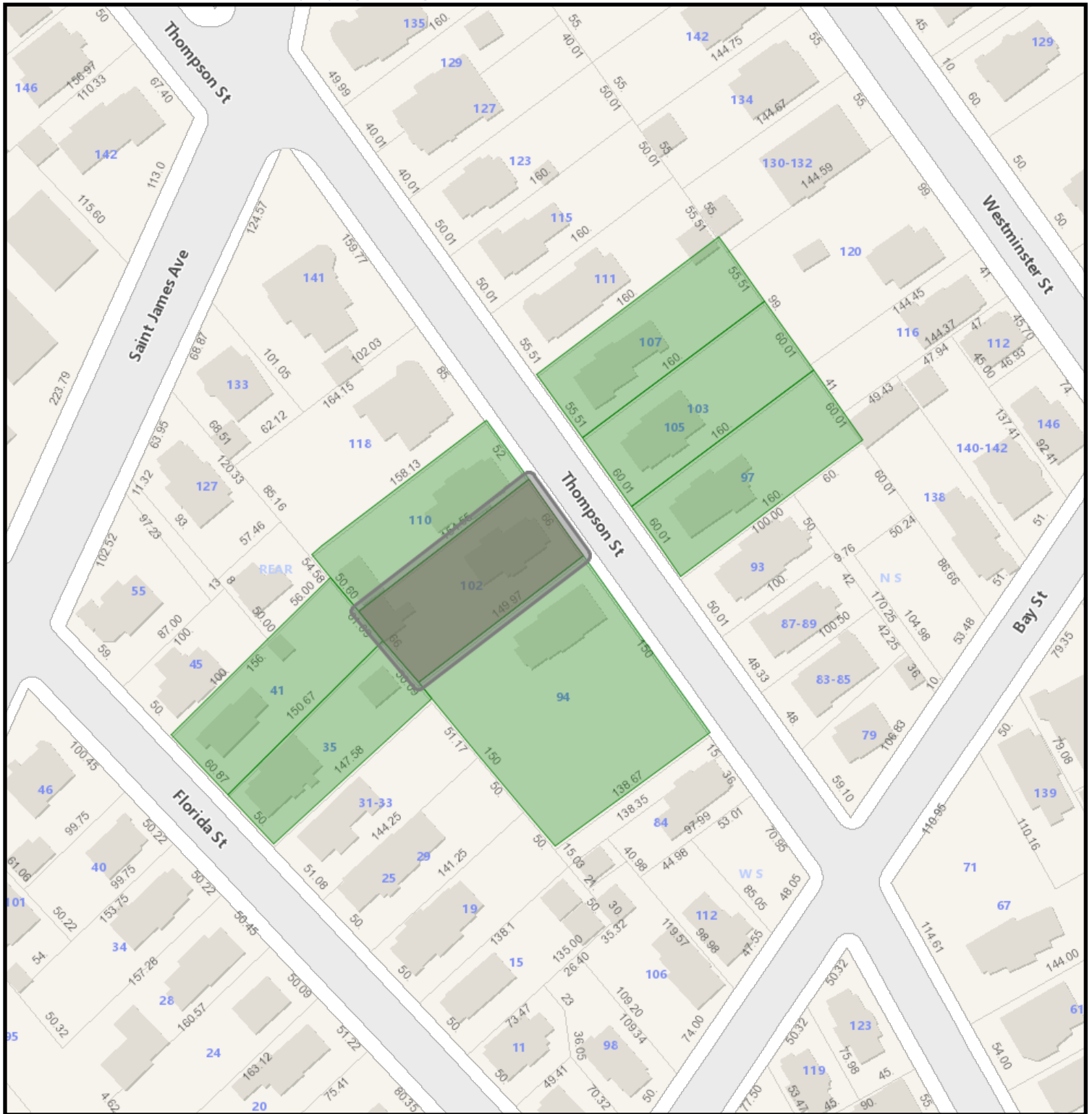
04/09/2025 12:26



04/09/2025 12:27



04/09/2025 12:27



102 Thompson Street GIS

7/2/2025 11:35:45 AM

Scale: 1"=100'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

115250062
ARROYO SERGIO
103 THOMPSON ST
SPRINGFIELD, MA 01109

115250020
BENERAKIS MELISSA L
94 THOMPSON ST
SPRINGFIELD, MA 01109

115250023
CRAWFORD PARKINSON
7407 SUNSET BEND LANE
RICHMOND, TX 77407

052200078
FIGUEROA SARIANN
41 FLORIDA ST
SPRINGFIELD, MA 01109

115250063
HARVEY CAROL J
97 THOMPSON ST
SPRINGFIELD, MA 01109

052200079
MCMULLEN KEISHA J & INDIA
35 FLORIDA ST
SPRINGFIELD, MA 01109

115250061
RBT ENTERPRISE LLC
268 COLD SPRING AVE STE B
WEST SPRINGFIELD, MA 01089

115250022
ZAITOUN MHD MUNIR
30 MASSASOIT ST
SPRINGFIELD, MA 01107



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 152 Sumner Avenue, Springfield, MA 01108

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐

APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**

☐

PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐

RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐

PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.

☐

LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: <i>Forest Park Heights</i>	DECISION:
DATE RECEIVED: <i>July 24, 2025</i>	DECISION DATE:
HEARING DATE: <i>August 21, 2025</i>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <i>August 7, 2025</i>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <i>August 7, 2025</i>	WAIVED BY ABUTTERS:



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APPLICATION INFORMATION

PROPERTY ADDRESS: 152 Sumner Avenue, Springfield, MA 01108

1. **WHAT DOES HISTORIC STATUS MEAN?**

Properties within a Local Historic District are architecturally protected by the Springfield Historical Commission. Any exterior architectural feature that is visible from the public street or park is protected. Therefore, prior to any exterior change, approval by the Springfield Historical Commission must be obtained.

2. **WHAT IS THE PROCESS FOR OBTAINING APPROVAL BY THE SPRINGFIELD HISTORICAL COMMISSION?**

- a. To determine if the Springfield Historical Commission must review an application, contact the City's Office of Planning & Economic Development at (413) 787-6020 and ask for the Staff member who oversees the Historical Commission. The Staff Member will determine if review is required.
- b. If the proposed project is subject to review, an "Application for a Certificate" must be submitted prior to the commencement of any project.
- c. Fill out the attached application and submit it to the City's Office of Planning & Economic Development along with any supporting information (as requested in this application).
- d. Upon receipt of a complete application (the application itself and the necessary supporting documents), Staff will schedule a public hearing with the Springfield Historical Commission to discuss the proposed project. Notice of the public hearing will be sent by mail to the abutting neighbors at least fourteen (14) days in advance of the hearing. For most applications, the Commission has sixty (60) days from receipt of the application to render a decision. Failure to issue a decision within the requisite time period will result in the application being automatically granted.

3. **WHAT INFORMATION IS REQUIRED TO ENSURE THE APPLICATION IS COMPLETE?**

- a. The address of the property subject to the application shall be clearly provided;
- b. The name of the property owner;
- c. The address of the property owner (if different);
- d. The type of application being requested (see Page 1)
- e. A written description of the project and the relevant section of this application completed.

Note: Incomplete applications will not be processed by the Office of Planning & Economic Development.

4. **WHAT OTHER INFORMATION IS REQUIRED FOR AN APPLICATION?**

- a. Drawings for alterations and/or additions to existing structures, or for new constructions. Drawings shall be plans or elevations drawn to scale with sufficient details to show the architectural design of buildings, including proposed materials, textures and colors. Sample of materials or colors, and the plot plan or site layout, indicating all improvements affecting appearances such as walls, walks, terraces, plantings, accessory buildings, signs, lights and other elements, shall also be included.
- b. Photographs required with application to demolish existing structures. Applicant shall submit photographs showing all sides of the property and contiguous properties on either side and across the street.
- c. Photographs required with applications for new construction. Applicant shall submit photographs of adjoining properties on either side and across the street.
- d. Photographs required with application for repair, alterations, and/or additions to existing structures. Applicant shall submit photographs of all sides of the structure to be affected by proposed action.
- e. Sample of materials and designs (e.g. brochures, specification sheets, physical samples, etc.)
- f. If applying under for a Certificate of Hardship, the applicant shall submit sufficient materials to support the hardship claim. Photographs, financial records, and health records are some suggested supporting materials.
- g. Requests for demolition under a Certificate of Hardship must be accompanied by a contract line item estimate for demolition and a contractor line item estimate for rehabilitation.



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APPLICATION TYPE

PROPERTY ADDRESS: 152 Sumner Avenue, Springfield, MA 01108

APPLICATION TYPE Certificate of Appropriateness



CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.



CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.



CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).



ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.



PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.



PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.



MUNICIPAL PROTOCOL

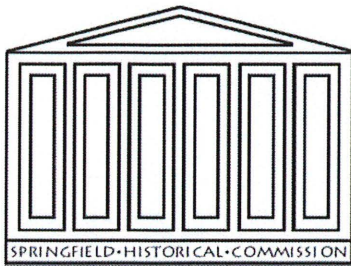
Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).



SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



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Springfield, MA 01104
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APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 152 Sumner Avenue, Springfield, MA 01108		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Exandieu Arelus		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: (860) 502-2429	REPRESENTATIVE/CONTRACTOR NAME: Trinity Solar/Michael Blanchard	
OWNER EMAIL ADDRESS: exandieucarelus@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-203-9088	
PROPERTY CODE: 11284-0036	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: applications.westma@trinity-solar.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Due to high electrical bills, the homeowner proposes to have solar panels installed. Trinity Solar would be installing 7.38 kW DC (18 panels).		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☒ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☐ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.


Exandieu Arelus (Jul 23, 2025 14:49:04 EDT)

PROPERTY OWNER'S SIGNATURE

7/24/2025

DATE

ROOFING

☐

Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.

☐

Check box indicating that you are submitting photographs of the existing roofing.

EXISTING

PROPOSED

ROOF STYLE (e.g. gable, hip, mansard, etc):

MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

ADDITIONAL INFORMATION:

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?

☐
☒

YES (PLEASE PROVIDE MORE INFO ABOVE)

No

☒

Check box indicating that you are submitting plans of the proposed solar project.

☒

Check box indicating that you are submitting photographs of the existing roofing.

ROOF MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):

Asphalt

NUMBER OF SOLAR POWERED PANELS:

18

SOLAR MANUFACTURER:

SolarEdge Technologies

LOCATION OF SOLAR POWERED PANELS (e.g. north side of roof):

South side of roof

LOCATION OF MAIN SERVICE PANEL & METER (e.g. rear of building):

Rear of building

LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):

Rear of building

LOCATION OF CONDUIT (e.g. side of building, inside the house):

TBD at install

PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):

EMT type, silver



HOMEOWNER AUTHORIZATION FORM

I, Exandieu Arelus
(print name)
am the owner of the property located at address
152 Sumner Ave, Springfield, MA 01108
(print address)

I hereby authorize Trinity Solar, LLC ("Trinity Solar") and its employees, agents, and subcontractors, to act as my Agent for the limited purpose of applying for and obtaining local building and other permits from the Authority Having Jurisdiction as required for the installation of a Photovoltaic System, Battery System, roofing or other Trinity Solar offerings located on my property, applying and obtaining permission and approval for interconnection with the electric utility company, and registration with any state and/or local incentive progra

This authorization includes the transfer/re-administering, and/or cancellation of any existing permits on file for the purpose of updating/applying with an alternate subcontractor.

Without limitation to the generality of the foregoing I specifically authorize Trinity Solar et al. to populate technical details, fill-in, edit, compile, attach drawings, plans, data sheets and other documentation to, date, submit, re-submit, revise, amend, and modify application, submission and certification documents ("Approvals Paperwork"), including those for which signature pages are included herewith for my signature, in furtherance of the related transaction, and I am providing any signatures to Approvals Paperwork for purposes of the foregoing. Trinity Solar will provide copies of Approvals Paperwork upon request by the homeowner. Should I cancel the project, for reasons within my control, after Trinity Solar has paid for any permitting fees, I shall reimburse Trinity Solar for all expenses incurred related heret

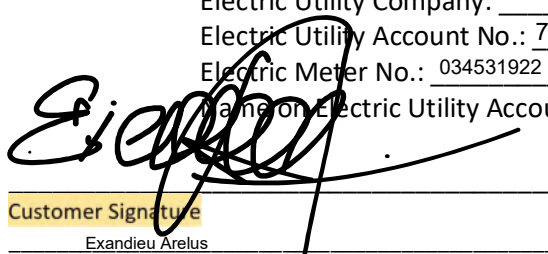
My authorizations memorialized herein shall remain in full force and effect until revoked. I acknowledge that these authorizations are not required to proceed with the transaction and are not a condition of the related agreement included herewith but are being given for my own convenience and benefit in order to expedite the approvals proces

Electric Utility Company: Eversource (Formerly WMECO)

Electric Utility Account No.: 7200 342 7134

Electric Meter No.: 034531922

Name on Electric Utility Account: Exandieu Arelus


Customer Signature

Exandieu Arelus

Print Name

June 24, 2025

Date

Corporate Headquarters

2211 Allenwood Road
Wall, New Jersey 07719
www.Trinity-Solar.com

1-877-SUN-SA

Ph: 732-780-37
Fax: 732-780-667

**FOR INFORMATION ABOUT CONTRACTORS AND THE CONTRACTORS' REGISTRATION ACT,
CONTACT THE NEW JERSEY DEPARTMENT OF LAW AND PUBLIC SAFETY,
DIVISION OF CONSUMERS AFFAIRS AT 1-888-656-6225.**

INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM

152 SUMNER AVE FOREST PARK SPRINGFIELD, MA 01108

SUMNER AVE FOREST ●



VICINITY MAP
SCALE: NTS

SITE

GENERAL NOTES

1. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS CONTAINED IN THE DRAWING PACKAGE AND INFORMATION RECEIVED FROM TRINITY.
2. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL DIRECTIONS AND INSTRUCTION CONTAINED IN THE COMPLETE MANUAL.
3. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR READING AND UNDERSTANDING ALL DRAWINGS, COMPONENT AND INVERTER MANUALS PRIOR TO INSTALLATION. THE INSTALLATION CONTRACTOR IS ALSO REQUIRED TO HAVE ALL COMPONENT SWITCHES IN THE OFF POSITION AND FUSES REMOVED PRIOR TO THE INSTALLATION OF ALL FUSE BEARING SYSTEM COMPONENTS.
4. ONCE THE PHOTOVOLTAIC MODULES ARE MOUNTED, THE INSTALLATION CONTRACTOR SHOULD HAVE A MINIMUM OF ONE ELECTRICIAN WHO HAS ATTENDED A SOLAR PHOTOVOLTAIC INSTALLATION COURSE ON SITE.
5. FOR SAFETY, IT IS RECOMMENDED THAT THE INSTALLATION CREW ALWAYS HAVE A MINIMUM OF TWO PERSONS WORKING TOGETHER AND THAT EACH OF THE INSTALLATION CREW MEMBERS BE TRAINED IN FIRST AID AND CPR.
6. THIS SOLAR PHOTOVOLTAIC SYSTEM IS TO BE INSTALLED FOLLOWING THE CONVENTIONS OF THE NATIONAL ELECTRICAL CODE. ANY LOCAL CODE WHICH MAY SUPERSEDE THE NEC SHALL GOVERN.
7. ALL SYSTEM COMPONENTS TO BE INSTALLED WITH THIS SYSTEM ARE TO BE "UL" LISTED. ALL EQUIPMENT WILL BE NEMA 3R OUTDOOR RATED UNLESS INDOORS.

GENERAL NOTES

IF ISSUED DRAWING IS MARKED WITH A REVISION CHARACTER OTHER THAN "A", PLEASE BE ADVISED THAT FINAL EQUIPMENT AND/OR SYSTEM CHARACTERISTICS ARE SUBJECT TO CHANGE DUE TO AVAILABILITY OF EQUIPMENT.

GENERAL NOTES CONTINUED

8. THE DC VOLTAGE FROM THE PANELS IS ALWAYS PRESENT AT THE DC DISCONNECT ENCLOSURE AND THE DC TERMINALS OF THE INVERTER DURING DAYLIGHT HOURS. ALL PERSONS WORKING ON OR INVOLVED WITH THE PHOTOVOLTAIC SYSTEM ARE WARNED THAT THE SOLAR MODULES ARE ENERGIZED WHENEVER THEY ARE EXPOSED TO LIGHT.
9. ALL PORTIONS OF THIS SOLAR PHOTOVOLTAIC SYSTEM SHALL BE MARKED CLEARLY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 690 & 705.
10. PRIOR TO THE INSTALLATION OF THIS PHOTOVOLTAIC SYSTEM, THE INSTALLATION CONTRACTOR SHALL ATTEND A PRE-INSTALLTION MEETING FOR THE REVIEW OF THE INSTALLATION PROCEDURES, SCHEDULES, SAFETY AND COORDINATION.
11. PRIOR TO THE SYSTEM START UP THE INSTALLATION CONTRACTOR SHALL ASSIST IN PERFORMING ALL INITIAL HARDWARE CHECKS AND DC WIRING CONDUCTIVITY CHECKS.
12. FOR THE PROPER MAINTENANCE AND ISOLATION OF THE INVERTERS REFER TO THE ISOLATION PROCEDURES IN THE OPERATION MANUAL.
13. THE LOCATION OF PROPOSED ELECTRIC AND TELEPHONE UTILITIES ARE SUBJECT TO FINAL APPROVAL OF THE APPROPRIATE UTILITY COMPANIES AND OWNERS.
14. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH:
 - A) CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS

GENERAL NOTES CONTINUED

14. B) CURRENT PREVAILING UTILITY COMPANY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS
- 15 THIS SET OF PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. ONCE APPROVED, THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SYSTEM COMPONENTS AS DESCRIBED IN THE DRAWING PACKAGE.
- 16 ALL INFORMATION SHOWN MUST BE CERTIFIED PRIOR TO USE FOR CONSTRUCTION ACTIVITIES.

ABBREVIATIONS

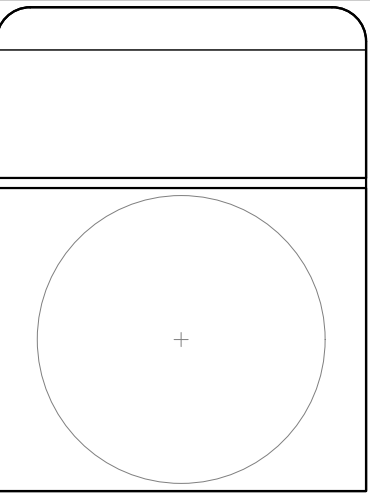
AMP	AMPERE
AC	ALTERNATING CURRENT
AL	ALUMINUM
AF	AMP. FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AWG	AMERICAN WIRE GAUGE
C	CONDUIT (GENERIC TERM OF RACEWAY, PROVIDE AS SPECIFIED)
CB	COMBINER BOX
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CU	COPPER
DC	DIRECT CURRENT
DISC	DISCONNECT SWITCH
DWG	DRAWING
EC	ELECTRICAL SYSTEM INSTALLER
EMT	ELECTRICAL METALLIC TUBING
FS	FUSIBLE SWITCH
FU	FUSE
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HZ	FREQUENCY (CYCLES PER SECOND)

ABBREVIATIONS CONTINUED

JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILO-VOLT AMPERE
KW	KILO-WATT
KWH	KILO-WATT HOUR
L	LINE
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUG ONLY
MTD	MOUNTED
MTG	MOUNTING
N	NEUTRAL
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NO #	NUMBER
NTS	NOT TO SCALE
OCP	OVER CURRENT PROTECTION
P	POLE
PB	PULL BOX
PH Ø	PHASE
PVC	POLY-VINYL CHLORIDE CONDUIT
PWR	POWER
QTY	QUANTITY
RGS	RIGID GALVANIZED STEEL
SN	SOLID NEUTRAL
JSWBD	SWITCHBOARD
TYP	TYPICAL
U.O.I.	UNLESS OTHERWISE INDICATED
WP	WEATHERPROOF
XFMR	TRANSFORMER
+72	MOUNT 72 INCHES TO BOTTOM OF ABOVE FINISHED FLOOR OR GRADE

SHEET INDEX

- PV-1 COVER SHEET W/ SITE INFO & NOTES
PV-2 ROOF PLAN W/ MODULE LOCATIONS
PV-3 SITE PLAN
PV-4 ELECTRICAL 3 LINE DIAGRAM
AP APPENDIX



Issued / Revisions

P1	ISSUED TO TOWNSHIP FOR PERMIT	7/15/2025
NO.	DESCRIPTION	DATE

Project Title:

ARELUS, EXANDIEU-
TRINITY ACCT #: 2025-06-1354868

Project Address:

152 SUMNER AVE FOREST PARK
SPRINGFIELD, MA 01108
42.0840, -72.5709

Drawing Title:

PROPOSED PV SOLAR SYSTEM

Drawing Information

DRAWING DATE:	7/15/2025
DRAWN BY:	WK
REVISED BY:	

System Information:

DC SYSTEM SIZE:	7.38kW
AC SYSTEM SIZE:	5.76kW
MODULE COUNT:	18
MODULES USED:	HANWHA 410
MODULE SPEC #:	Q.PEAK DUO BLK ML-G10.C+ 410
UTILITY COMPANY:	EVERSOURCE
UTILITY ACCT #:	7200 342 7134
UTILITY METER #:	034531922
DEAL TYPE:	GOODLEAP

Rev. No.

P1

Sheet

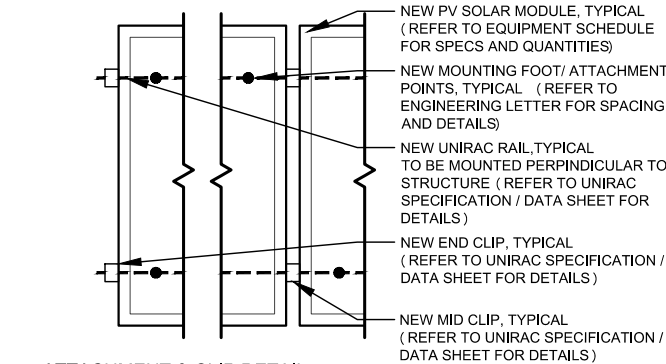
PV - 1



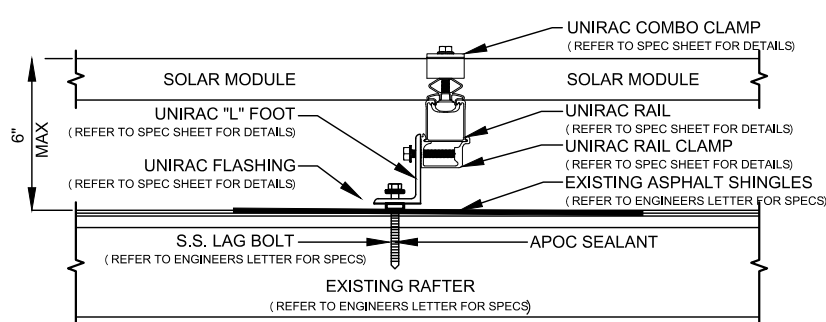
2211 Allenwood Road
Wall, New Jersey 07719

877-786-7283
www.Trinity-Solar.com

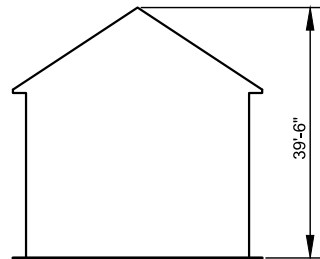
NOTES : *REFER TO MODULE SPECS FOR MODULE DIMENSIONS
*DEPICTED MODULES MAY BE PORTRAIT OR LANDSCAPE



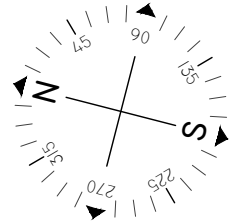
ATTACHMENT & CLIP DETAIL
SCALE: NOT TO SCALE



PV MODULE ATTACHMENT ON ASPHALT SHINGLE ROOF
SCALE: NOT TO SCALE



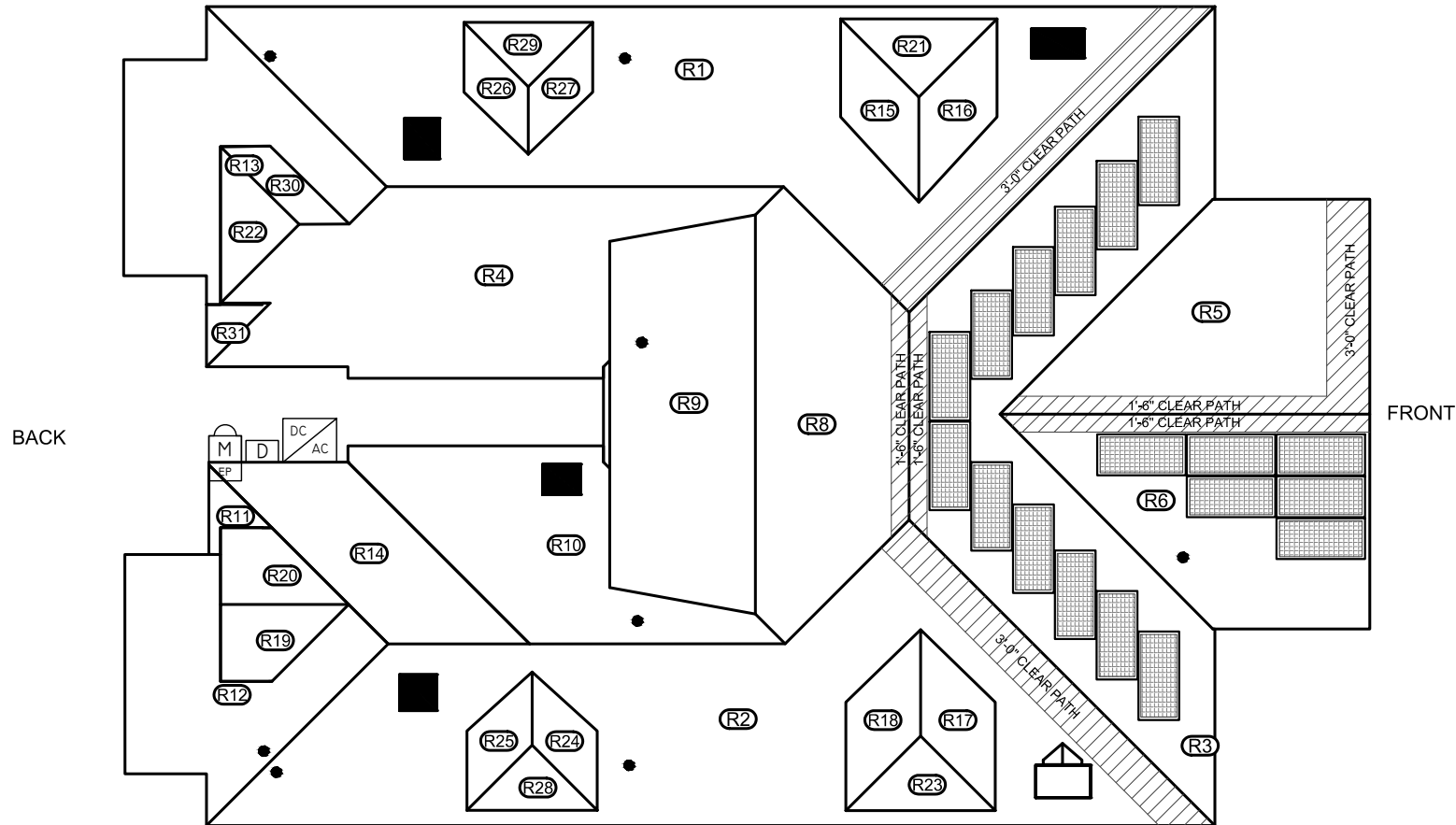
HEIGHT FROM GROUND LEVEL TO PEAK OF ROOF
SCALE: NOT TO SCALE



ARRAY SCHEDULE

ROOF 1 MODULES: 0 PITCH: 34° ORIENTATION: 76°	ROOF 21 MODULES: 0 PITCH: 36° ORIENTATION: 76°
ROOF 2 MODULES: 0 PITCH: 34° ORIENTATION: 256°	ROOF 22 MODULES: 0 PITCH: 34° ORIENTATION: 345°
ROOF 3 MODULES: 12 PITCH: 34 ORIENTATION: 166	ROOF 23 MODULES: 0 PITCH: 33° ORIENTATION: 256°
ROOF 4 MODULES: 0 PITCH: 34° ORIENTATION: 256°	ROOF 24 MODULES: 0 PITCH: 31° ORIENTATION: 166°
ROOF 5 MODULES: 0 PITCH: 34° ORIENTATION: 76°	ROOF 25 MODULES: 0 PITCH: 31° ORIENTATION: 346°
ROOF 6 MODULES: 6 PITCH: 34 ORIENTATION: 256	ROOF 26 MODULES: 0 PITCH: 33° ORIENTATION: 346°
ROOF 7 MODULES: 0 PITCH: 34° ORIENTATION: 346°	ROOF 27 MODULES: 0 PITCH: 33° ORIENTATION: 166°
ROOF 8 MODULES: 0 PITCH: 34° ORIENTATION: 346°	ROOF 28 MODULES: 0 PITCH: 31° ORIENTATION: 256°
ROOF 9 MODULES: 0 PITCH: 7° ORIENTATION: 346°	ROOF 29 MODULES: 0 PITCH: 33° ORIENTATION: 76°
ROOF 10 MODULES: 0 PITCH: 34° ORIENTATION: 76°	ROOF 30 MODULES: 0 PITCH: 34° ORIENTATION: 75°
ROOF 11 MODULES: 0 PITCH: 34° ORIENTATION: 346°	ROOF 31 MODULES: 0 PITCH: 34° ORIENTATION: 346°
ROOF 12 MODULES: 0 PITCH: 34° ORIENTATION: 346°	ROOF 32 MODULES: 0 PITCH: 30° ORIENTATION: 346°
ROOF 13 MODULES: 0 PITCH: 34° ORIENTATION: 346°	ROOF 33 MODULES: 0 PITCH: 30° ORIENTATION: 166°
ROOF 14 MODULES: 0 PITCH: 34° ORIENTATION: 76°	ROOF 34 MODULES: 0 PITCH: 34° ORIENTATION: 346°
ROOF 15 MODULES: 0 PITCH: 36° ORIENTATION: 346°	ROOF 35 MODULES: 0 PITCH: 30° ORIENTATION: 74°
ROOF 16 MODULES: 0 PITCH: 36° ORIENTATION: 166°	ROOF 36 MODULES: 0 PITCH: 30° ORIENTATION: 344°
ROOF 17 MODULES: 0 PITCH: 33° ORIENTATION: 166°	ROOF 37 MODULES: 0 PITCH: 30° ORIENTATION: 254°
ROOF 18 MODULES: 0 PITCH: 33° ORIENTATION: 346°	ROOF 38 MODULES: 0 PITCH: 30° ORIENTATION: 164°
ROOF 19 MODULES: 0 PITCH: 34° ORIENTATION: 256°	
ROOF 20 MODULES: 0 PITCH: 34° ORIENTATION: 76°	

***NOTE: 2021 IRC R324.6.2
PLAN VIEW TOTAL ROOF AREA: 5197 FT²
PHOTOVOLTAIC ARRAY TOTAL AREA: 395 FT²
ARRAY PERCENTAGE OF PLAN VIEW TOTAL ROOF AREA: 7.6%



NOTES:

- 1.) ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 2.) ARRAY BONDING TO COMPLY WITH MANUFACTURER SPECIFICATION.
- 3.) ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATION.
- 4.) AN AC DISCONNECT SHALL BE GROUPED WITH INVERTER (S) NEC 690.13 (E) .
- 5.) ALL OUTDOOR EQUIPMENT SHALL BE RAIN TIGHT WITH MINIMUM NEMA 3R RATING.
- 6.) ROOFTOP SOLAR INSTALLATION ONLY PV ARRAY SHALL NOT EXTEND BEYOND THE EXISTING ROOF EDGE.

SYMBOL LEGEND

R1	INDICATES ROOF DESIGNATION . REFER TO ARRAY SCHEDULE FOR MORE INFORMATION	UD	INDICATES NEW UNFUSED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)	SP	INDICATES NEW PV ONLY SUBPANEL TO BE INSTALLED
M	INDICATES EXISTING METER LOCATION		INDICATES NEW PV SOLAR MODULE. RED MODULES INDICATE PANELS THAT USE MICRO INVERTERS. REFER TO EQUIPMENT SCHEDULE FOR SPECS.	DC	INDICATES NEW DC DISCONNECT
EP	INDICATES EXISTING ELECTRICAL PANEL LOCATION: INSIDE	P	INDICATES NEW PRODUCTION METER TO BE INSTALLED OUTSIDE.	SD	INDICATES EXISTING SERVICE DISCONNECT
D	INDICATES NEW FUSED PV DISCONNECT TO BE INSTALLED OUTSIDE (UTILITY ACCESSIBLE)	DC/AC	INDICATES NEW INVERTER TO BE INSTALLED OUTSIDE. REFER TO EQUIPMENT SCHEDULE FOR SPECS	TS	INDICATES EXISTING TRANSFER SWITCH

PLUMBING SCHEDULE

QTY	SPEC #
18	HANWHA 410 (Q.PEAK DUO BLK ML-G10.C+ 410)
1	USE5700H-USMNB75
18	U650 SE OPTIMIZERS
18	UNIRAC 171RLM1-US NXT UMount RAIL - 171" MILL (US)
3	UNIRAC RLSPLCM2-US NXT UMount RAIL SPLICE (US)

EQUIPMENT SCHEDULE

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Issued / Revisions

P1	ISSUED TO TOWNSHIP FOR PERMIT	7/15/2025
NO.	DESCRIPTION	DATE

Project Title:

ARELUS, EXANDIEU-
TRINITY ACCT #: 2025-06-1354868

Project Address:

152 SUMNER AVE FOREST PARK
SPRINGFIELD, MA 01108
42.0840, -72.5709

Drawing Title:

PROPOSED PV SOLAR SYSTEM

Drawing Information

DRAWING DATE:	7/15/2025
DRAWN BY:	WK
REVISED BY:	

System Information:

DC SYSTEM SIZE:	7.38kW
AC SYSTEM SIZE:	5.76kW
MODULE COUNT:	18
MODULES USED:	HANWHA 410
MODULE SPEC #:	Q.PEAK DUO BLK ML-G10.C+ 410
UTILITY COMPANY:	EVERSOURCE
UTILITY ACCT #:	7200 342 7134
UTILITY METER #:	034531922
DEAL TYPE:	GOODLEAP

Rev. No.

P1

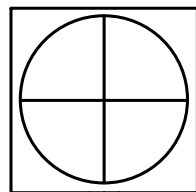
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PV - 2



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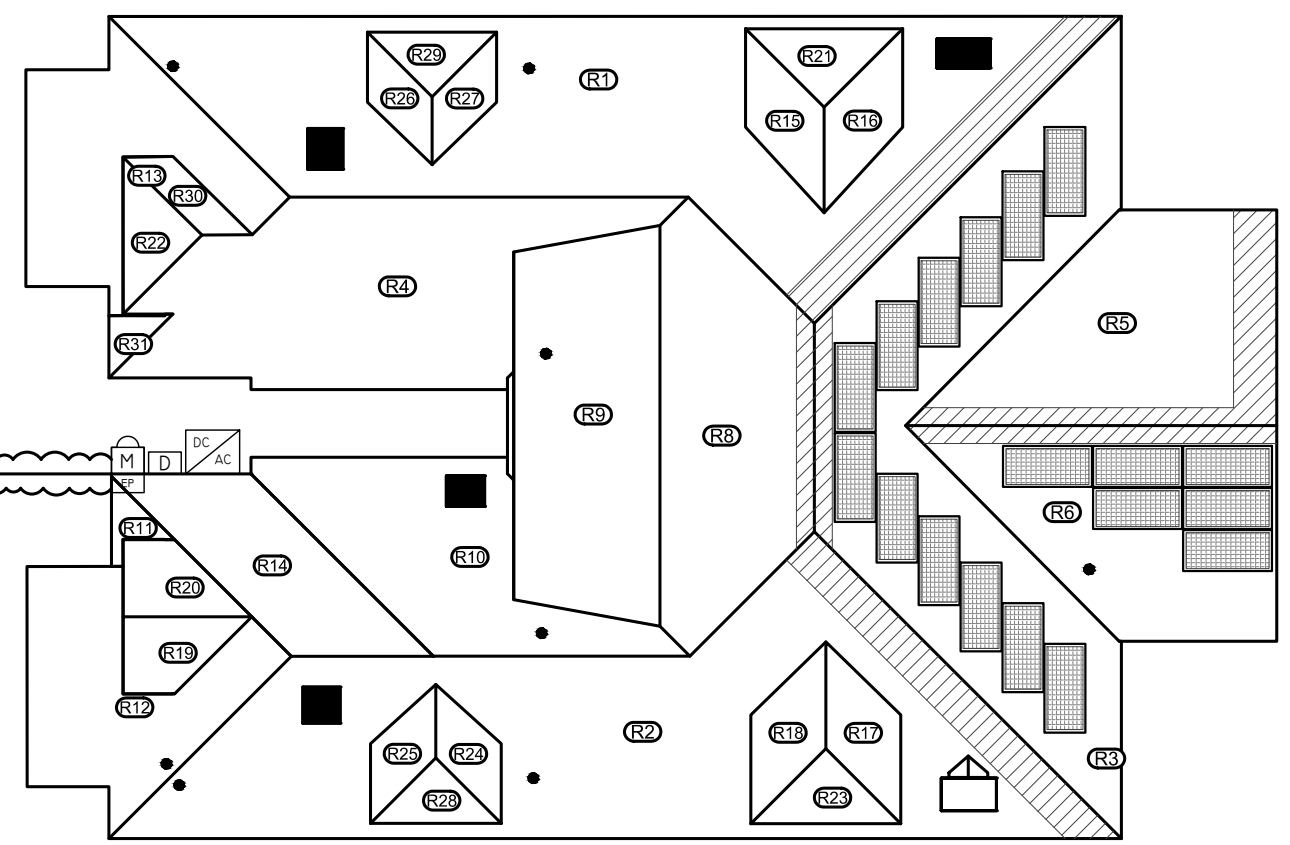
SERVICE
TRANSFORMER

(CONDUIT TO BE TRENCHED APPROX. 80 FEET)

(PROPERTY LINE)

BACK

FRONT



Engineer / License Holder:

Issued / Revisions

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Rev. No.	Sheet
P1	PV - 3

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ARRAY CIRCUIT WIRING NOTES
1.) LICENSED ELECTRICIAN ASSUMES ALL RESPONSIBILITY FOR DETERMINING ONSITE CONDITIONS AND EXECUTING INSTALLATION IN ACCORDANCE WITH
NEC 2023

2.) LOWEST EXPECTED AMBIENT TEMPERATURE BASED ON ASHRAE MINIMUM MEAN EXTREME DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. LOWEST EXPECTED AMBIENT TEMP = -16°C

3.) HIGHEST CONTINUOUS AMBIENT TEMPERATURE BASED ON ASHRAE HIGHEST MONTH 2% DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION. HIGHEST CONTINUOUS TEMP = 33°C

4.) 2005 ASHRAE FUNDAMENTALS 2% DESIGN TEMPERATURES DO NOT EXCEED 47°C IN THE UNITED STATES (PALM SPRINGS, CA IS 44.1°C). FOR LESS THAN 9 CURRENT-CARRYING CONDUCTORS IN A ROOF-MOUNTED SUNLIT CONDUIT AT LEAST 0.5" ABOVE ROOF AND USING THE OUTDOOR DESIGN TEMPERATURE OF 47°C OR LESS (ALL OF UNITED STATES)

5.) PV SYSTEM CIRCUITS INSTALLED ON OR IN BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION THAT CONTROLS SPECIFIC CONDUCTORS IN ACCORDANCE WITH **NEC 690.12(A) THROUGH (D)**

6.) PHOTOVOLTAIC POWER SYSTEMS SHALL BE PERMITTED TO OPERATE WITH UNGROUNDED PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUIT PER **NEC 690.41 (A)(4)**

7.) UNGROUNDED DC CIRCUIT CONDUCTORS SHALL BE IDENTIFIED WITH THE FOLLOWING OUTER FINISH:
POSITIVE CONDUCTORS = RED
NEGATIVE CONDUCTORS = BLACK
NEC 210.5(C)(2)

8.) ARRAY AND SUB ARRAY CONDUCTORS SHALL BE #10 PV WIRE TYPE RHW-2 OR EQUIVELANT AND SHALL BE PROTECTED BY CONDUIT WHERE EXPOSED TO DIRECT SUNLIGHT. SUB ARRAY CONDUIT LONGER THAN 24" SHALL CONTAIN ≤ 20 CURRENT CARYING CONDUCTORS AND WHERE EXPOSED TO DIRECT SUNLIGHT SHALL CONTAIN ≤ 9 CURRENT CARRYING CONDUCTORS.

9.) ALL WIRE LENGTHS SHALL BE LESS THAN 100' UNLESS OTHERWISE NOTED

10.) FLEXIBLE CONDUIT SHALL NOT BE INSTALLED ON ROOFTOP AND SHALL BE LIMITED TO 12" IF USED OUTDOORS

11.) DISCONNECTS FED BY SUPPLY-SIDE SOURCE CONDUCTORS SHALL BE BONDED AND CONNECTED TO GROUNDING SYSTEM IN ACCORDANCE WITH **NEC 250.24**

12.)OVERCURRENT PROTECTION FOR CONDUCTORS CONNECTED TO THE SUPPLY SIDE OF A SERVICE SHALL BE LOCATED WITHIN 10' OF THE POINT OF CONNECTION **NEC 690.9(A)(3)(2)**

13.) WHERE TWO SOURCES FEED A BUSSBAR, ONE A UTILITY AND THE OTHER AN INVERTER, PV BACKFEED BREAKER(S) SHALL BE LOCATED OPPOSITE FROM UTILITY **NEC 705.12(B)(2)**

14.) ALL SOLAR SYSTEM LOAD CENTERS TO CONTAIN ONLY GENERATION CIRCUITS AND NO UNUSED POSITIONS OR LOADS

15.) ALL EQUIPMENT INSTALLED OUTDOORS SHALL HAVE A **NEMA 3R** RATING

CALCULATIONS FOR CURRENT CARRYING CONDUCTORS
REQUIRED CONDUCTOR AMPACITY PER STRING
[NEC 690.8(B)(1)]: (15.00*1.25)1 = 18.75A

AWG #10, DERATED AMPACITY
AMBIENT TEMP: 33°C, TEMP DERATING FACTOR: .96
RACEWAY DERATING = 4 CCC: 0.80
(40*.96)0.80 = 30.72A

30.72A ≥ 18.75A, THEREFORE WIRE SIZE IS VALID

TOTAL AC REQUIRED CONDUCTOR AMPACITY
24.00A*1.25 = 30.00A

AWG #10, DERATED AMPACITY
AMBIENT TEMP: 30°C, TEMP DERATING: 1.0
RACEWAY DERATING ≤ 3 CCC: N/A
40A*1.0 = 40A

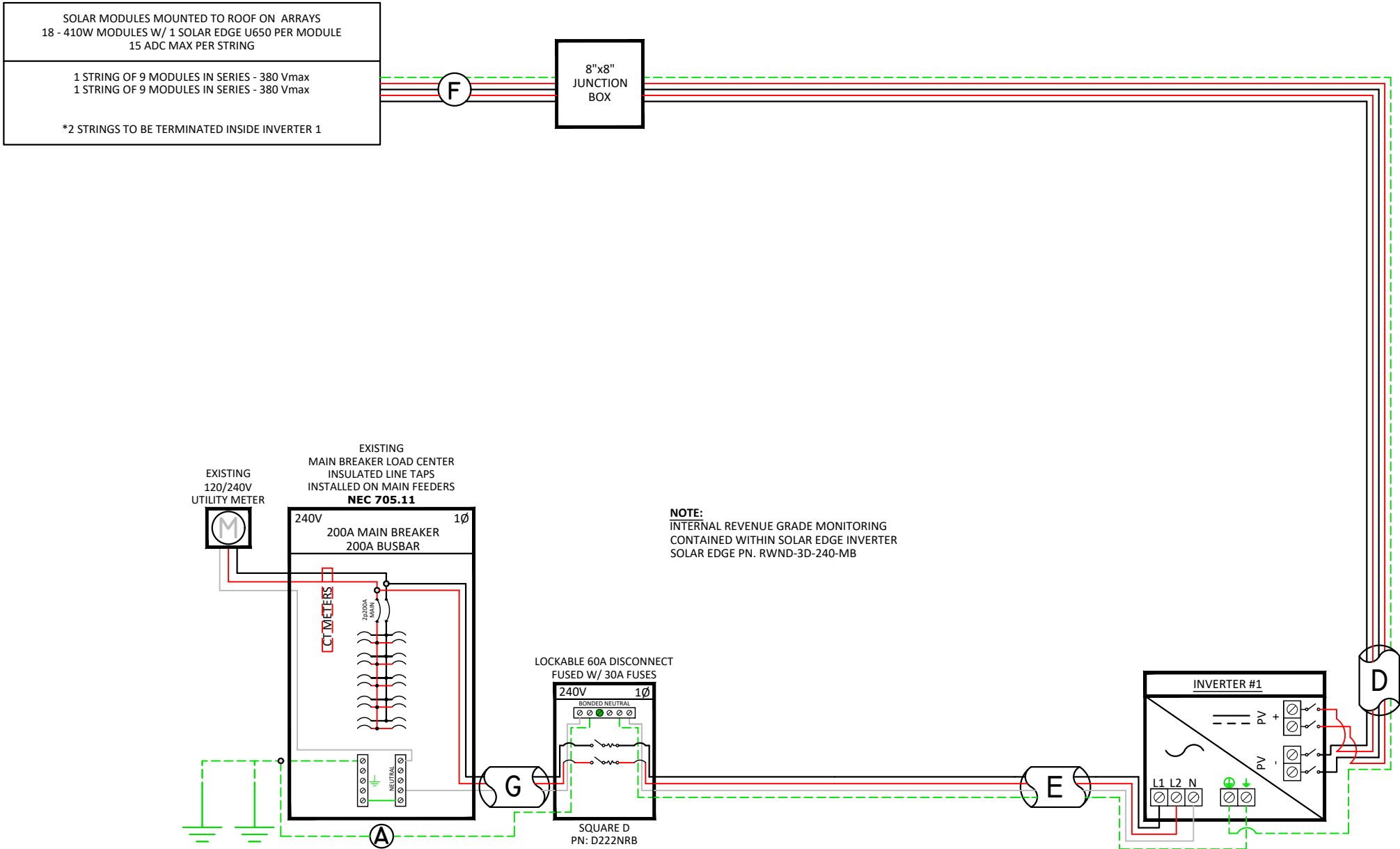
40A ≥ 30.00A, THEREFORE AC WIRE SIZE IS VALID

CALCULATION FOR PV OVERCURRENT PROTECTION

TOTAL INVERTER CURRENT: 24.00A

24.00A*1.25 = 30.00A

--> 30A OVERCURRENT PROTECTION IS VALID



NOTE:
INTERNAL REVENUE GRADE MONITORING
CONTAINED WITHIN SOLAR EDGE INVERTER
SOLAR EDGE PN. RWND-3D-240-MB

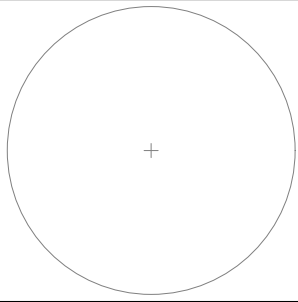
NOTE: CONDUIT TYPE SHALL BE CHOSEN BY THE INSTALLATION CONTRACTOR TO MEET OR EXCEED NEC AND LOCAL AHJD REQUIREMENTS

A	#6 THWN-2 TO GEC
B	3/4" CONDUIT W/ 2-#10 THWN-2, 1-#10 THWN-2, 1-#10 THWN-2 GROUND
C	3/4" CONDUIT W/ 4-#10 THWN-2, 1-#10 THWN-2 GROUND
D	3/4" CONDUIT W/ 4-#10 THWN-2, 1-#10 THWN-2 GROUND
E	3/4" CONDUIT W/ 2-#10 THWN-2, 1-#10 THWN-2, 1-#10 THWN-2 GROUND
F	#10 PV WIRE (FREE AIR) W/ #6 BARE COPPER BOND TO ARRAY
G	3/4" CONDUIT W/ 2-#6 THWN-2, 1-#6 THWN-2

PV MODULE SPECIFICATIONS	
HANWHA 410 (Q.PEAK DUO BLK ML-G10.C+ 410)	
Imp	10.89
Vmp	37.64
Voc	45.37
Isc	11.2

INVERTER #1 - USES700H-USMNB75			
DC		AC	
Imp	19.42	Pout	5760
Vmp	380	Imax	24
Voc	480	OCPDmin	30
Isc	30	Vnom	240

Engineer / License Holder:



Issued / Revisions

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DEAL TYPE: GOODLEAP

Rev. No.

P1

Sheet

PV - 3

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- NOTES:**
- 1.) COMPLIES WITH NEC 2023
 - 2.) REFER TO SHEET PV-3 FOR SITE SPECIFIC VALUES REQUIRED BY NEC 690
 - 3.) STICKERS, LABELS, AND PLACKARDS SHALL BE OF SUFFICIENT DURRABILITY TO WITHSTAND THE ENVIROMENT INVOLVED

To be located on all DC junction boxes
and every 10' on DC conduit

**WARNING: PHOTOVOLTAIC
POWER SOURCE**

NEC 690.31(D)(2)



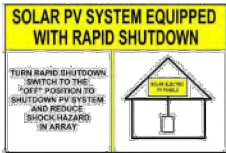
DC Junction Box



Soladeck



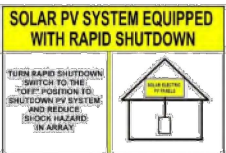
DC Conduit



NEC 690.13



Service Disconnect



NEC 690.13

If System is Backfed Breaker

WARNING
UNNECESSARY CONTACT WITH ELECTRICAL SYSTEMS. DO NOT
REPLACE THIS DISCONNECT BRIDGE.

NEC 705.12(B)(2)

PHOTOVOLTAIC AC DISCONNECT
DANGER: AC OVER 120 VOLTS
DANGER: AC OVER 120 VOLTS

NEC 690.4(B)



Main Service Panel

WARNING: DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

Utility



Utility Meter
Socket

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

NEC 690.13(B)



Solar Meter Socket

**RAPID SHUTDOWN
SWITCH FOR
SOLAR PV SYSTEM**

690.56(D)(2)

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

NEC 690.13(B)

PHOTOVOLTAIC AC DISCONNECT
DANGER: AC OVER 120 VOLTS
DANGER: AC OVER 120 VOLTS

NEC 690.4(B)



Photovoltaic
AC Disconnect

PHOTOVOLTAIC AC DISCONNECT
DANGER: AC OVER 120 VOLTS
DANGER: AC OVER 120 VOLTS

NEC 690.4(B)



Load Center
(To Combine Inverters)

**RAPID SHUTDOWN
SWITCH FOR
SOLAR PV SYSTEM**

690.56(D)(2)

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

NEC 690.13(B)

**PHOTOVOLTAIC
DC DISCONNECT**

NEC 690.4(B)

**MAXIMUM DC VOLTAGE
OF PV SYSTEM**

NEC 690.7(D)



Inverter(s)



**PHOTOVOLTAIC
DC DISCONNECT**

NEC 690.4(B)

**MAXIMUM DC VOLTAGE
OF PV SYSTEM**

NEC 690.7(D)



DC Disconnect

WARNING
ELECTRICAL SHOCK HAZARD
DO NOT TOUCH TERMINALS
TERMINALS ON BOTH LINE AND
LOAD SIDES MAY BE ENERGIZED
IN THE OPEN POSITION

NEC 690.13(B)



Enphase Envoy Box

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Q.PEAK DUO BLK ML-G10+ SERIES

395-415 Wp | 132 Cells
21.1% Maximum Module Efficiency
Domestic Content Option Available

MODEL Q.PEAK DUO BLK ML-G10+
Q.PEAK DUO BLK ML-G10.C+



Includes Domestic Content
This product contains U.S. manufactured components which can contribute to qualifying for the 10% domestic content bonus to applicable tax credits under the Inflation Reduction Act of 2022.¹



Breaking the 21% efficiency barrier
Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 21.1%.



A reliable investment
Inclusive 25-year product warranty and 25-year linear performance warranty.²



Enduring high performance
Long-term yield security with Anti LeTID Technology, Anti PID Technology³ and Hot-Spot Protect.



Extreme weather rating
High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



Far beyond the standard
Qcells' comprehensive quality program ensures high long-term yields and the reliability of your solar system.

¹ This statement should not be relied on as tax advice and is subject to change based on changes made to the Inflation Reduction Act and its implementing rules and regulations. Please consult a qualified tax professional for specific guidance.
² See data sheet on rear for further information.
³ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

The ideal solution for:
Rooftop arrays on residential buildings

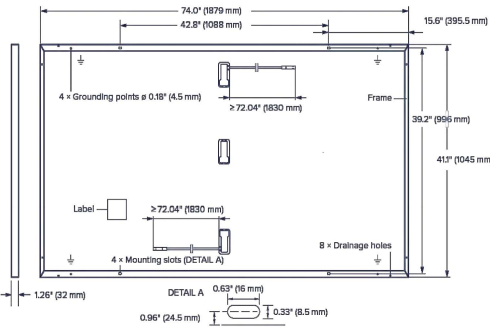
***DCA Module Option:**
DCA 17 module has material code 'MD06G100A-017' printed on the module power label.



Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 72.04 in (1830 mm), (-) ≥ 72.04 in (1830 mm)
Connector	Stäubli MC4; IP68

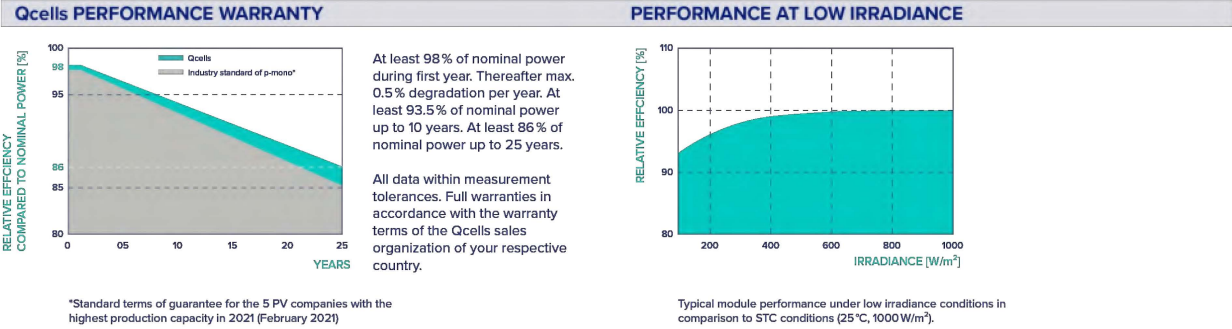


Electrical Characteristics

POWER CLASS			395	400	405	410	415
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)							
Minimum	Power at MPP ¹	P _{MPP} [W]	395	400	405	410	415
	Short Circuit Current ¹	I _{SC} [A]	11.10	11.14	11.17	11.20	11.23
	Open Circuit Voltage ¹	V _{OC} [V]	45.27	45.30	45.34	45.37	45.41
	Current at MPP	I _{MPP} [A]	10.71	10.77	10.83	10.89	10.95
	Voltage at MPP	V _{MPP} [V]	36.88	37.13	37.39	37.64	37.89
	Efficiency ¹	η [%]	≥20.1	≥20.4	≥20.6	≥20.9	≥21.1

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²							
Minimum	Power at MPP	P _{MPP} [W]	296.3	300.1	303.8	307.6	311.3
	Short Circuit Current	I _{SC} [A]	8.95	8.97	9.00	9.03	9.05
	Open Circuit Voltage	V _{OC} [V]	42.69	42.72	42.76	42.79	42.83
	Current at MPP	I _{MPP} [A]	8.46	8.51	8.57	8.62	8.68
	Voltage at MPP	V _{MPP} [V]	35.03	35.25	35.46	35.68	35.89

¹Measurement tolerances P_{MPP} ± 3%; I_{SC}; V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5



TEMPERATURE COEFFICIENTS							
Temperature Coefficient of I _{sc}	α	[% / K]	+0.04	Temperature Coefficient of V _{oc}	β	[% / K]	-0.27
Temperature Coefficient of P _{MPP}	γ	[% / K]	-0.34	Nominal Module Operating Temperature	NMOT	[°F]	109±5.4 (43±3 °C)

Properties for System Design

Maximum System Voltage	V _{sys} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³	[lbs / ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³	[lbs / ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³ See Installation Manual

Qualifications and Certificates

UL61730-1 & UL61730-2, CE-compliant,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells),



*Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

Qcells pursues minimizing paper output in consideration of the global environment.
Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
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/ SolarEdge Home Hub Inverter
USA Domestic Content Eligible
Single Phase, for North America

SE3800H-US / SE5700H-US / SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SExxxxxH-USMNxBLx5 / USExxxxxH-USMNB�75					
Model Number ⁽¹⁾	SE3800H-US	SE5700H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT – AC ON GRID						
Maximum AC Power Output	3800 @ 240V 3300 @ 208V	5760 @ 240V 5000 @ 208V	7600 @ 240V	10,000 @ 240V	11,400 @ 240V 10,000 @ 208V	W
AC Output Voltage (Nominal)	208 / 240					Vac
AC Output Voltage (Range)	183 – 264					Vac
AC Frequency Range (min - nom - max)	59.3 – 60 – 60.5 ⁽²⁾					Hz
Maximum Continuous Output Current	16 @ 240V 16 @ 208V	24 @240V 24 @ 208V	32 @ 240V	42 @ 240V	47.5 @ 240V 48 @208V	A
GFDI Threshold	1					A
Total Harmonic Distortion (THD)	< 3					%
Power Factor	1, adjustable -0.85 to 0.85					
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes					
Charge Battery from AC (if allowed)	Yes					
Typical Nighttime Power Consumption	< 2.5					W
OUTPUT – AC STANDALONE (BACKUP) ⁽³⁾						
Rated AC Power in Standalone Operation ⁽⁴⁾	11,400					W
Maximum Continuous Output Current in Standalone Operation	48					A
Locked Rotor Amperage (LRA) ⁽⁵⁾	Up to 106					A
AC L-L Output Voltage Range in Standalone Operation	211 – 264					Vac
AC L-N Output Voltage Range in Standalone Operation	105 – 132					Vac
AC Frequency Range in Standalone Operation (min - nom - max)	55 – 60 – 65					Hz
GFDI	1					A
THD	< 5					%
INPUT – DC (PV AND BATTERY)						
Transformer-less, Ungrounded	Yes					
Maximum Input Voltage	480					Vdc
Nominal DC Input Voltage	380					Vdc
Reverse-Polarity Protection	Yes					
Ground-Fault Isolation Detection	600kQ Sensitivity					
Maximum Input Short Circuit Current	45					Adc
Maximum Inverter Efficiency	99.2					%
CEC Weighted Efficiency	98.5	99		99 @ 240V 98.5 @ 208V		%
2-Pole Disconnection	Yes					
DC CONNECTION – PV						
Maximum Input Power	7600 @ 240V 6600 @ 208V	11,520 @ 240V 10,000 @ 208V	15,200 @ 240V	20,000 @ 240V	22,800 @ 240V 20,000 @ 208V	W
Maximum Input Current	20 @ 240V 17 @ 208V	30 @ 240V 26 @ 208V	40 @ 240V	53 @ 240V	60 @ 240V 53 @ 208V	Adc
Number of Ports	3					
Maximum Current per Port	40					Adc

(1) These specifications apply to inverters with part number SExxxxxH-USMNxBLx5 and USExxxxxH-USMNB�75 and connection unit model number DCD-1PH-US-PxH-F-x.
(2) For other regional settings please refer to the [SolarEdge Inverters, Power Control Options](#) application note.
(3) Not designed for non-grid connected applications and requires AC for commissioning. Standalone (backup) functionality is only supported for the 240V grid.
(4) For models SE7600H-US and below, the Rated AC Power in Standalone Operation is configurable between 7,600W with a Maximum Continuous Output Current of 32A or 11,400W with a Maximum Continuous Output Current of 48A, from firmware version 4.20.xx.
(5) For more information about LRA (Locked Rotor Amperage) values, see the [SolarEdge Home Hub Inverter LRA](#) application note.

/ SolarEdge Home Hub Inverter
USA Domestic Content Eligible
Single Phase, for North America

SE3800H-US / SE5700H-US / SE7600H-US / SE10000H-US / SE11400H-US

Applicable to inverters with part number	SExxxxxH-USMNxBLx5 / USExxxxxH-USMNB�75					
Model Number ⁽¹⁾	SE3800H-US	SE5700H-US	SE7600H-US	SE10000H-US	SE11400H-US	
DC CONNECTION – BATTERY						
Supported Battery Types	SolarEdge Home Battery 400V					
Number of Batteries per Inverter	Up to 3					
Maximum Continuous Power (Charge and Discharge) ⁽⁶⁾	11,400					W
Number of Ports	2					
Maximum Current per Port	40					Adc
2-pole Disconnection	Up to the inverter's rated standalone power					
SMART ENERGY CAPABILITIES						
Consumption Metering	Built-in ⁽⁷⁾					
Standalone & Battery Storage	With Backup Interface (purchased separately) for service up to 200A; up to 3 inverters					
EV Charging	Direct connection to the SolarEdge Home EV Charger ⁽⁸⁾					
ADDITIONAL FEATURES						
Supported Communication Interfaces	RS485, Ethernet, Cellular ⁽⁹⁾ , Wi-Fi ⁽¹⁰⁾ (optional), SolarEdge Home Network ⁽¹⁰⁾ (optional)					
Revenue Grade Metering, ANSI C12.20	Built-in ⁽⁷⁾					
Integrated AC, DC, and Communication Connection Unit	Yes					
Inverter Commissioning	With the SetApp mobile application using built-in Wi-Fi Access Point for local connection					
DC Voltage Rapid Shutdown (PV and Battery)	Yes, NEC 690.12					
STANDARD COMPLIANCE						
Safety	UL 1741, UL 1741SA, UL 1741SB, UL 1699B, CSA 22.2#107.1, C22.2#330, C22.3#9, ANSI/CAN/UL 9540					
Grid Connection Standards	IEEE1547-2018 and IEEE-1547.1 Rule 21, Rule 14H					
Emissions	FCC Part 15 Class B					
Power Control System (PCS)	UL 1741 PCS ⁽¹¹⁾					
INSTALLATION SPECIFICATIONS						
AC Terminals	L1, L2, N terminal blocks, PE busbar for inverter connection L1, L2 terminal blocks, PE busbar for EV Charger AC connection					
DC Terminals	3 x terminal block pairs for PV input, 2 x terminal block pair for battery input					
AC Output and EV AC Output Conduit Size / AWG Range	1" maximum / 14 – 4 AWG					
DC Input (PV and Battery) Conduit Size / AWG Range	1" maximum / 14 – 6 AWG					
Dimensions with Connection Unit (H x W x D)	21.06 x 14.6 x 8.2 / 535 x 370 x 208					in / mm
Weight with Connection Unit	44.9 / 20.3					lb / kg
Noise	< 50					dBA
Cooling	Natural Convection					
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽¹²⁾					°F / °C
Protection Rating	NEMA 4X					

(6) Discharge power is limited up to the inverter's rated AC power for on-grid and standalone applications, as well as up to the installed batteries' rating.
(7) For consumption metering current transformers should be ordered separately: SECT-SPL-225A-1-20 or SEACT1250-400NA-20. Revenue grade metering is only for production metering.
(8) For more information about the SolarEdge Home EV Charger, refer to the [SolarEdge Home EV Charger](#) datasheet.
(9) Information concerning the data plan terms & conditions is available in [SolarEdge Communication Plan Terms and Conditions](#).
(10) SolarEdge Home Network Plugin ENET-HBNP-01 and Wi-Fi Antenna SE-ANT-ZBWIFI-KIT purchased separately. For more information, refer to the [SolarEdge Home Network Plugin](#) datasheet and the [Antenna for Wi-Fi and ZigBee Wireless Communications](#) datasheet.
(11) Only part numbers SExxxxxH-USMNxx7x and USExxxxxH-USMNxx7x support the PCS meter.
(12) Full power up to at least 122°F / 50°C; for power derating information refer to the [Temperature Derating for North America](#) technical note.

Power Optimizer

USA Domestic Content Eligible*

For North America
U650 / U650B



POWER OPTIMIZER



SolarEdge's USA-manufactured offering for PV power optimization at the module level

- Eligible for domestic content: SolarEdge USA-manufactured Power Optimizers*, when paired with certain SolarEdge inverters, are intended to be eligible for the enhanced federal income tax credit for domestic content
 - Specifically designed to work with SolarEdge inverters
 - Supports high open circuit voltage (Voc) modules with U650B
 - U650B provides improved design flexibility of multifaceted, complex roofs, with extended output voltage that reduces yield factor losses
 - Superior efficiency (99.5%)
 - Mitigates diverse types of module mismatch loss, from manufacturing tolerance to partial shading
- Flexible system design for maximum space utilization
 - Faster installations with simplified wire management and easy assembly using a single bolt
 - Compatible with a wide range of modules, including high-powered and bifacial PV modules
 - Advanced safety:
 - Patented Sense Connect technology, designed to automatically detect and prevent potential electric arcs at the connector level before an arc is created
 - Patented SafeDC™ – module-level voltage shutdown, for installer and firefighter safety
 - Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)

* Manufactured by SolarEdge with the intent to be eligible for inclusion under the elective safe harbor in calculating the Domestic Cost Percentage under the “Rooftop (MLPE)” category (under IRS Notice 2024-41). The PCBA, Electrical Parts, and Enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder. SolarEdge does not provide tax and/or legal advice. You should consult with your own legal and/or tax advisor(s) regarding the eligibility of your project for the ITC or PTC, including the 10% domestic content bonus, to determine how the applicable rules apply to your particular project. The forward-looking statements in this datasheet are accurate as of the date herein and are subject to change. For more information, please contact your local SolarEdge sales representative



Power Optimizer

USA Domestic Content Eligible, for North America

U650 / U650B

	U650	U650B	Units
INPUT			
Rated Input DC Power ⁽¹⁾	650		W
Absolute Maximum Input Voltage (Voc)	60	100	Vdc
MPPT Operating Range	8 – 60	12.5 – 100	Vdc
Maximum Input Current (Maximum Isc of Connected PV Module)	15		Adc
Maximum Input Short Circuit Current ⁽²⁾	18.75		Adc
Maximum Efficiency	99.5		%
Weighted Efficiency	98.6		%
Overvoltage Category	II		
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)			
Maximum Output Current	15		Adc
Maximum Output Voltage	60	80	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR INVERTER OFF)			
Safety Output Voltage per Power Optimizer	1 ± 0.1		Vdc
STANDARD COMPLIANCE			
Photovoltaic Rapid Shutdown System	CSA C22.2#330, NEC 2014 – 2023		
EMC	FCC Part 15 Class B, IEC 61000-6-2, IEC 61000-6-3		
Safety	CSA C22.2#107.1, IEC 62109-1 (Class II safety), UL 1741		
Material	UL 94 V-0, UV Resistant		
RoHS	Yes		
Fire Safety	VDE-AR-E 2100-712:2013-05		
INSTALLATION SPECIFICATIONS			
Maximum Allowed System Voltage	1000		Vdc
Dimensions (W x L x H)	129 x 155 x 30 / 5.07 x 6.10 x 1.18	129 x 165 x 45 / 5.07 x 6.49 x 1.77	mm / in
Weight	720 / 1.6	790 / 1.74	gr / lb
Input Connector	MC4		
Input Wire Length	0.1 / 0.32		m / ft
Output Connector	MC4		
Output Wire Length	(+) 2.3, (-) 0.10 / (+) 7.54, (-) 0.32		m / ft
Operating Temperature Range ⁽³⁾	-40 to +85		°C
Protection Rating	IP68 / NEMA6P		
Relative Humidity	0 – 100		%

(1) The Rated Power of the module at STC will not exceed the power optimizer's Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
(2) The Maximum Input Short Circuit Current is adjusted for worst case conditions of ambient temperature, irradiance, bifacial gain, and so on, in accordance with NEC and CSA.
(3) Power derating is applied for ambient temperatures above +85°C / +185°F for U650 and for ambient temperatures above +75°C / 167°F for U650B. Refer to the [Power Optimizers Temperature Derating](#) technical note for details.

PV System Design Using a SolarEdge Inverter ⁽⁴⁾		SolarEdge Home Wave / Hub Single Phase	Three Phase for 208V Grid	Three Phase for 277/480V Grid	Units
Minimum String Length	U650	8	10	18	
(Power Optimizers)	U650B	6	8	14	
Maximum String Length (Power Optimizers)		25		50 ⁽⁵⁾	
Maximum Usable Power Delivered per String		5700	6000	12,750	W
Maximum Allowed Connected Power per String ⁽⁶⁾⁽⁷⁾	Inverters with Rated AC Power ≤ 5700W	Per the inverter's maximum input DC power ⁽⁸⁾	One string: 7200 Two strings or more: 7800	15,000	W
	Inverters with Rated AC Power of 6000W	5700			
	Inverters with Rated AC Power ≥ 7600W	6800, only when connected to at least two strings			
Parallel Strings of Different Lengths or Orientations		Yes			

(4) It is not allowed to mix U650 or U650B Power Optimizers with P-series Power Optimizers in new installations in the same string.
(5) A string with more than 30 optimizers does not meet NEC rapid shutdown requirements; safety voltage will be above the 30V requirement.
(6) For the 208V grid, the maximum is permitted only when the difference in connected power between strings is 1,000W or less.
(7) For the 240V or 277/480V grids, the maximum is permitted only when the difference in connected power between strings 2,000W or less.
(8) Refer to the [Single String Design Guidelines](#) application note for more details.



INSULATION-PIERCING TAP CONNECTORS
CONECTORES DE DERIVACIÓN QUE PERFORAN EL AISLAMIENTO

Installation Instructions:



Warning

Improperly installed electrical wiring can be dangerous and cause electrical fires. The connector chosen must be sized to the wires being used. Consult local building code before doing any electrical work. For assistance, refer to an instructional book or consult a qualified electrician.



Warning

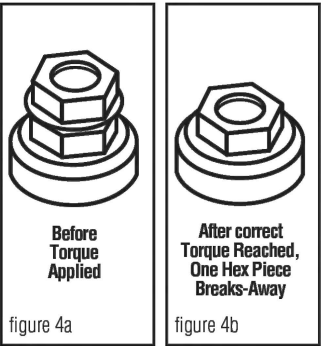
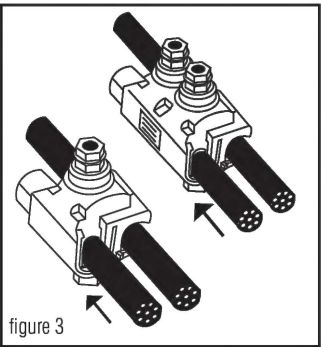
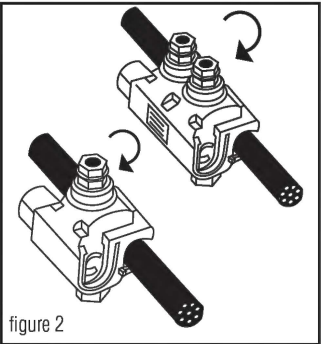
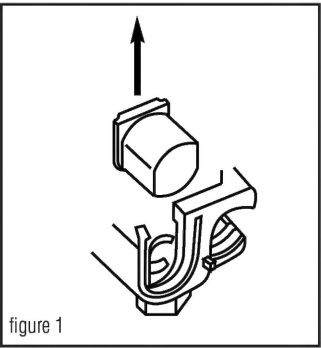
Contact with electricity can cause serious injury or death. Use on insulated cable only. [RHH, RHW(-2), THHN, THHW, THW, THWN, USE, XHHW(-2). Consult factory for other insulation types]. If the installation is to be made on an energized run, the tap conductor must be under no load and must not be grounded. Use electrically insulated gloves. De-energize the run cable if there are any questions of these conditions being met.

- Determine the direction for the tap conductor to exit and discard one end cap. **See figure 1.**
- Position the main (or feeder) side of the connector around the run cable and tighten the bolt finger tight. **See figure 2.** If required, loosen the bolt slightly to allow the connector to open completely. **DISASSEMBLY NOT RECOMMENDED.** The plastic "Turbo" spacer holds the connector open which eases installation and ensures proper connections.
- Cut the end of the tap cable squarely. **DO NOT STRIP CABLE INSULATION.**
- Insert the tap cable into the tap side of the connector until it is seated in the remaining end cap. **See figure 3.**
- Continue tightening the torque regulating bolt with a standard box or socket wrench until the torque regulating piece breaks away. If the connector has two (2) assembly bolts, alternately tighten until the hexagonal torque devices break away. **See figures 4a & 4b.** Note that the plastic "turbo" spacer on the side will also break. To make the installation even easier and to relieve torque from the cables, a second wrench can be used on the hexagonal piece on the bottom of the connector.

DO NOT use gripping type pliers, pipe, open ended or adjustable wrenches as these may damage the hexagonal torque regulating device. A torque wrench is not required.

MAKE SURE ONLY THE TOP HEXAGONAL TORQUE DEVICE OF THE BOLT HEAD IS USED FOR ASSEMBLY. THE SECOND HEX PIECE [CLOSER TO THE BODY OF THE CONNECTOR] IS USED FOR DISASSEMBLY.

Note: The torque regulating bolt ensures the correct torque is applied to the conductors without using a torque wrench. Important information such as run and tap ranges, voltage ratings and material/temperature ratings is marked on the connector.



Instalación Instrucciones:



Advertencia

Los cables eléctricos mal instalados pueden ser peligrosos y provocar incendios. El conector escogido debe ser de un tamaño adecuado para los cables que se utilicen. Consulte los códigos de construcción locales antes de efectuar trabajos eléctricos. Si necesita ayuda, consulte un libro de instrucciones o consulte con un electricista capacitado.



Advertencia

Use sólo en cable aislado. [RHH, RHW(-2), THHN, THHW, THW, THWN, USE, XHHW(-2). Consulte con la fábrica para obtener información sobre otros tipos de aislamiento]. Si se va a hacer la instalación sobre un cable con corriente el conductor derivado debe estar libre de carga y no debe estar aterado. Use guantes con aislamiento eléctrico. Quite le la corriente al cable del cual se hace la derivación si no se pueden cumplir estas condiciones. El contacto con electricidad puede producir lesiones graves o mortales.

- Determine la dirección en la que el conductor derivado saldrá y deseche la tapa terminal sobrante. **Vea la ilustración 1.**
 - Coloque el lado principal (o de alimentación) del conector alrededor del cual se hace la derivación y apriete firmemente el dedo del perno. **Vea la ilustración 2.** Si hace falta, afloje el perno ligeramente para permitir que el conector se abra completamente. **NO ES RECOMENDABLE DESARMAR EL CONECTOR.** El espaciador "Turbo" de plástico mantiene al conector abierto, lo cual facilita la instalación y asegura que las conexiones se hagan correctamente.
 - Corte el extremo del cable de derivación perpendicularmente a su eje. **NO PELE EL AISLAMIENTO DEL CABLE.**
 - Inserte el cable de derivación en el lado de derivación del conector hasta que tope contra la tapa terminal que queda. **Vea la ilustración 3.**
 - Continué apretando este perno que regula la torsión con una llave estándar o de cubo hasta que la pieza que regula la torsión se parta y se separe. Si el conector tiene dos (2) pernos de ensamblaje, apriéte los alternativamente hasta que el dispositivo de regulación de torció se parta. **Vea la ilustración 4a y 4b.** Observe que el espaciador "turbo" de plástico en el costado también se fracturará. Para hacer esta instalación aún más fácil y para aliviar la torsión de los cables, se puede usar una segunda llave sobre la pieza hexagonal al fondo del conector.
- NO USE alicates de presión, llaves de turbo, llaves comunes o ajustables** ya que éstas pueden dañar el dispositivo hexagonal que regula la torsión. No se requiere una llave de torsión.
- ASEGÚRESE QUE SE USE, PARA EL ENSAMBLADO, SÓLO EL DISPOSITIVO SUPERIOR DE REGULACIÓN DE TORSIÓN DE LA CABEZA DEL PERNO. LA SEGUNDA PIEZA HEXAGONAL (LA MÁS CERCANA AL CUERPO DEL CONECTOR) SE USA SÓLO PARA DESARMAR EL CONECTOR.**

Nota: El perno regulador de torsión garantiza la aplicación de la torsión correcta a los conductores sin usar una llave de torsión. La información importante de longitud de cable pelado y de toma, las clasificaciones de materiales y temperatura está marcada en el conector.

B-TAP® INSULATION PIERCING TAP CONNECTORS TORQUE AND CURRENT RATINGS

(Solid and/or Stranded)

CATALOG#	MAIN	TAP	NOMINAL TORQUE	TAP CURRENT RATING (IN AMPS)*
BTC2/0-14	2/0-4	10-14+	80 IN. LBS.	40
BTC1/0-10	1/0-8	2-10++	80 IN. LBS.	130
BTC4/0-10	4/0-3	2-10+++	125 IN. LBS.	130
BTC4/0-6	4/0-2	1/0-6	160 IN. LBS.	170
BTC4/0-2	4/0-2	4/0-2	160 IN. LBS.	260
BTC250-6	250-4	4/0-6	160 IN. LBS.	260
BTC250-4	250-1	3/0-4	160 IN. LBS.	225
BTC250-2	250-1/0	4/0-2	160 IN. LBS.	260
BTC350-1/0	350-1/0	350-1/0	330 IN. LBS.	350
BTC500-4	500-2/0	4/0-4	330 IN. LBS.	260
BTC500-1/0	500-4/0	350-1/0	330 IN. LBS.	350
BTC500-14	750-3/0	10-14 +++	80 IN. LBS.	40
BTC750-250	750-250	500-250	330 IN. LBS.	430

+10-14 Cu SOLID/STRANDED; 10-12 Al SOLID/STRANDED
++2-10 Cu SOLID/STRANDED; 2-10 Al STRANDED
+++2-10 Cu SOLID/STRANDED; 2-8 Al STRANDED
++++10-14 Cu SOLID/STRANDED; 10-12 Al STRANDED

Full line is 600V dual-rated, 194°F(90°C)

* Based on NEC Table 310-16 1996 (Not more than 3 insulated conductors in a raceway at ambient temperature of 30° C) for the largest tap wire size.



WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov.



ADVERTENCIA: Cáncer y Daño Reproductivo - www.P65Warnings.ca.gov.

One year limited warranty. See idealind.com for more information.

Garantía limitada de un año. Visite www.idealind.com para obtener detalles de la garantía.

NXT UMOUNT™



DESIGN & INTEGRATION

- Seamless, integrated wire management system elevates the install via the new open channel rail.
- State-of-the-art internal splice is interference free and offers true structural integrity that can even be installed in a cantilever!

VERSATILITY & AESTHETICS

- Unparalleled versatility supporting a vast array of roof attachments. Whether it's flashing or no flashing, the NXT UMOUNT™ system has got you covered!
- Refined finishing touches are visually sleek and functionally superior.

EFFICIENCY & EASE OF INSTALLATION

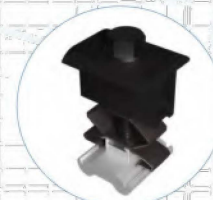
- Universal module clamps and combo lug / MLPE mounts result in fewer SKUs and maximum component value.
- Open-slot STRONGHOLD attachments deliver quick, reliable, waterproof installations via Flashloc or pre-applied butyl sealants.
- With our click-in rail & clamps, you'll spend significantly less time on the roof, making installations quicker and hassle-free.

WHY NXT UMOUNT?

Introducing NXT UMOUNT™, a revolutionary product by Unirac that stands as the ultimate testament to over two decades of engineering experience. Its thoughtful design, backed by rigorous engineering, world-class support, and a reliable supply chain, encapsulates the best of DESIGN, SIMPLICITY, and VALUE. This innovative solar racking solution brings unparalleled versatility to solar installations, effectively representing the NXT level of solar mounting systems.



NXT UMOUNT™
HIDDEN END CLAMP



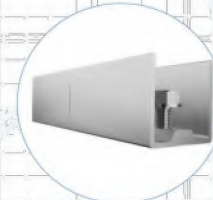
NXT UMOUNT™
COMBO CLAMP
Available in Dark
and Mill



STRONGHOLD™
RAIL CLAMP
Available in Dark
and Mill



NXT UMOUNT™ RAIL
Available in
Dark and Mill



NXT UMOUNT™ RAIL SPLICE



NXT UMOUNT™
MLPE & LUG CLAMP



STRONGHOLD™
ATTACHMENT KIT
Available in Dark
and Mill



STRONGHOLD™ BUTYL
ATTACHMENT KIT
Available in Dark
and Mill



NXT UMOUNT™
METAL ROOF RAIL CLAMP

FOR QUESTIONS OR CUSTOMER SERVICE CONTACT:
505-242-6411 | SALES@UNIRAC.COM | WWW.UNIRAC.COM
PUB2024JUL17-V1

CONFORMS TO
UL2703



9001:2015
14001:2015
CERTIFIED

FLASHKIT PRO



FLASHKIT PRO is the complete attachment solution for composition shingle roofs. Featuring Unirac's patented **SHED & SEAL** technology, a weather proof system which provides the ultimate protection against roof leaks. Kitted in 10 packs for maximum convenience, flashings and hardware are available in Mill or Dark finishes. With **FLASHKIT pro**, you have everything you need for a quick, professional installation.



TRUSTED WATER SEAL FLASHINGS
FEATURING **SHED & SEAL** TECHNOLOGY



YOUR COMPLETE SOLUTION
Flashings, lags, continuous slot L-Feet and hardware



CONVENIENT 10 PACKS
Packaged for speed and ease of handling

THE COMPLETE ROOF ATTACHMENT SOLUTION

FOR QUESTIONS OR CUSTOMER SERVICE VISIT UNIRAC.COM OR CALL (505) 248-2702





8117
241















152 Sumner Avenue GIS

8/5/2025 10:26:59 AM

Scale: 1"=100'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

112800470
159 SUMNER AVE 01108, LLC
9 KINGSLEY AVE
NORTHAMPTON, MA 01060

112800036
ARELUS EXANDIEU &
150 SUMNER AVE
SPRINGFIELD, MA 01108

082300038
DANSACK FAMILY TRUST &
79 MAPLEWOOD TERR
SPRINGFIELD, MA 01108

112800473
FOREST PARK RENTALS LLC
928 BELMONT AVE
SPRINGFIELD, MA 01108

112800034
NATHANSON MARY
146 SUMNER AVE
SPRINGFIELD, MA 01108

082300036
PLANUTIS ROBERT
87 MAPLEWOOD TER
SPRINGFIELD, MA 01108

112800038
SARNELLI JOSEPHINE
14 MILL ST
WESTFIELD, MA 01085

082300040
VOGEL RUDY N & STELLA D
69 MAPLEWOOD TER
SPRINGFIELD, MA 01108



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 26-32 Mattoon Street

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐

APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**

☐

PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐

RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐

PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.

☐

LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: <i>Quadrangle-Mattoon</i>	DECISION:
DATE RECEIVED: <i>September 8, 2025</i>	DECISION DATE:
HEARING DATE: <i>October 2, 2025</i>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <i>September 18, 2025</i>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <i>September 18, 2025</i>	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 26-32 Mattoon Street

APPLICATION TYPE Certificate of Appropriateness



CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.



CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.



CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).



ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.



PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.



PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.



MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).



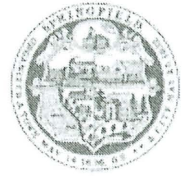
SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 26 32 Mattoon Street, Springfield, Massachusetts, 01105		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: 26 32 Mattoon Street Condo Association Trust		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: 360-718-0926	REPRESENTATIVE/CONTRACTOR NAME: Jennifer Rinehart-Wegner	
OWNER EMAIL ADDRESS: jrwegner@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 360-718-0926	
PROPERTY CODE: 08380-9999	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: jrwegner@gmail.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Installation of a black, wrought iron center railing for both sets of front stairs. The new railing will match the side railings, being black, simply formed and used for safe access.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☒ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

PROPERTY OWNER'S SIGNATURE

24 August 2025
DATE



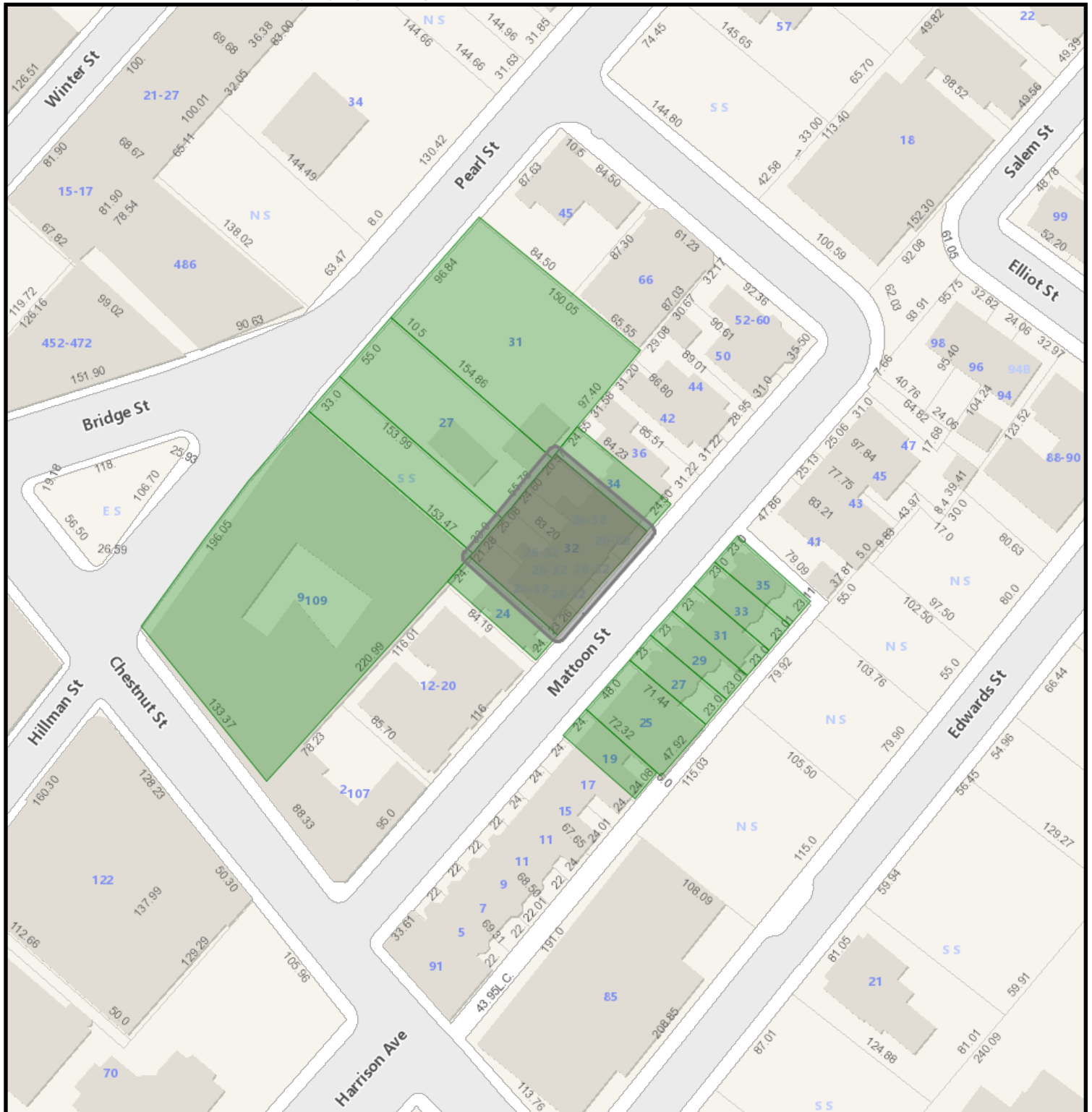












26-32 Mattoon Street GIS

9/15/2025 4:01:02 PM

Scale: 1"=100'

Scale is approximate



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083809999
26-32 MATTOON STREET
,

027500532
AA LLC
73 E SCHOOL ST
WEST SPRINGFIELD, MA 01089

095850133
AA LLC
73 E SCHOOL ST
WEST SPRINGFIELD, MA 01089

083800028
BROMWICH PAUL & FREYA
29 MATTOON ST
SPRINGFIELD, MA 01105

083800031
CCAJ LLC
77 RIDGE RD
LONGMEADOW, MA 01106

083800032
CLARK JASON & KELLY
19 MATTOON ST
SPRINGFIELD, MA 01105

083800075
COLON-SIFONTE JOSE F.
28 1/2 MATTOON ST U 6
SPRINGFIELD, MA 01105

083800027
JOHNSON DOUGLAS C &
31 MATTOON ST
SPRINGFIELD, MA 01105

083800026
JOHNSON ELIZABETH G &
31 MATTOON ST
SPRINGFIELD, MA 01105

083800025
JOHNSON KARIN G
35 MATTOON ST
SPRINGFIELD, MA 01105

083800009
JOHNSON PATRICK
1208 E 55TH ST
BROOKLYN, NY 11234

083800014
LEE SUHYUN & KIM CHANGIN
1350 MAIN ST STE 1215
SPRINGFIELD, MA 01103

083800070
MATT JUDITH A
36 MATTOON ST
SPRINGFIELD, MA 01105

083800065
MAX MATTOON LLC
5214 OLD GARDEN RD
WILMINGTON, NC 28403

083800029
PELLEGRINO JOSEPH A
331 N MAIN ST
WOLFEBORO, NH 03894

083800050
RYMARSKI JENNIFER A.
26 MATTOON ST UNIT 1
SPRINGFIELD, MA 01105

083800085
SACCO JAMES S
26-32 MATTOON ST UNIT 8
SPRINGFIELD, MA 01105

083800055
SANCHEZ VIRLES F
28 MATTOON ST UNIT #2
SPRINGFIELD, MA 01105

095850129
SPRINGFIELD PARKING
150 BRIDGE ST
SPRINGFIELD, MA 01103

095850131
SPRINGFIELD PARKING
150 BRIDGE ST
SPRINGFIELD, MA 01103

083800060
WEGNER DAVID S. &
30 MATTOON ST UNIT 3
SPRINGFIELD, MA 01105

083800080
ZANTOULADIS GEORGE
549 RUSSELL RD
WESTFIELD, MA 01085



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 127-129 Pineywoods Ave Springfield MA 01108

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST



APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**



PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.



RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.



PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.



LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	DECISION:
DATE RECEIVED: September 16, 2025	DECISION DATE:
HEARING DATE: October 2, 2025	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: September 18, 2025	WAIVED BY COMMISSION:
DATE NOTICE MAILED: September 18, 2025	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 127-129 Pineywoods Ave Springfield MA 01108

APPLICATION TYPE (Select Application Type)

☐

CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☒

CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐

CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐

ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐

PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐

MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐

SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 127-129 Pineywoods Ave Springfield MA 01108		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Frances Harrell		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: 352-219-3326	REPRESENTATIVE/CONTRACTOR NAME: 3D Home Improvement, Jim Brutsky	
OWNER EMAIL ADDRESS: francesharrell@pm.me	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-218-1102	
PROPERTY CODE: 09765-0056	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Add an accessible ramp extending from the first floor porch on the Pineywoods side to enable disabled residents to enter and exit.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☒ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): My mother lives with me on the first floor and has paralysis, she uses a manual and power wheelchair full time. She needs to exit and enter her home.		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

Frances Harrell

PROPERTY OWNER'S SIGNATURE

9/15/25

DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

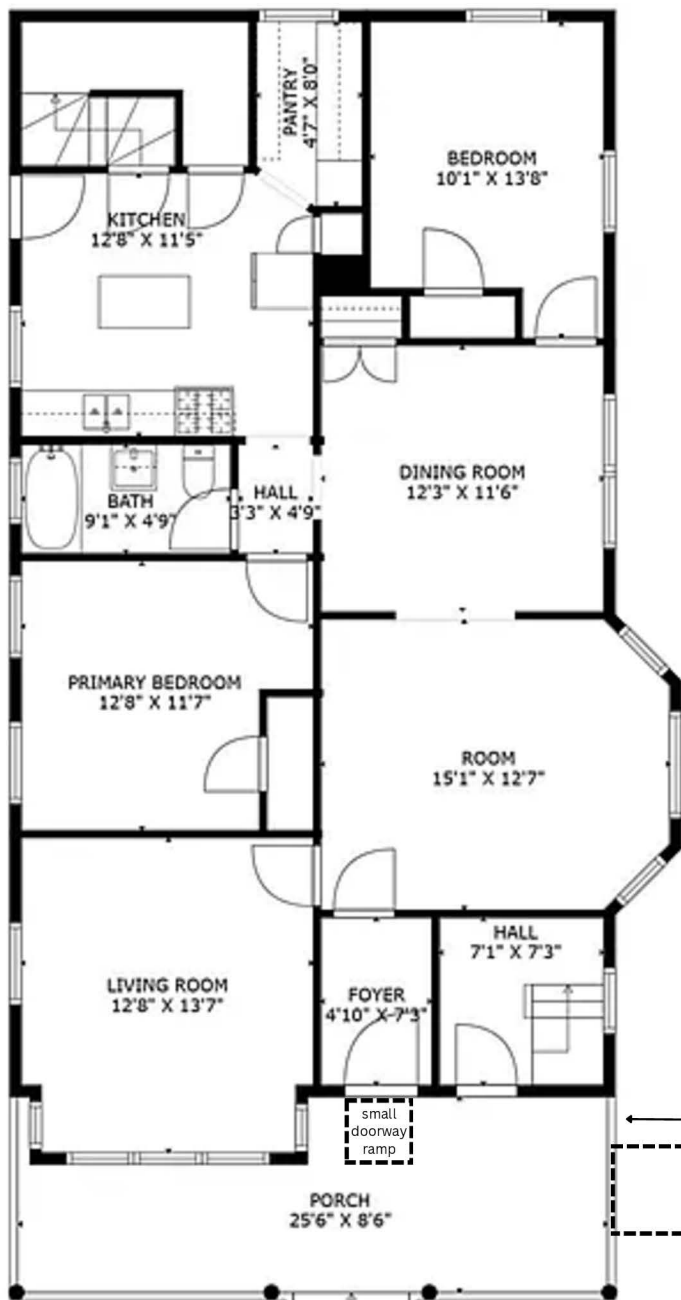
There is no ramp or any accessible exit from the first floor. The only way for my mother to exit the house currently is to be carried.

PROPOSED CONDITIONS/DESCRIPTION

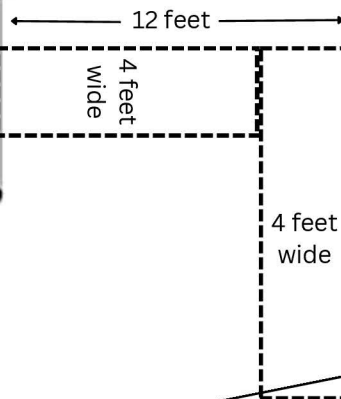
I have attached a simple diagram showing the layout of the proposed ramp as well as two photos that show similar styles of ramps. We have tried to determine the placement and shape of the ramp in such a manner that it does not obscure any part of the building from either roadway side but still adheres to guidance from the ADA for width and pitch and will connect very close to an existing curb cut to the street. The porch facing Pineywoods was chosen because there is not an available pathway indoors for a wheelchair to access the side porch facing Firglade. Additionally, the front door is the appropriate width, while the side door is too narrow for a wheelchair to exit comfortably.

While there is no practical way to add a "historically appropriate" ramp to the building, the ramp will be constructed of pressure treated wood which can then later be painted to match the trim of the house. It will require some months to cure once it has been installed, but after 6 - 9 months it can be painted. The railings will not match the front porch exactly, but there will be an echo of the spindles in the railing design, rather than a fully industrial design that omits upright spindles.

Additionally, there will be a small ramp surface installed over the porch deck to allow a wheelchair to exit the door, while not needing to fully redesign the porch deck so that it provides a zero entry threshold. This will allow the ramp to be removed from the porch deck at a later date if it is no longer needed, preserving the original deck design.



FLOOR 1



Sidewalk

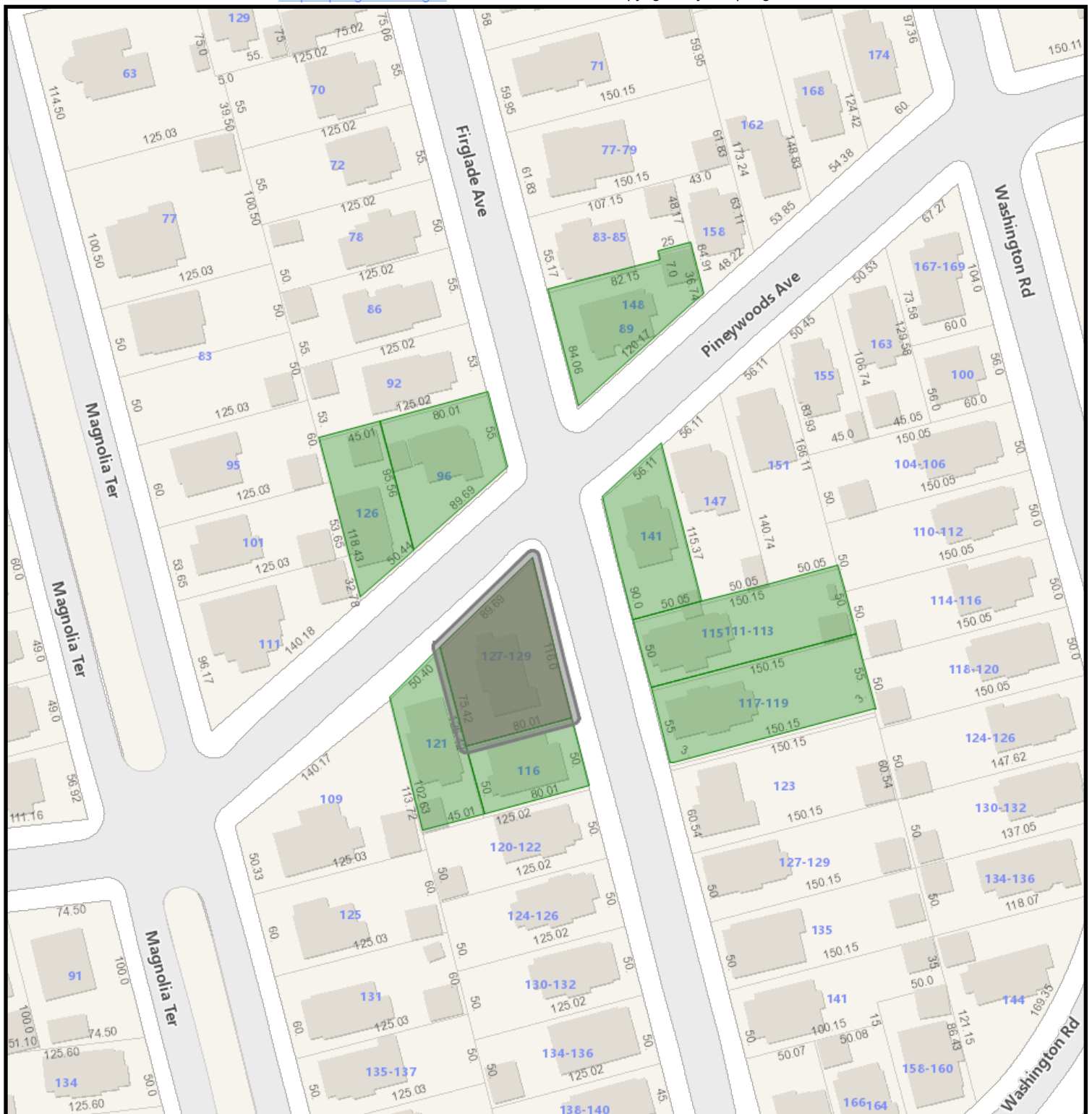












127-129 Pineywoods

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Scale: 1"=100'

Scale is approximate



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051400020
BELLAS JOHN G & PATRICIA A
116 FIRGLADE AVE
SPRINGFIELD, MA 01108

051400038
DELEAULT RICHARD A &
117 FIRGLADE AVE
SPRINGFIELD, MA 01108

097650054
DOBROW MARTIN
141 PINEYWOODS AVE
SPRINGFIELD, MA 01108

097650056
HARRELL FRANCES K
127 PINEYWOODS AVE
SPRINGFIELD, MA 01108

051400044
JJJ17, LLC
1093 DICKINSON ST
SPRINGFIELD, MA 01108

051400017
JOY MELODY J
96 FIRGLADE AVE
SPRINGFIELD, MA 01108

097650022
SAEX EMILY TR
1229 N SYCAMORE AVE APT
LOS ANGELES, CA 90038

051400040
SHEPHERD RHONDA C
9 OVERBROOK TERRACE
NATICK, MA 01760

097650057
STUCKENBRUCK SCOTT
P.O. BOX 708
EAST LONGMEADOW, MA



70 Tapley Street
Springfield, MA 01104

PROPOSED GUIDELINE OVERVIEW

The proposed guidelines, Standard Guidelines for those Local Historic District without Guidelines (hereafter “Proposed Guidelines”), are meant to provide guidelines for various Local Historic Districts without guidelines, many of which are standalone “Single-Building Local Historic Districts.” Prior to the mid-1990s, Springfield largely had only seven or so Local Historic Districts with definitive guidelines that were adopted by the Springfield Historical Commission. Below is a chart outlining which Local Historic Districts have guidelines and which Local Historic Districts have no guidelines:

<u>Districts with Guidelines</u>	<u>Districts without Guidelines</u>
Apremont Triangle	All Saints Church
Colony Hills	Aunchman House
Federal Square – Upper State Street	Bliss House
Forest Park Heights	Driscoll Block
Lower Maple	Elias Brookings
Maple Hill	Forest Park Trolley Waiting Pavilion
McKnight	Gunn Block
Quadrangle-Mattoon	Immaculate Conception
Ridgewood	La Marquise
	National Needle Building
	Our Lady of Hope
	Thomas Wason House
	Thurston Munson House
	Trinity Block
	Willys-Overland

The Proposed Guidelines put forth are familiar guidelines, as none of the standards are new, but rather, represent a commonality amongst the nine Local Historic Districts with guidelines. For example, the standard relating to “Chimneys” is a consistent standard amongst the nine Local Historic Districts with standards. Thus, the proposed standards are modeled off of existing standards and do not present standards that do not currently exist. As a result, the model guidelines are compiled in the Proposed Guidelines and will provide guidance to those developers/landowners seeking to perform exterior projects in those Local Historic Districts currently without guidelines.



70 Tapley Street
Springfield, Massachusetts

WHAT IS THE SPRINGFIELD HISTORICAL COMMISSION?

The Springfield Historical Commission is the City's agency responsible for the preservation and promotion of Springfield's historic assets. The Commission is comprised of seven members who are appointed by the Mayor for staggered three-year terms and confirmed by the City Council. Members must include residents from historic districts, as well as members nominated by the Board of Realtors, American Institute of Architects, Springfield Preservation Trust, and Historic New England.

WHAT ARE THESE SPECIFIC GUIDELINES AND WHAT DISTRICTS DO THEY APPLY TO?

The State of Massachusetts allows for the creation of two types of Historic Districts – Single-Building Local Historic Districts, which are comprised of a single-building or property, and Multi-Building Historic Districts, which are comprised of multiple buildings and/or properties. Almost all of the Multi-Building Historic Districts contain specific guidelines for the underlying district;¹ however many, if not all, of the Single-Building Historic Districts do not contain guidelines other than delineated exemptions. Therefore, the guidelines provided below are to provide general guidelines and expectation for those districts that do not specifically contain guidelines that control development. Accordingly, these guidelines should apply wherever a local historic district in the City does not contain delineated guidelines for the district subject to review.

WHAT DOES HISTORIC DISTRICT STATUS MEAN?

The Springfield Historical Commission must approve any exterior work **PRIOR** to beginning any work. Review by the Commission attempts to ensure that any proposed changes are compatible with the character of the underlying district and/or historic character from the building's/property's past. New construction and demolition are also controlled, while landscaping with plants, shrubs, and trees are not controlled.

WHAT QUALIFIES AS NON-APPLICABILITY?

The following types of projects can be approved via a Certificate of Non-Applicability, which does not require a public hearing:

1. Ordinary maintenance, repair or replacement of any exterior features which does not involve a change in design, material, or outward appearance thereof.
2. Work which cannot be seen from any public street or park.
3. Temporary signs or structures subject to conditions such as duration and location.

¹ Apremont Triangle, Local Historic District, Colony Hills Local Historic District, Federal Square Local Historic District, Fore Park Heights Local Historical District, Lower Maple Local Historic District, Maple-Hill Local Historic District, McKnight Local Historic District, Quadrangle-Mattoon Local Historic District, and Ridgewood Local Historic District.

4. Terraces, walks, driveways, and sidewalks provided they are substantially at grade level.
5. Storm windows, screens, window air conditioners, antennae [satellite dishes are regulated; please see *Satellite Dish Guidelines*], and similar appurtenances.
6. Color of paint (control is retained over the painting of any previously unpainted features).
7. Color of roof material (roof colors should be generally medium to dark in tone, but not black).
8. Signs of not more than one square foot.
9. Reconstruction, substantially similar in exterior design, of a building, structure, or exterior architectural feature damaged by fire, storm or other disaster.
10. Gutters and down spouts (such features should be as unnoticeable as possible and painted to match the trim or siding on which they are attached).
11. Fencing not lying between the foundation line or an extension thereof and the public way.
12. Screen and storm doors (storm doors should be un-elaborated and contain as much glass as possible; colonial-style doors are especially inappropriate for non-colonial houses).

WHAT RESIDENTIAL CONTROLS AND GUIDELINES ARE BEING ADOPTED?

Features

Guidelines

Porches

Any change in shape, location or design, including enclosures, shall require approval.

Doors

All doors, except for storm doors, shall require approval for changes in size, location or design.

Steps

Replacement shall be in the shape, design and location of the original; change in material, e.g. wood to concrete, is permissible, but requires review.

Awnings

Rigid permanent awnings are not allowed. Canvas or other fabric is recommended. Rollable aluminum awnings will be considered.

Windows

Size, material or design change shall require approval. Please see *Window Replacement Guidelines*. The Commission can provide examples of recently approved windows for your review.

Fences

To protect street vistas, the property between the street and foundation line should be kept open. Only under special circumstances and on a case-by-case basis will fencing in front of the foundation line be approved.

Cornices

Cornices should be maintained in their original form and should be painted the color of the original masonry, masonry trim, or wooden trim.

Utility Equipment

Please see *Outdoor Mechanical Equipment Guidelines*.

Roof

Change of roof shape or material shall require approval.

Dormer Windows	Dormer windows should be maintained and repaired in their original design.
Light Fixtures	Must be approved on a case-by-case basis.
Satellite Dishes	Please see <i>Satellite Dish Guidelines</i> and <i>Outdoor Mechanical Equipment Guidelines</i> .
Building Additions	Design to be approved on a case-by-case basis.
Grillwork (On Roofs and Porches)	Shall be retained unless it can be demonstrated to the Commission that retention would result in a safety hazard or economic hardship.
Siding	Original wood, clapboard, or shingle siding will be maintained whenever possible. A change in type or material of siding shall require approval on a case-by-case basis. Any change should not affect trim or other decorative features.
Trim	Removal of corner boards, window casings, cornices, and trim features should be retained or replaced in kind if deteriorated or missing. Alternative materials may be considered on a case-by-case basis.
Chimney	Any change in shape, location, or design shall require approval. When repointing mortar should match the original in appearance and composition.
Signs	Size, shape and designs of signs larger than one (1) square foot shall require approval.
Garages	Changes in shape or design subject to approval, feature by feature, as listed above.
Paint	Color of paint is not controlled; however, approval must be sought prior to painting any previously unpainted masonry.

WHAT PROCEDURES ARE TO BE FOLLOWED IN REQUESTING APPROVAL FOR A CHANGE?

1. Call the Springfield Office of Planning & Economic Development (413-787-6020) and ask for the staff person for the Historical Commission to determine if the proposed change is controlled by the Commission.
2. If it is controlled, request an "Application for a Certificate" to proceed with the change.
3. The Historical Commission, after receipt of the application form, will schedule a public hearing to discuss the request. Notices will be sent by mail to abutters fourteen (14) days prior to the hearing.
4. The Commission must decide on all requests within sixty (60) days of receipt of the application; otherwise, the request is automatically granted.

WHAT KINDS OF CERTIFICATES ARE AVAILABLE?

1. Appropriateness – issued for those changes that are in conformance with guidelines and/or are acceptable for the district.

2. Hardship – issued for those changes that are not appropriate, but which may be necessary due to economic, physical, social, or other special conditions.
3. Non-Applicability – issued for those changes which affect features not controlled by the Commission.

WHAT ABOUT FURTHER RECOURSE?

If a petitioner disagrees with a ruling the Commission, he or she may, within twenty (20) days after the filing of the notice of such ruling with the City Clerk, appeal to the Superior Court (Housing Court may also have jurisdiction). On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation to the historic district. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolished in violation of the historic district. Persons found guilty of violating the district may be fined not less than Ten Dollars (\$10.00) and nor more than Five Hundred Dollars (\$500.00).

WHERE CAN MORE INFORMATION BE OBTAINED?

Call the Commission Staff Person at the Springfield Office of Planning & Economic Development at (413) 787-6020 or visit the City's website at: <https://www.springfield-ma.gov/planning/historic-comm>.