



Historical Commission

Regular

~ Minutes ~

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

Vincent Walsh

Thursday, March 21, 2024

5:30 PM

City Hall -- Room 205

I. Call to Order

5:30 PM Meeting called to order on March 21, 2024 at City Hall -- Room 205, 36 Court Street, Springfield, MA.

Attendee Name	Title	Status	Arrived
Vincent Walsh	Chair, RAPV Representative	Present	
Alfonso Nardi	Vice-Chair	Remote	
Judith Crowell	CPC Representative	Present	
Walter Kroll		Present	
Marisa Zorzi		Present	

II. Acceptance of Minutes

1. Thursday, February 15, 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

HISTORY:

02/15/24 Historical Commission **CONTINUE VOTE**

COMMENTS - Current Meeting:

Discussion: No discussion on the matter

Public Comment: None

Motion: Continue application to next meeting (04/04)

Decision: Continued

RESULT: **CONTINUE VOTE [UNANIMOUS]**

Next: 4/4/2024 5:30 PM

AYES: Walsh, Nardi, Crowell, Kroll, Zorzi

2. 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****02/15/24** Historical Commission **CONTINUE VOTE****COMMENTS - Current Meeting:**

Discussion: The petitioner (Mr. David Gaby) stated that they had consulted with their contractors for this project. They stated that the company informed them that the conduits for the units would be located on the interior of the property, and that all meters for the solar panels would be located next to other electric meters on the exterior side of the property. Commissioner Walsh asked if the petitioner could discuss with the contractors on the relocation of the electric meter to a less visible location. The petitioner stated that they would look into further discussions with the solar company. The petitioner then stated that they could perform landscaping work on the property to cover up the meters, if need be, to which Commissioner Walsh stated that would be a last resort option.

Public Comment: None

Motion: Continue application to next meeting (04/04)

Decision: Continued

RESULT:	CONTINUE VOTE [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

Next: 4/4/2024 5:30 PM**3. Petition (ID # 7897)**

80 Cornell Street

80 Cornell Street: Installation of solar panels**HISTORY:****02/15/24** Historical Commission **CONTINUE VOTE****COMMENTS - Current Meeting:**

Discussion: Commissioner Walsh stated that the Commission had to vote on this application due to the 60-day application deadline approaching for them to decide on the matter. Principal Planner Alvin Allen then suggested that the Commission attach a stipulation, if the applicant is denied, that they could reapply for the same matter at a later date.

Public Comment: None

Motion: Approval of the application for certificate of appropriateness with the condition that the applicant can reapply for the same matter if denied

Decision: Denied (Reason: Due to insufficient information)

RESULT:	FAILED [0 TO 5]
NAYS:	Walsh, Nardi, Crowell, Kroll, Zorzi

IV. Public Hearings (New)

1. Petition (ID # 7945)

421 Maple Street

421 Maple Street: Solar installation

COMMENTS - Current Meeting:

Discussion: Noah Rogers representing the petitioner was speaking on behalf of the application. Mr. Rogers stated that he would be installing black solar panels to the roof of the structure. Commissioner Walsh asked if there would be solar panels located on the lower roof to which Mr. Rogers stated no. Commissioner Crowell requested a side view of the house to which Principal Planner Allen then presented said image on video screen. Commissioner Walsh stated that it appeared as if there were conduits running to the front of the house to which Mr. Rogers stated that they could rearrange said conduit units to be located in the attic. Commissioner Nardi asked if the units are all black including a black case to which the petitioner stated yes to that question. Commissioner Kroll then asked where the electric meter would be located to which the petitioner stated that the conduit would be located in the rear wall of the house but did not indicate where the meter would be located. Commissioner Walsh emphasized that the Commission had to be specific about the route of the conduit.

Public Comment: None

Motion: Approval of the application for a certificate of appropriateness with the stipulation that the front conduit be located inside the attic and any other conduit located on the rear of the property

Decision: Approved

RESULT:	APPROVED [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

2. Petition (ID # 7946)

187 Bowdoin Street

187 Bowdoin Street: Several exterior renovations

COMMENTS - Current Meeting:

Discussion: William Brock spoke on behalf of the petitioner. Mr. Brock stated that, after further evaluation, the entire roof would be renovated as opposed to what was originally proposed in the application to the Commission. Mr. Brock then stated that the new siding proposed would match the existing siding. Mr. Brock also stated that all new windows would be of a JELD-WEN pre-approved model and would match the exterior color of the pre-existing windows, and added that all sashes would be painted black. Commissioner Walsh made a suggestion that the windows contain a model number. Commissioner Nardi asked if there would be vents underneath the soffit to which Mr. Brock stated that they would likely not add any new vents to which Commissioner Nardi advised that they consider that as an option. Mr. Brock then stated that they would be repairing rather than replacing the stained-glass windows on the property. Mr. Brock also stated that the flooring of the front porch would be tongue and groove and would go in the same direction as the previous flooring. Commissioner Nardi then asked to see a list of pre-approved windows to which Commissioner Crowell provided such a list. Commissioner Walsh then suggested that the commission attach a condition to the certificate that the new windows be a pre-approved model.

Public Comment: David Gaby spoke in favor of the application.

Motion: Approval of the application for a certificate of appropriateness with the stipulation that the new windows be pre-approved models.

Decision: Approved

RESULT:	APPROVED [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

3. Petition (ID # 7947)

208 Belmont Avenue

208 Belmont Avenue: Front porch renovations (floor, columns, railings, lattice)

COMMENTS - Current Meeting:

Discussion: Ronald Bridges spoke on behalf of the petitioner. Commissioner Walsh asked how the spindles on the front porch would be configured to which Mr. Bridges stated that they would replicate the original porch in design and material. Mr. Bridges stated that the columns of the front porch would be similar in design to the original columns and be made of solid cement. Commissioner Walsh then expressed concern over the circumference of the new posts to which Mr. Bridges stated that the circumference would be a hair slimmer than the original columns. Mr. Bridges added that he had tried to find bigger columns but none could be found. Commissioner Walsh emphasized that the new columns should be larger than what Mr. Bridges was proposing. Mr. Bridges then stated that the porch hand railings would

be made of wood and would mimic the previous railings. Commissioner Walsh suggested that the petitioner consider pipe railings but stated that he was fine with the railing style be the same as the previous style. Commissioner Zorzi then asked about the height of the new columns to which Mr. Bridges stated that the columns would be 8 feet tall. Commissioner Kroll asked if the design would be the same as the original columns to which the petitioner stated that they would have the same design as the previous columns. The petitioner stated that he could inquire on getting wider columns. Commissioner Walsh stated that he would be fine with the new columns circumference but that he wished that the columns were larger. The petitioner stated that all other designs and styles of the porch would match the previous porch. Commissioner Walsh asked if the petitioner would be ok to inquire on larger-sized columns to which the petitioner stated yes.

Public Comment: Harry Seymour spoke in favor of the application; David Gaby spoke in favor of the application.

Motion: To continue application to next meeting (04/04), in order to source wider columns.

Decision: Continued

RESULT:	CONTINUE VOTE [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

Next: 4/4/2024 5:30 PM

4. Petition (ID # 7948)

34 Westernview Street

34 Westernview Street: Solar installation

COMMENTS - Current Meeting:

Discussion: Zach Newton spoke on behalf of the petitioner. Mr. Newton stated that the panels would be all-black including the hardware attached to the panels, and that the panels would be located on the right and left sides of the home towards the rear of the property. The petitioner stated that there would be external conduits that would lay on the lower portion of the front roof.

Public Comment: None

Motion: To approve the application for a certificate of appropriateness

Decision: Approved

RESULT:	APPROVED [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

5. Petition (ID # 7949)

109-121 Chestnut Street

109-121 Chestnut Street: Storefront renovations**COMMENTS - Current Meeting:**

Discussion: Commissioner Walsh questioned the property owner, Mr. Zeeshan Ali, if the proposed storefronts would mimic the other previously approved storefronts on the same structure, which Mr. Ali confirmed they would be of the same black aluminum finish as the other storefronts.

Public Comment: None

Motion: To approve the application for a certificate of appropriateness

Decision: Approved

RESULT:	APPROVED [UNANIMOUS]
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi

6. Petition (ID # 7950)

134 Buckingham Street

134 Buckingham Street: Replacement windows**COMMENTS - Current Meeting:**

Discussion: The petitioner, Mr. Joe Johnson, stated that he would be replacing all of the first-floor windows but would be returning for projects pertaining to the front door and porch structures of the house. Commissioner Walsh expressed concern over the location of the replacement windows' grids being on the interior of the window. The petitioner indicated that to put the grids on the exterior of the windows would cause great financial hardship. Principal Planner Alvin Allen then showed a picture of the proposed windows. Commissioner Walsh explained to the petitioner that the Commission would need more information pertaining to the size of the windows. The petitioner then explained that the windows would sit directly on the sill and would be black in color. Commissioner Walsh then suggested that the Commission continue the application for the petitioner to explore more options that would involve the window grids to be located on the exterior of the window in a manner that would not cause financial hardship.

Public Comment: Lloyd Creswell spoke in favor of the application

Motion: To continue the application to the next meeting (04/04) for the petitioner to explore more window options.

Decision: Continued

RESULT: CONTINUE VOTE [UNANIMOUS]

Next: 4/4/2024 5:30 PM

AYES: Walsh, Nardi, Crowell, Kroll, Zorzi

V. Preservation of Historically Significant Buildings

VI. Environmental Reviews

1. Petition (ID # 7951)

19 Florida Street

19 Florida Street: Several exterior renovations

COMMENTS - Current Meeting:

Discussion: Will Brock spoke on behalf of the petitioner. Mr. Brock stated that, after speaking with Eversource, he would need to place new electric meters for the property in an exterior location but that they would be in a non-visible location. Mr. Brock then stated that the railing on the right-side porch of the property would be a wooden railing on the lower portion and then a pipe handrail on the upper portion. Mr. Brock then stated that the right-side porch steps would be pressure-treated and would resemble the previous stairs. Principal Planner Alvin Allen suggested that the steps might be required to be a non-pressure treated material but that he would follow-up with the Historic Preservation Planner/Consultant, of the Pioneer Valley Planning Commission.

Public Comment: None

Motion: To report a finding of no adverse impact from the project

Decision: No Adverse Impact Found

RESULT: APPROVED [UNANIMOUS]

AYES: Walsh, Nardi, Crowell, Kroll, Zorzi

VII. Other Matters Properly Before the Commission

1. Informational (ID # 7953)

CPA Historic Determinations / Project Reviews

Discussion: Community Preservation Act Historic Determinations / Project Reviews

- a) **174 & 176 Maple Street / 60 Byers Street:** Request of CPA funds for bldg. restoration
- b) **Colony Hills LHD:** Request of CPA funds for restoration of deteriorated lamp posts
- c) **Springfield Science Museum:** Request of CPA funds for exterior restoration
- d) **D'Amour Museum of Fine Arts:** Request of CPA funds for exterior restoration
- e) **86 Bowdoin Street:** Request of CPA funds for restoration of Frederick H. Stebbins House
- f) **McKnight Common Areas:** Request of CPA funds for installation of historic traffic signal, street signs, streetlights, etc.

COMMENTS - Current Meeting:

#1) 174 & 176 Maple Street / 60 Byers Street: Request of CPA funds for bldg. restoration

Discussion: William Brock, speaking on behalf of 174 & 176 Maple Street, stated that they are seeking \$300,000 in CPA funds for enhancements made to the property to make it more desirable for development opportunities.

William Brock, speaking on behalf of 60 Byers Street, stated that they are seeking \$300,000 in CPA funds to renovate property and make it more desirable for development opportunities.

Public Comment: None

Motion: Letter of support issued by Commission / Both properties designated as historically significant

Decision: Approved/Issued

#2) Colony Hills LHD: Request of CPA Funds for restoration of deteriorated lamp posts

Discussion: None

Public Comment: None

Motion: Continued, due to no one present to petition/speak on behalf of the matter.

Decision: Continued

#3) Springfield Science Museum: Request of CPA funds for exterior restoration

Discussion: The Petitioner, Ms. Rachel Hart, stated that they had put forward a request for CPA funds for preservation and restoration work to be done on the side entrance plaza to repair masonry as well as the repair of stairs and railings located on the side of the building. The petitioners are also seeking funds for the replacement of the door located on the side of the property with a window of matching design and style to the original window installed in that location.

Public Comment: None

Motion: To approve an updated letter of support to include edits that were made to the scope of work being done.

Decision: Approved

#4) D'Amour Museum of Fine Arts: Request of CPA funds for exterior restoration

Discussion: The petitioner, Ms. Rachel Hart, stated that they would be updating the windows on the exterior of the property with in kind replacements.

Public Comment: None

Motion: To approve an updated letter of support to include edits that were made to the scope of work being done.

Decision: Approved

#5) 86 Bowdoin Street: Request of CPA funds for restoration of Frederick H. Stebbins House

Discussion: David Gaby, of 1105 Worthington Street, representing the petitioners is requesting CPA funds to pay off outstanding debts owed on the property with the hope of then restoring the property. Commissioner Walsh then asked if this was a house that the Commission had previously dealt with regarding electric meters that were placed on the exterior of the property. Mr. Gaby then stated that it was not. Commissioner Kroll stated that this letter of support appeared to be a procedural piece in order to transfer ownership over to another entity to thereby save the house from foreclosure to which Mr. Gaby stated yes. Commissioner Kroll stated that the support

letter should be specific about how the project would be preserving the house.

Public Comment: None

Motion: Letter of support issued by Commission / Property designated as historically significant

Decision: Approved/Issued

#6) McKnight Common Areas: Request of CPA funds for installation of historic traffic signal, street signs, streetlights, etc.

Discussion: David Gaby, of 1105 Worthington Street, stated that the common areas funding falls within the CPA's definition of public space renovations and that the funding would be used to fund structures in the common areas that are in a state of disrepair. Mr. Gaby is asking the Commission to deem the common area structures to be historically significant as well. Commissioner Walsh then asked how this proposal would fit into the regulations set forward by the CPA's definition of public spaces as paragraph B of the proposal is not within the common area space.

Public Comment: None

Motion: Letter of support issued by Commission with the stipulation that paragraph B of the proposal is omitted / Common areas designated as historically significant

Decision: Approved/Issued

RESULT: RECEIVED THE REPORT-PASSED

2. Informational (ID # 7952)

Public Speak-Out Session

Public Speak-Out Session

COMMENTS - Current Meeting:

Discussion: David Gaby emphasized the importance of replacing windows with models that conform to historic guidelines.