



Historical Commission

Regular

~ Agenda ~

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

Vincent Walsh

Thursday, February 15, 2024

5:30 PM

City Hall -- Room 205

I. Call to Order

5:30 PM Meeting called to order on February 15, 2024 at City Hall -- Room 205, 36 Court Street, Springfield, MA.

II. Acceptance of Minutes

1. Thursday, February 01, 2024

III. Public Hearings (Continued)

1. Petition (ID # 7901)

91-97 Chestnut Street

91-97 Chestnut Street: Installation of murals to either side of building

2. Petition (ID # 7818)

194 Sumner Avenue

194 Sumner Avenue: Replacement of tile roof with asphalt shingles

3. Petition (ID # 7841)

1105 Worthington Street

1105 Worthington Street: Roof replacement, solar installation, and interpretive signage

HISTORY:

01/18/24 Historical Commission LAY ON TABLE

02/01/24 Historical Commission CONTINUE VOTE

Discussion: The petitioner stated that they would be replacing the lower roof located in the rear of the property with luma roofing resembling a cast slate model. The petitioner stated that the roof would have a blue tint color in response to a question by Commissioner Walsh pertaining to the color of the roof. Commissioner Nardi then asked if this application would have the same stipulation for the conduit as 1030 Worthington Street. Commissioner Walsh then asked to see a rendering of where the conduit could be located for the house to which the petitioner stated that the electric meter for the panels would be located on the side of the house in a visible location. Commissioner Walsh then stated that he liked both images but stated that he would prefer a continuation to present a more complete picture of the plan.

Mr. Gaby then stated that he would need a 30-day extension on his deadline in order to gather the required materials.

Public Comments: Roberta Walker Kilkenny of 1104 Worthington Street spoke in opposition to the application (by letter).

Motion: Continue to next available meeting

Decision: Continued to next available meeting and granted 30-day extension

Principal Planner Alvin Allen explained to the Commission that the petitioner was unable to attend so items 3-8 as well as the environmental review for 111-113 Bay Street cannot be heard. Mr. Allen also informed the Commission that the applications need to clear additional approvals with Zoning Department before returning before the Commission at next meeting (02/01) Mr. Allen will follow-up with Zoning to confirm signs meet zoning ordinances.

IV. Public Hearings (New)

1. Petition (ID # 7895)

34 Kopernick Street

34 Kopernick Street: Several exterior renovations

2. Petition (ID # 7896)

80 Cornell Street

80 Cornell Street: Erect two car garage

3. Petition (ID # 7897)

80 Cornell Street

80 Cornell Street: Installation of solar panels

V. Preservation of Historically Significant Buildings

1. Petition (ID # 7853)

69-71 Princeton Street

69-71 Princeton Street: Demolition of residential home due to fire damage

HISTORY:

02/01/24 Historical Commission CONTINUE VOTE

Discussion: Commissioner Walsh asked if the house was in a local historic district to which the petitioner stated no but Principal Planner Alvin Allen stated that the house, being at least 75 years old, was under the purview of the commission to decide on the lifting of a demo delay for the house. The petitioner then stated that there was no plan to maintain the same foundation for a potential new house on the property, and that the house and foundation would be demolished to answer a question on what would be demolished and if it would maintain the same footprint of the original house by Commissioner Nardi. Commissioner

Walsh then asked if the petitioner had looked at any options to preserve the building to which the petitioner stated that it was not feasible financially to rehab the original house and that it would be cheaper to demolish the building, and stated that it would cost \$500,000 to rebuild the house in response to Commissioner Walsh's question on how much it would cost to rebuild. Commissioner Walsh then asked Principal Planner Alvin Allen if the Commission controlled the exterior design of the new house built to which Planner Allen said no as it is outside of a local district. Commissioner Walsh then asked what the biggest cost outside of asbestos removal that was stated by the petitioner would be to rehab the house to which the petitioner stated that the third and second floor would be the most difficult elements to rehab. Commissioner Walsh disagreed with the assertion by the petitioner that the second floor was beyond saving. Commissioner Crowell stated that there were instances where buildings damaged by fire were saved but then commissioner Walsh stated that it was tough to determine which houses could be saved and which could not be saved and asked the petitioner if he could breakdown the cost of a potential rehab. The petitioner stated that the asbestos removal would cost the and the structure needing to be supported to help rebuild a new foundation would be costly as well. Commissioner Walsh then stated that he wished the petitioner had come with more complete breakdowns of the cost to rehab the house to better inform the commission's decision. Commissioner Nardi then agreed with the petitioner's assertion of a \$500,000 cost for rehabilitation of the house. The petitioner then stated that the use of the land would be the same as the previous house. Principal Planner Allen then stated that he believed the city would allow them to build a 2-family structure on the same foundation within 2 years but after that it would have to conform to the single-family zoning of the area but was not sure on the if that policy was in fact the case. The petitioner then stated that the price of demolition would be \$50,000. Commissioner Nardi then stated that due to the great distance between the local district and the house that the demo should be allowed. Commissioner Nardi added that a single-family house would be an appropriate replacement. Commissioner Walsh then stated that the petitioners should explore ways in which to rehabilitate the house. The petitioner stated that the asbestos abatement cost would cause the project to be too costly to rehab. Commissioner Walsh stated that due to the commission's lack of control over the design of a new house and/or rehabilitation of the original house that they should try to continue the item to get more information on the project before lifting the delay. Commissioner Nardi stated that all of the information needed to make the decision involved structural plans being presented by the petitioner as well as plans for what the new structure would look like to better inform the decision of the commission. Planner Allen stated that the petitioner should do a 30-day extension which commissioner Walsh agreed and asked if the petitioner would be open to that to which the petitioner stated yes.

Public Comments: Charlie Holmes of 59 Carew Street, Kenneth Spence of 1105 Worthington Street, Kim Rivers of 75 Pamona Street, Tyreed Olivo of 104 Roy Street, Annette Rodriguez of 52 Freemont Street, Candy Pink of 43 Blunt Road, Tonique Smith of 107 Robert Dyer Circle, Zaburah Scott of 68 Federal Street, Mark Laport of 95 Yale Street, David Gaby and Stephen Gray of the McKnight Community Development Corporation, Charles Knight of the American Institute of Historic Preservation, Inc, Marion Bradley of 108 Yale Street, Sheldon Gaynor of 108 Yale Street, Maria Spruell of 108 Yale Street, Mary Gowman of 114 Yale Street, Gregory Freeman of 119 Wilbraham Avenue and Jennifer Rao of 29 Ingersoll Grove spoke in opposition to the application.

Motion: To continue to next available meeting

Decision: Given 30-day extension and continued to next available meeting

VI. Other Matters Properly Before the Commission

1. Informational (ID # 7900)

CPC Historic Home Restoration Program

Discussion: Community Preservation Committee Historic Home Restoration Program - Review of Non-Applicability Applications

a) **79 Bowdoin Street:** Repair or replacement of windows, doors, and trim to carriage house

2. Informational (ID # 7898)

CPA Historic Determinations / Project Reviews

Discussion: Community Preservation Act Historic Determinations / Project Reviews

a) **178-184 Maple Street:** Request of CPA funds for restoration of deteriorated row houses

3. Informational (ID # 7899)

Discussion: SHC Meetings Relocation

Discussion: Relocation of Historical Commission meetings from City Hall to 70 Tapley Street

4. Informational (ID # 7565)

Public Speak-Out Session

Public Speak-Out Session

HISTORY:

01/18/24 Historical Commission

Petitioners for the closed matter regarding 83 Buckingham Street came forward and asked the commission if their application would be heard. Commissioner Walsh then responded saying that their matter had already been closed. The petitioners responded by saying that they had not received any notice of a decision on this matter. Planner Alvin Allen then informed the portioners that their matter had been accepted by default as a decision on the matter had not been made by the commission within the 60-day deadline to do so. Commissioner Walsh recommended to the petitioners that, though approved, the petitioners should ensure that the work done to the house adhere to the historic guidelines of the neighborhood and that if there were any changes that were not in the original application that they were required to come before the commission for approval of those changes.

02/01/24 Historical Commission

Discussion: David Gaby of 1105 Worthington Street spoke on the importance of preserving historic structures and of their future endeavors to expand the McKnight Local Historic District to better preserve the historic characters of the city's neighbors. Harry Seymour of 68 Washington Road spoke to raise the names of potential candidates for consideration of appointment to the Historical Commission and of a project to raise awareness to the patching of sidewalks with asphalt.