



Historical Commission

Regular

~ Minutes ~

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

Vincent Walsh

Thursday, April 18, 2024

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on April 18, 2024 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

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

II. Acceptance of Minutes

1. Thursday, April 04, 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

03/21/24 Historical Commission CONTINUE VOTE

Next: 04/04/24

04/04/24 Historical Commission CONTINUE VOTE

Next: 04/18/24

COMMENTS - Current Meeting:

Discussion: None

Public Comments: None

Motion: Continue the matter to the next available meeting (05/02/2024)

Decision: Continued

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/2/2024 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
03/21/24	Historical Commission CONTINUE VOTE
Next: 04/04/24	
04/04/24	Historical Commission CONTINUE VOTE
Next: 04/18/24	

COMMENTS - Current Meeting:

Discussion: None

Public Comments: None

Motion: Continue the matter to the next available meeting (05/02/2024)

Decision: Continued

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/2/2024 5:30 PM
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi	

3. Petition (ID # 7947)

208 Belmont Avenue

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

03/21/24	Historical Commission CONTINUE VOTE
Next: 04/04/24	
04/04/24	Historical Commission CONTINUE VOTE
Next: 04/18/24	

COMMENTS - Current Meeting:

Discussion: None

Public Comments: None

Motion: Continue the matter to the next available meeting (05/02/2024)

Decision: Continued

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

Next: 5/2/2024 5:30 PM

4. Petition (ID # 7950)

134 Buckingham Street

134 Buckingham Street: Replacement windows

HISTORY:

03/21/24 Historical Commission **CONTINUE VOTE**
Next: 04/04/24

04/04/24 Historical Commission **CONTINUE VOTE**
Next: 04/18/24

COMMENTS - Current Meeting:

Discussion: Joe Johnson, owner of the property, spoke on the matter. Mr. Johnson explained that he had contacted multiple contractors and stated that the prices given to install windows with exterior grids would be exorbitant in cost. Mr. Johnson stated that he would then propose the installation of black vinyl windows that did not have grids as a possible alternative replacement option. Commissioner Nardi asked if the storm windows could be kept in place if the new windows were installed to which Mr. Johnson stated no. Mr. Johnson again stated that he would be replacing the windows to be black but with no grids in place. Commissioner Kroll asked which model the windows would be, to which Mr. Johnson stated that he had not chosen a model as of yet. Mr. Johnson asked the Commission what models would be appropriate for the Commission. Principal Planner Alvin Allen then stated that the Commission could not advise Mr. Johnson on what type of window would be appropriate, but that they traditionally advise to choose a darker color window model. Principal Planner Allen then advised that Mr. Johnson utilize the Commission's approved windows list to choose an appropriate model. Commissioner Walsh asked if he could see a historic photo of the property to which one was supplied. Commissioner Walsh commented that the windows in the historic photo shown are not windows but storm windows, and did not reflect the actual windows themselves. Commissioner Walsh then asked how much more it would cost to install windows with exterior grids to which Mr. Johnson stated that it would cost an additional \$80,000. Commissioner Kroll then stated that because Mr. Johnson had not chosen a window replacement model yet that it would make it difficult for the Commission to vote on the matter. Commissioner Kroll then asked if the petitioner would be open to the matter being continued to give Mr. Johnson more time to collect more information. Mr. Johnson then stated that he would be ok if the Commission chose to continue the matter. Principal Planner Allen then asked Mr. Johnson to request a 30-day extension on his application due to there being one more meeting before the application would time out. Mr. Johnson then verbally requested and was given a 30-day extension to the application.

Public Comment: David Gaby spoke in opposition to the application; Jim Boone spoke in opposition to the application

Motion: To continue the matter to the next available meeting (05/02/2024)

Decision: Continued

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

Next: 5/2/2024 5:30 PM

IV. Public Hearings (New)

1. Petition (ID # 7980)

73 Washington Road

73 Washington Road: Installation of railings to the second floor of both the front and side porches to match 1930's photograph.

COMMENTS - Current Meeting:

Discussion: Fred Lewis and Hope Lewis, the property owners, spoke on the matter. Mr. and Mrs. Lewis stated that they would be installing a railing system with balustrades to the top of the house's porch structures. Mr. and Mrs. Lewis added that the railings would be white-painted cedar. Commissioner Nardi asked what the height of the balustrades would be. Mr. and Mrs. Lewis stated that the balustrades would match the height of the original 1939 photographed railings that were original to the home, and added that they would also be replicating the style and design of the original balustrades.

Public Comments: Harry Seymour spoke in favor of the application; David Gaby spoke in favor of the application; Charles Holmes spoke in favor of the application; Stephen Gray spoke in favor of the application; Steven Howard spoke in favor of the application.

Motion: To accept the application for a certificate of appropriateness

Decision: Approved

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

2. Petition (ID # 7981)

103-107 Florida Street

103-107 Florida Street: Replacement of garage door

COMMENTS - Current Meeting:

Discussion: James Boone spoke on behalf of the property owner. Mr. Boone stated that they were in the process of renovating the garage structure and stated that the garage door was in a state of disrepair. Mr. Boone added that the original beaver board garage door could not be sourced and/or recreated. Mr. Boone explained that he had found a composite model that would replicate the pattern and style of the original door. Mr. Boone provided a sample of the proposed doors to the Commission. Commissioner Nardi then read a description of the proposed work to the public.

Public Comments: David Gaby spoke in favor of the application; Stephen Gray spoke in favor of the application; Steven Howard spoke in favor of the application.

Motion: To accept the application for a certificate of appropriateness

Decision: Approved

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

3. Petition (ID # 7982)

84 Temple Street

84 Temple Street: Installation of solar panels

COMMENTS - Current Meeting:

Discussion: A representative from Sunrun spoke on behalf of the petitioner. The representative stated that they would be installing solar panels on the right side of the property, and that the panels would be located on the upper roof along the driveway side of the property. Commissioner Nardi asked to see a rendering of the proposed panels to which one was shown to the Commission. Commissioner Nardi then asked about what the location of any meters would be to which the representative stated that they would be located on the front right corner of the property along the driveway. The representative then stated that the conduits would be located and run along the right side of the home on the exterior of the property directly to the meter. Commissioner Nardi and Commissioner Kroll then asked if the conduits and meter could be located further back along a corner on the right side of the property next to the gutter, and if the conduits could be painted to match the exterior of the house. The representative then stated that they could do so.

Public Comments: Steven Howard spoke in favor of the application

Motion: To approve the application for a certificate of appropriateness with the condition that any exterior conduits will be painted to match the exterior of the property and will be located adjacent but on the left side of the gutter.

Decision: Approved

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

4. Petition (ID # 7983)

14 Riverview Terrace

14 Riverview Terrace: Installation of solar panels

COMMENTS - Current Meeting:

Discussion: Jeffery Sweeney of Trinity Solar spoke on behalf of the petitioner. Mr. Sweeney stated that they will be installing 12 solar panels along the front side of the main roof on the right side of the house. Mr. Sweeney added that all conduits would be hidden underneath the roof and that any meters would be located in the rear of the property.

Public Comments: Harry Seymour spoke in favor of application; Steven Howard spoke in favor of the application; David Gaby spoke in opposition to the application.

Motion: To accept the application for a certificate of appropriateness

Decision: Approved

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

5. Petition (ID # 7984)

92 Buckingham Street

92 Buckingham Street: Porch railing modifications, following 1/19/2024 porch renovation approval by SHC.

COMMENTS - Current Meeting:

Discussion: Ann Haughton, owner of the property, spoke on the matter. Commissioner Nardi read the proposed work and justification for Ms. Haughton's hardship request to the Commission. Ms. Haughton acknowledged that, although the work done to the railings was not in compliance with what the Commission approved, the cost to remediate the Commission's concerns would cause extreme financial hardship. Ms. Haughton stated that the cost to rehab the entire front porch was about \$92,000, and added that cost would only increase if the railings were altered to conform with the Commission's original requests. Ms. Haughton stated that, due to this financial hardship,

she was petitioning to keep the new rails at the altered height and to leave the top of the railings squared. Ms. Haughton stated that she had originally believed that the original height was being replicated until presented with historic photos of the property. Commissioner Nardi then stated that the previously installed porch railings appeared to be of varying heights to which Ms. Haughton stated that the contractor based the new railing height on a side of the porch that was not equal to the rest of the porch structure. Commissioner Kroll asked to see a copy of the original approval issued by the Commission to which one was presented to the Commission. Commissioner Nardi inquired on the design process for the railings. Ms. Haughton stated that the contractors based their designs off of photos taken of the previously installed porch railings. Commissioner Walsh stated that the contractor did not duplicate the original height of the railings. Ms. Haughton stated that she had thought the contractor would be replicating the original porch structure and that these alterations were not done with her permission. Commissioner Walsh asked what percentage of the porch railing work had been completed already. Ms. Haughton stated that the railings located on the sides of the porches were already installed, and that the railings were fifty percent completed. Commissioner Zorzi stated that the previously installed railings had a channel that the spindles sat on and added that the newly installed spindles did not have a channel installed. Principal Planner Alvin Allen stated to Ms. Haughton that a possible remediation to the porch railings could be a shortening of the already installed railings' heights and installing a black pipe handrail above the railings to comply with code. Ms. Haughton stated that it would be difficult to make any revisions to the railings at this point in the project. Commissioner Walsh stated that the contractor possibly misled Ms. Haughton, and that the new railing height was not what was approved. Commissioner Nardi then stated that the previously installed porch railings were inconsistent in style and were most likely not the original railings of the house. Ms. Haughton then stated that she had thought the pipe handrail would be installed over the railings, and was surprised that the contractor's plans did not call for one, but stated that the pipe handrail was not included in her design requests to the contractor. Commissioner Nardi advised that it might be best to continue the motion and give the petitioner more time to explore possible remediation options. Commissioner Nardi stated that the contractor could reduce the porch railing height by cutting the bottom portion down in size, but that it would not change the height much. Commissioner Nardi then asked what the distance between the railings and the windows was to which the petitioner stated 27 inches. Principal Planner Allen asked if it was possible for Ms. Haughton to speak with the architect who originally designed the porch to create a solution to the matter. Commissioner Nardi added that it would be better for the homeowner to request a continuance on the matter to explore options that would be more appropriate. Principal Planner Allen asked what specifically should be considered to remediate the railing issue to which Commissioner Nardi stated that any new design specifications should address the issues concerning the railing height and the top portion of the railings.

Public Comment: David Gaby spoke in opposition to the application

Motion: To continue the application to the next available meeting
(05/02/2024)

Decision: Continued

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/2/2024 5:30 PM
AYES:	Walsh, Nardi, Crowell, Kroll, Zorzi	

V. Preservation of Historically Significant Buildings

VI. Preservation Agreements

1. Petition (ID # 7985)

94-96 Byers Street

94-96 Byers Street: Replacement windows

COMMENTS - Current Meeting:

Discussion: Pavlo Yusenko spoke on behalf of the petitioner. Mr. Yusenko stated that they would be replacing 12 double hung white windows on the property with white vinyl replacements. Commissioner Nardi asked what was there before to which Mr. Yusenko stated that the new windows would be replacing white wooden models. Commissioner Walsh asked to see the preservation agreement for the property to which a copy was shown to the Commission. Mr. Yusenko stated that the new windows would match vinyl windows that were already installed on the property, and provided a picture of the previously installed vinyl windows to the Commission. Commissioner Kroll questioned the material of the previously installed windows being stated that it appeared as if the windows shown by the petitioner were wooden and not vinyl. Commissioner Walsh asked if the majority of the windows were wood or vinyl to which Mr. Yusenko stated that the majority of the windows were wooden and 5 or 6 were vinyl. Mr. Yusenko added that the new windows would be vinyl and white in color. Commissioner Kroll stated that they needed more information and Commissioner Nardi proposed a site visit to see the property to which the Commission agreed. Commissioner Nardi then proposed a continuance on the matter until the next meeting in order for the Commission to collect additional information.

Public Comments: None

Motion: To continue the application to the next available meeting
(05/02/2024)

Decision: Continued

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

Next: 5/2/2024 5:30 PM

VII. Other Matters Properly Before the Commission

1. Informational (ID # 7986)

7-9 Stockbridge Street

7-9 Stockbridge Street: Letter of support for “Underutilized Properties Grant”

COMMENTS - Current Meeting:

Discussion: Kira Holmes of the Springfield Preservation Trust spoke on behalf of the matter. Ms. Holmes stated that the letter of support would be for a grant to rehab 7-9 Stockbridge Street. Ms. Holmes provided a draft letter for the Commission’s reference and read the contents of the letter to the Commission. Ms. Holmes stated that the top two floors of the building would be converted into residential housing units and that the bottom floor would house the Preservation Trust. Ms. Holmes stated that the Preservation Trust intends to utilize the building for educational purposes and as a resource for tourists and residents coming to the city to connect them with the City’s historic resources. Ms. Holmes estimated that the grant request would be for \$446,000, and the total project cost would be for almost a million dollars. Commissioner Zorzi went on record to state that she was involved in this project as an architect.

Public Comments: None

Motion: To issue a letter of support for the proposed project

Decision: Letter of support issued

RESULT: RECEIVED THE REPORT-PASSED

2. Informational (ID # 7987)

69-71 Princeton Street

69-71 Princeton Street: Letter of support to the Community Preservation Committee

COMMENTS - Current Meeting:

Discussion: David Gaby and Charlie Holmes spoke on the matter. Mr. Gaby and Mr. Holmes stated that they were seeking a letter from the Commission to recognize the building as historically significant. Principal Planner Alvin Allen stated that this would constitute a letter of support for the property, and the Commission’s recognition of the building as being of historical significance. Planner Allen added that the Commission was solely a recommending body and that the final decision on the project lied with the Community Preservation Committee. Commissioner Kroll asked if the

owner of the matter was involved in the process to which Mr. Gaby and Mr. Holmes stated that they had tried to contact the owner, but that they were unable to obtain authorization from him. Commissioner Kroll added that the owner should be involved in the process of writing a letter of support to the CPA and deeming the owner's property a historically significant structure. Mr. Gaby and Mr. Holmes stated that they needed time to contact the homeowner and bring them into the CPA process. Commissioner Nardi stated that the Commission should continue the matter to the next meeting.

Public Comments: None

Motion: To continue the matter to the next available meeting (05/02/2024)

Decision: Continued

3. Informational (ID # 7988)

62 Westminster Street

62 Westminster Street: Letter of support to the Massachusetts Historical Commission

COMMENTS - Current Meeting:

Discussion: David Gaby spoke on the matter. He stated that he was seeking CPA funding for the repair and rehabilitation of the carriage house located on the property. Commissioner Nardi asked if Mr. Gaby if he had permission from the homeowner to which the petitioner stated that he did, but that the letter the owner had sent was not sent to the Commission. The Commission then asked for the matters to be continued in order for the Commission to receive the letter of authorization by the homeowner.

Public Comments: None

Motion: To continue the matter to the next available meeting (05/02/2024)

Decision: Continued

4. Informational (ID # 7952)

Public Speak-Out Session

Public Speak-Out Session

HISTORY:

03/21/24 Historical Commission

04/04/24 Historical Commission

COMMENTS - Current Meeting:

Discussion: David Gaby spoke to raise concerns and the need for an expansion of the local historic district in the McKnight neighborhood. Harry Seymour raised concerns over blighted properties, sidewalk disrepair, and the installation of non-historic street lighting. Charlie Holmes spoke to highlight the importance of better accessibility to resources for residents of historic homes and buildings. Stephen Gray spoke up to emphasize the importance of developing blighted and vacant properties within the City of Springfield. Steven Howard spoke to suggest possible revisions to the Historical Commission meeting protocols and suggested line items be required portions of Commission applications. Steven Holmes also raised the importance of addressing the increasing cost of living in the City of Springfield.