



# Historical Commission

Regular

~ Minutes ~

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

Andrew Strniste  
4137876525

Thursday, March 20, 2025

5:30 PM

Richard Neal Municipal Operations Center

## I. Call to Order

5:30 PM Meeting called to order on March 20, 2025 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

| Attendee Name   | Title               | Status  | Arrived |
|-----------------|---------------------|---------|---------|
| Andrew Strniste |                     | Present |         |
| Vincent Walsh   | RAPV Representative | Remote  |         |
| Alfonso Nardi   | Chair               | Present |         |
| Judith Crowell  | CPC Representative  | Present |         |
| Walter Kroll    |                     | Present |         |
| Marisa Zorzi    |                     | Absent  |         |
| Vana Nespor     |                     | Absent  |         |

## II. Minutes Approval

1. Thursday, March 06, 2025

## III. Public Hearings (Continued)

### 1. Petition (ID # 8477)

3 Clarendon Street (Siding)

**3 CLARENDON STREET:** Siding Replacement

#### HISTORY:

**03/06/25** Historical Commission **CONTINUE VOTE**  
Next: 03/20/25

William Brock, from the City's Office of Housing, was before the Commission on behalf of the Applicant to present the application. He advised that the existing siding contains asbestos, which was the impetus for the Application for Certificate of Hardship - to install new vinyl siding. Upon approval of the siding, the project will be able to move forward this spring.

Chair A. Nardi asked if the proposed vinyl siding would replicate the historic character of the building; W. Brock responded in the affirmative, but advised that instead of the paneling, clapboard siding would be used. There will be no change to the porch trim, which was addressed in the previous application.

Commissioner V. Nespor asked if any of the rotting boards would be replaced; W. Brock responded that they would be where needed and could come back before the Board should it require.

Commissioner M. Zorzi asked if the asbestos siding would be removed or wrapped; W. Brock responded that the existing siding would be wrapped and the new vinyl siding would be placed on top of the existing siding.

Discussion ensued as to what specific siding would be installed. The Commission determined that the historic photograph depicted an approximate 4-inch clapboard board, which matched with the example siding in the submitted brochure on Page 11.

Commissioner V. Walsh sought clarification about the corner boards, window siding, etc., and their efforts to match the historical nature of the building. Chair A. Nardi advised that the plan was to match the details except for the solid panels.

W. Brock advised that the program likely did not cover the solid paneling; however, would need to verify, and will want to ensure that the owner was not spending money that would need to be paid back.

The Commission concluded that the soffit style most resembled the examples in the brochure on Page 20.

With no public comment, the Commission informed W. Brock that he should come back with information pertaining to the soffit and trim.

Commissioner W. Kroll made a motion to continue the hearing to March 20, 2025. The motion was seconded by Commissioner V. Nespor. With no further discussion, the motion was approved unanimously.

#### **COMMENTS - Current Meeting:**

William Brock from Springfield's Office of Housing, and the contractor, Keyshawn Wright, were back before the Commission to discuss the project continued hearing at March 6, 2025. The project involves installing new siding on the building at 3 Clarendon Street. The Commission continued the hearing for the purposes of allowing W. Brock to see if the trim-related features would be covered under the program.

W. Brock informed the Commission that the federal funding cannot be used for the trim and related features for this project since they are considered aesthetic-related rather than a code issue. Chair A. Nardi confirmed with W. Brock that had the trim already existed then funding would cover the trim as well. Clarification was provided to the Commission that the project involved encapsulating the asbestos siding rather than removing and replacing the existing asbestos.

W. Brock advised that the hardship application was for a rehabilitation project for a low-income resident and that without the program funding, the project would not be completed.

Commissioner J. Crowell confirmed with W. Brock that encapsulating the siding was a healthy alternative.

K. Wright informed the Commission that they were looking to install the four-inch clapboards, which were presented in the brochure on pages 11 to 15. The manufacturer was confirmed to be Gentek.

Discussion ensued about the color palette; W. Brock advised that generally they chose a palette that is muted in color. Closer towards the implementation of the project, the color will be chosen with pricing in mind.

Commissioner V. Walsh inquired about the trim work; W. Brock reiterated that federal funding cannot be used since the trim did not already exist. Had the trim existed already, then funding could be used.

Robert McDonald from 101 Mulberry Street inquired about the asbestos siding and whether encapsulating the siding was a good alternative. W. Brock advised that encapsulating is a sound option, and removing the asbestos siding could lead to contamination issues.

Commissioner W. Kroll made a motion to accept the siding replacement as presented with the Gentek 4-inch siding options provided in the submitted brochure. The motion was seconded by Commissioner J. Crowell. Commissioner V. Walsh asked for the documentation confirming that the trim could not be covered by the Program's guidelines to be submitted to Staff for documentation purposes. With no other discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                   |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 2. Petition (ID # 8479)

50 Riverview Terrace (Windows)

**50 RIVERVIEW TERRACE:** Replace Windows

### HISTORY:

**03/06/25** Historical Commission **CONTINUE VOTE**  
**Next: 03/20/25**

Fatema Alhussein and Uday, as well as their representative from Green Collar, Daryl, were before the Commission to present the application, which entailed the replacement of windows.

Daryl advised that the landowner was looking to replace the existing wooden windows with triple pane vinyl, which would contain exterior mullions and be desert sand in color. The mullions could only be placed on the upper sash, as the two sash would not be able to pass by one another should a mullion be placed on the bottom pane.

Commissioner W. Kroll confirmed with Daryl that the window itself would sit approximately one inch below the frame.

Chair A. Nardi confirmed that the lower mullions that are currently existing on the wooden windows would be eliminated on the new vinyl windows. As an alternative, Daryl provided that the mullions on the lower sash could be placed on the inside of panes. Daryl confirmed that the storm windows would not be retained.

Commissioner W. Kroll confirmed that the desert sand color was the same color as the sample window that was brought to the meeting.

Commissioner V. Walsh questioned the assertion that the mullions could not be placed on the outside of the window; Commissioner W. Kroll and Daryl advised that it was a product of the manufacturer and this type of window.

No public comment was provided.

Chair A. Nardi asked if the mullions pertaining to the third-floor windows would remain; Daryl answered yes. After further discussion, the Commission confirmed that because the third-floor windows opened outward, that is why the mullions were able to be retained.

Commissioner M. Zorzi inquired about the lighter color window proposed. The Commission confirmed using the historical photograph that the windows were a lighter color in the past. Commissioner V. Nespor inquired if the windows could open outward to maintain the mullions. Daryl responded that they could be; however, the Commission found that the aesthetics would change dramatically.

Commissioner W. Kroll asked the landowners if they looked at other windows. Uday responded that they did; however, the project would become cost prohibitive, as 56 windows are being replaced.

Chair A. Nardi opined that architecturally, because of the third floor windows and them maintaining the mullions, he thought the proposal could work.

A discussion ensued about the inclusion of screens; should the applicant install screens, the lack of mullions on the lower stash may be hidden and not as apparent.

Commissioner V. Walsh advised that in the past, the Commission have made people have exterior mullions and cautioned about moving away from that position.

Daryl reaffirmed that many of the windows contained broken ropes or do not line up and not closing correctly.

Chair A. Nardi opined that when reviewing the pictures, there were maintenance issues.

Uday reinforced that various windows were not reparable and that heating bills were exceeding \$2,400.

Commissioner V. Walsh observed that some windows have already been replaced when other windows may be able to be repaired.

Clarification was offered regarding the scheduling and the implications of voting. Should the application be denied, the landowner would need to reapply with a different application. Staff Member A. Strniste advised that if the application was continued, it would be continued to March 20; however, if it was denied, an application would not be heard until at least April 3.

Commissioner V. Nespor advised that the Commission seemed to have reservations about not having lower mullions.

Commissioner V. Walsh offered that there may be a compromise. For example, upon a site visit, perhaps only the street facing windows need to strictly adhere to the policy of ensuring that there are lower mullions. Chair A. Nardi agreed that a site visit would be fair. The applicant agreed to the site visit.

Commissioner W. Kroll made a motion to continue the hearing to March 20, 2025. The motion was seconded by Commissioner M. Zorzi. With no discussion, the motion was approved unanimously.

**COMMENTS - Current Meeting:**

Fatema Alhussein, Uday Alhussein, and Daryl from Green Collar were back in front of the Commission to discuss the proposed hardship application for the purposes of replacing windows at 50 Riverview Terrace. The Commission continued the hearing to conduct a site visit to determine the conditions of the window.

Chair A. Nardi advised that he and Commissioner W. Kroll visited the residence. Many of the windows appeared to be repairable, especially on the first and second floor. The third floor windows contain many windows with serious issues. Commissioner W. Kroll echoed Chair A. Nardi's statement, adding that hardware was missing and that many of the windows had storm windows.

Chair A. Nardi confirmed that the Petitioner was still making the request to replace the windows. U. Alhussein responded in the affirmative, adding that the first floor and second floor windows were also missing their glazing. In following-up with a contractor, the project would cost \$60,000.

No public comment was provided.

Commissioner W. Kroll made a motion to accept the application for the proposed replacement windows as presented in the application. The motion was seconded by Commissioner J. Crowell.

Commissioner J. Crowell asked about the differing grid patterns. Daryl responded that they were unable to place exterior grids on the lower sash. Commissioner V. Walsh confirmed that the color of the windows would be desert sand. U. Day advised that the quotes received were provided in writing. Commissioner V. Walsh expressed his reservations with voting in favor of replacing reasonably savable windows. Confirmation was received from the Petitioner that there was no attempt to utilize the windows that currently exist. Commissioner W. Kroll confirmed that the third floor replacement windows would be crank-style windows, which is what currently exists. The first and second floor windows will not have mullions on the bottom sashes. The rear windows would not be visible from a public right-of-way.

The Commission unanimously approved the motion. The Commission advised that any changes to the proposed windows would need to be reviewed by the Commission.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                   |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

#### IV. Public Hearings (New)

##### 1. Petition (ID # 8536)

14 Fairfield Street (Windows)

**14 FAIRFIELD STREET:** Replace Two (2) Windows

##### **COMMENTS - Current Meeting:**

Nathan Andary from 14 Fairfield Street and Kevin Talbot, the sales representative, were before the Commission to discuss the application, which was to replace two picture windows.

K. Talbott advised that the proposed project is a continuation of the existing project; the replacement windows were just an insert, as the trim is not being touched. The material will be a fibrex wood-type material. N. Andary confirmed that the top window will remain the same. The color of the window will remain the same - a cocoa-bean-like color.

Harry Seymour, from 68 Washington Road, and Robert McDonald, from 101 Mulberry Street, both spoke in favor of the application.

Commissioner J. Crowell made a motion to allow 14 Fairfield Street to remove and replace two picture windows; base frame, exterior cocoa bean, interior oak; high performance smart sun glass with no grilles; like-for-like; no structural alterations; located on the first floor, side of the home. The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                   |
| <b>MOVER:</b>    | Judith Crowell, CPC Representative                         |
| <b>SECONDER:</b> | Walter Kroll                                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 2. Petition (ID # 8537)

175 St. James Avenue (Solar)

**175 ST. JAMES AVENUE:** Solar Powered Panels

### COMMENTS - Current Meeting:

Thomas Hilts, the representative from Skyline Solar, was before the Commission to discuss a solar installation project 175 St. James Avenue.

T. Hilts advised that the electric meters would be located inside, with the switches being moved to the rear exterior wall of the house, differing from what was presented in the submitted plan. T. Hilts confirmed that the conduit will run along the roof, but will not be seen from the street.

No public comment was provided.

T. Hilts informed the Commission that the panels will be installed using pedestals instead of a rail, and will be located about four to five inches off of the roof.

In response to Commissioner W. Kroll's question, T. Hilts confirmed that the panels will be at least 18 inches from the sides of the roof. Eversource will move the meters.

Commissioner W. Kroll made a motion to accept the solar project and design as provided in the application. The motion was seconded by Commissioner J. Crowell. No discussion ensued and the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                   |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 3. Petition (ID # 8538)

123 Ingersoll Grove (Garage Door)

**123 INGERSOLL GROVE:** Replace Wooden Garage Doors

### COMMENTS - Current Meeting:

Regina Jenkins, Scott Jenkins, and Brenton Jenkins, all from 123 Ingersoll Grove, were before the Commission to discuss the application - the replacement of a garage door.

R. Jenkins advised that the garage door was a lot of money to replace; after obtaining various quotes, the proposed garage door was \$8,000, whereas repairing the garage door would cost around \$21,000. Chair A. Nardi confirmed that the proposed door would be one single overhead door. R. Jenkins advised that it would be painted maroon.

The Commission confirmed using Google Street View that the garage was visible from the road. R. Jenkins confirmed that the chosen design was selected for security purposes. Commissioner J. Crowell sought clarification about the cost to repair the door versus replacing the door with a single overhead door.

Harry Seymour from 68 Washington Street expressed his support for the project.

Charles Nathan, the previous owner of the property, advised that the existing garage doors are likely to be close to the original doors and that the proposed door seemed to be appropriate. C. Nathan also advised that he experienced difficulty with the existing doors when he lived there, as there a sag in the frame causing the doors to drag.

Another individual advised that he like the proposed door; however, wondered if the glass portion could be larger.

Chair A. Nardi then read submitted public comment letter into the record. R. Jenkins informed the Commission that the current status of the door was not due to neglect, but rather, someone hitting the door. Other design options were explored by the Petitioner; however, they were more modern looking.

Commissioner J. Crowell inquired as to whether the windows could be larger; R. Jenkins advised that they would ask. B. Jenkins advised that he has thought about moving his business to the garage and favored the smaller windows; however, is willing to work with the Commission to find something that is historically appropriate.

Commissioner W. Kroll opined that the door looked modern, but larger windows could help soften the appearance. S. Jenkins expressed concern about the garage door not being repaired for a longer period of time.

Commissioner V. Walsh made a motion to continue the hearing to April 13, 2025. The motion was seconded Commissioner W. Kroll. With no discussion, the motion was approved unanimously.

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| <b>RESULT:</b>   | <b>CONTINUE VOTE [4 TO 0]</b>                              | <b>Next: 4/3/2025 5:30 PM</b> |
| <b>MOVER:</b>    | Vincent Walsh, RAPV Representative                         |                               |
| <b>SECONDER:</b> | Walter Kroll                                               |                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |                               |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |                               |

#### 4. Petition (ID # 8539)

E S Ingersoll Grove (06925-0025) (Duplex)

***E S INGERSOLL GROVE (06925-0025):*** Construction of a Duplex

##### **COMMENTS - Current Meeting:**

Regina Jenkins, Scott Jenkins, and Brenton Jenkins, all from 123 Ingersoll Grove, in addition to their architect, Kevin Hadley, were before the Commission to discuss the proposed project - a new duplex at E S Ingersoll Grove.

K. Hadley informed the Commission that the original house burned down, and that the lot has since been empty. He then explained that when designing houses in historic districts, he tries to pick up on the historic details of the neighborhood. K. Hadley advised that he has designed houses in historic districts in Boston and Worcester.

Chair A. Nardi inquired as to the size of the previous building and whether the previous foundation would be used. There is currently nothing on-site; Staff displayed the historical photograph on the screen. Using Google Street View, the Commission viewed a nearby property.

Chair A. Nardi read Pioneer Valley Planning Commission's comments out loud. No comments from the public in attendance were provided. Chair A. Nardi read into the record the written comments submitted prior to the meeting.

Staff Member A. Strniste inform the Commission that his understanding in talking to Planning Director P. Dromey, the City Council's approval was contained to the land use of the property and not the aesthetics of the building. R. Jenkins confirmed that what was provided to the City council was conceptual. K. Hadley opined that the concept submitted to the City Council was not proportionate to what you would expect, as the windows were bigger than what is normally considered acceptable. A discussion ensued about the front porch, specifically that the front porch was undersized for the neighborhood. R. Jenkins advised that an effort was made to match a building abutting the property that had a smaller porch. The Commission advised that the porch relating to that property was likely enclosed. The Commission then reviewed on Google Street View other porches along Ingersoll Grove.

Commissioner J. Crowell inquired as to why different renderings were submitted to the City Council. R. Jenkins advised that the City Council knew that the renderings submitted were conceptual. B. Jenkins confirmed that the plans changed as the project evolved. R. Jenkins added that due to newer regulations, there were more requirements to adhere to that resulted in the project changing. R. Jenkins confirmed that parking would be towards the rear of the building; there was a dingle in the back requiring the building to be further altered.

Commissioner W. Kroll advised that he liked to hear that the Petitioner was willing to consolidate the front door into one door rather than two front doors.

Attorney K. Shea, the City's Legal Counsel that was attending the meeting, advised that the only issue in front of the City Council was the zoning change - to allow the duplex - and that they had not approved the design of the building, as that was reserved to for the Commission. He also advised that the design was not central to the review.

Chair A. Nardi opined that extending the porch would mean that building would not feel so magnified. He then recommended continuing the hearing to incorporate the recommendations discussed.

Commissioner V. Walsh opined that the Petitioners did not seem to have finalized all of the aspects of the application and that additional details were needed.

Commissioner W. Kroll made a motion to continue the hearing to April 3, 2025. The motion was seconded by Commissioner J. Crowell. No further discussion ensued and the motion was approved unanimously.

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|------------------|------------------------------------------------------------|-------------------------------|
| <b>RESULT:</b>   | <b>CONTINUE VOTE [4 TO 0]</b>                              | <b>Next: 4/3/2025 5:30 PM</b> |
| <b>MOVER:</b>    | Walter Kroll                                               |                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |                               |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |                               |

## 5. Petition (ID # 8540)

34 Kopernik Street (Duplexes)

**34 KOPERNIK STREET:** Construction of Duplexes

### COMMENTS - Current Meeting:

Matt Campagnari was before the Commission to present the application - the construction of two duplexes in the Immaculate Conception Local Historical District.

M. Campagnari informed the Commission that he received the comments from the Pioneer Valley Planning Commission about the two buildings looking different from one another, and therefore, he altered the design for one of them to have a porch that spanned the entire length of the building.

Staff Member A. Strniste provided that the Historic District differs from a lot of other districts in that it was originally just one parcel prior to the subdivision.

Commissioner W. Kroll inquired about the grid pattern on the convent, which was confirmed to be one over one.

Commissioner V. Walsh informed M. Campagnari that he took issue with the double door, preferring to see only one door.

Chair A. Nardi opened the hearing up to public comment. First Tom Dougal from 115 Primrose Street vocalized that he was against the proposal, as he understood that the property would not be permitted to have any other primary buildings on it; he did opine that the jury was still out on the existing project. A representative from 31 Kopernik advised that he was against the project and had concerns about preserving the neighborhood, noise and disruption of traffic. Gary, Nicole and Sunna Landry all vocalized their opposition to the project. T. Dougal followed up by listing examples where new duplexes have not increased the property value of the area.

Staff Member A. Strniste informed the Commission and public that their jurisdiction was limited to the aesthetics of the building and not the land use of the property.

Commissioner V. Walsh advised that he would still want to ensure that the project would be allowed to ensure that the Commission was not wasting its time. M. Campagnari advised that his deed states that he is allowed to building two duplexes.

Commissioner W. Kroll made a motion to continue the hearing to April 3, 2025. The motion was seconded by Commissioner J. Crowell. Commissioner J. Crowell inquired as to whether the siding will be vinyl and whether the windows will be dark in color. With no further questions, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|-------------------------------|
| <b>RESULT:</b>   | <b>CONTINUE VOTE [4 TO 0]</b>                              | <b>Next: 4/3/2025 5:30 PM</b> |
| <b>MOVER:</b>    | Walter Kroll                                               |                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |                               |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |                               |

## V. Preservation of Historically Significant Buildings

### 1. Petition (ID # 8541)

765 East Columbus Avenue (Demolition)

**765 EAST COLUMBUS AVENUE:** Demolition of a Commercial Building

#### COMMENTS - Current Meeting:

Jeff Casey was before the Commission to discuss the Demo Delay application with the Commission.

J. Casey informed the Commission that the building would be removed and that where the building is currently situated, it will be replaced with a driveway entrance while other areas of where the building currently sits will be lawn and landscaping. The existing building is in disrepair, as there are cracks in the ceiling and leaks throughout the building. Benefits that would result by tearing down the building are reduced crime, safer environment, and improvement to the general site in general. Chair A. Nardi read a letter into the record.

Commissioner V. Walsh asked if there were any renderings of the proposed project. J. Casey responded that there were no renderings; however, he had conceptual site plans available. Commissioner V. Walsh opined that the building appeared to have no historic value.

When opening the hearing up for public comment, Robert McDonald from 101 Mulberry Street advised he was in favor of the proposed. Commissioner J. Crowell read a letter of support submitted by the Neighborhood Council into the record.

Commissioner V. Walsh made a motion to lift the demolition delay restriction relating 765 East Columbus Avenue. The motion was seconded by Commissioner W. Kroll. With no additional discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [4 TO 0]</b>                                   |
| <b>MOVER:</b>    | Vincent Walsh, RAPV Representative                         |
| <b>SECONDER:</b> | Walter Kroll                                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## VI. CPA-Related Requests (letters of Support and Determination of Eligibility)

### 1. Informational 2025-10

2612 Main Street (Rehabilitation Plan)

**2612 MAIN STREET:** Comprehensive Rehabilitation Plan

#### COMMENTS - Current Meeting:

Bobby DeMusis from the City of Springfield, Office of Housing was before the Commission to present the request.

B. DeMusis informed the Commission that the property has been put out a number of times for a Request for Proposal; however, has not yet found a suitor. As a result, the City wants to obtain CPA funds that would be used for conducting a study and find out what needs to be done with the building. With the study, the City is hoping to reach more developers beyond Western Massachusetts.

Chair A. Nardi acknowledge that they had a letter from the Neighborhood Council in the record.

Commissioner V. Walsh made a motion to issue a letter of support for the proposed project involving 2612 Main Street. The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Vincent Walsh, RAPV Representative                         |
| <b>SECONDER:</b> | Walter Kroll                                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

### 2. Informational 2025-11

Court Square (Well Spring Church) (Roof)

**COURT SQUARE (WELL SPRING CHURCH):** New Roof

#### COMMENTS - Current Meeting:

Latoya Smith from the City's Office of Planning & Economic Development was before the Commission to present the project. L. Smith advised that the Office is seeking \$300,000 for the purposes of replacing the existing roof. The interior features of the structure will be preserved. Chair A. Nardi inquired as to the material of the roof; L. Smith responded that

the material was asphalt. Commissioner V. Walsh asked if the repair would only be for the one side or for the entire roof; L. Smith responded that the project involves the entire roof.

Commissioner V. Walsh made a motion to issue a letter of support for the proposed project involving Court Square (Well Spring Church). The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Vincent Walsh, RAPV Representative                         |
| <b>SECONDER:</b> | Walter Kroll                                               |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

### 3. Informational 2025-12

1 Stearns Square (Reconstruct Bench)

**1 STEARNS SQUARE (STEARNS SQUARE):** Repair and Reconstruction of Bench

#### COMMENTS - Current Meeting:

Elizabeth Johnson on behalf of the City's Parks Department and the Springfield Preservation trust was before the Commission to present the application related to the Stearns Square Bench.

E. Johnson informed the Commission that the Stearns Square Bench had been removed in 2024 - the reason being was said that it was unsafe to use. Once removed, there was no committed money to reconstructing the bench. With CPA funding, the bench can be restored and repair. Initially, there was a discussion as to whether the bench could get funding since it is not a building; however, as a structure, there was agreement that it could be restored with CPA funding. E. Johnson informed the Commission that the Committee advised that this project should be supported.

E. Johnson advised that the park was built in 1887 and the bench was unique since it was two sided.

Chair A. Nardi opined that seeing that the pieces of the bench still existed was good. He then advised that the bench was rare, as it was deliberately built to be two-sided. E. Johnson informed the Commission that the budget contained funding to better support the bench from sinking.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 1 Stearns Square. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

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|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

### 4. Informational (ID # 8545)

Buckingham Street & Buckingham Terrace (Fountain & Grounds)

**BUCKINGHAM STREET & BUCKINGHAM TERRACE:** Buckingham Fountain and Grounds Restoration

**COMMENTS - Current Meeting:**

Commissioner W. Kroll advised that as the President of the Neighborhood Council, that he would be presenting the subject request; however, since his recusal meant the Commission would not have a quorum, the request will have to be placed on the April 3, 2025 agenda for when there are more Commissioners available.

**5. Informational 2025-13**

45 Buckingham Street (Stained Glass)

**45 BUCKINGHAM STREET (ST PETERS EPISCOPAL CHURCH):** Stained Glass Window Restoration

**COMMENTS - Current Meeting:**

Father Michael DeVine was before the Commission to present the request, specifically advising the proposed project related to repairing a stained glass window. As demonstrated in the photograph, there is plexiglass covering the window and that the stained-glass window was starting to slip down.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 45 Buckingham Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

**6. Informational 2025-14**

101 Mulberry Street (Roof)

**101 MULBERRY STREET:** New Roof

**COMMENTS - Current Meeting:**

Kimothy Jones, Robert McDonald and Marjorie, all residing at 101 Mulberry Street, as well as Tom Barrett from 102 Birnie Road in Longmeadow, MA, were before the Commission to present the request.

K. Jones advised that the Association was seeking \$300,000 to replace the roof, which is in dire straits. The property is located in the Maple Heights/Ridgewood Historic Districts. Built in 1955, the building contains 100 units. T. Barrett, whom is a contractor for the project, informed the Commission that the replacement roof will be like-with-like - a PVC membrane. Only the membrane is proposed to be replaced. Chair A. Nardi inquired as to where any insulation will need to be replaced. T. Barrett responded that as long as the R value was not reducing, it could be replaced; though, they will inspect the insulation once the project is underway. Commissioner V. Walsh asked if the entire building is contained of condominiums and if the owners as a whole are requesting the funding. K. Jones responded in the affirmative and advised that they were attending the evening's meeting on behalf of the Board of Trustees.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 101 Mulberry Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 7. Informational 2025-15

140 Chestnut Street (Exterior Restoration)

**140 CHESTNUT STREET (KIMBALL TOWER):** Exterior Restoration and Stabilization

### COMMENTS - Current Meeting:

Steve Daly was before the Commission to present the exterior restoration and stabilization project pertaining to 140 Chestnut Street.

S. Daly advised that the project entails repointing the exterior facade, as parts of the exterior are falling onto the sidewalk. Scaffolding will be placed in the coming future to shield pedestrians from the failing facade. In addition, repointing of the architecture feature towards the top of the building will be performed. The building was built in 1910.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 140 Chestnut Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 8. Informational 2025-16

49 Chestnut Street (Windows & Doors)

**49 CHESTNUT STREET (D'AMOUR MUSEUM OF FINE ARTS):** Windows and Door

### COMMENTS - Current Meeting:

Sean Mullett was before the Commission to present the proposed project pertaining to 49 Chestnut Street.

S. Mullett advised that proposed project involved replacing windows and doors. The windows will be replaced with Hope Windows, which would be the same size, color and material.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 49 Chestnut Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 9. Informational 2025-17

21 Edwards Street: Exterior Restoration

**21 EDWARDS STREET (ELIJAH BLAKE HOUSE):** Exterior Restoration

### COMMENTS - Current Meeting:

Sean Mullett was before the Commission to present the proposed project pertaining to 21 Edwards Street.

The building was built in 1889 for the Springfield Fire Chief/Fire Department. The plaster on the exterior of the building is beginning to crumble; the project will entail stripping the paint to expose the detail, repair windows and will keep those windows that are historically correct, as well as clean up the metal roof. The entirety of the exterior will need restoration; there is a desire to convert the building's roof back to a slate roof. The budget is in line with expectations. None of the wood will be replaced unless it is rotted or in need of being replaced.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 21 Edwards Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## 10. Informational 2025-18

1155 Main Street, 113 State Street, 11-21 Stockbridge Street (Site Acquisition)

**1155 MAIN STREET (COLONIAL BLOCK), 113 STATE STREET (CLOCKTOWER BUILDING), 11-21 STOCKBRIDGE STREET:** Site Acquisition

### COMMENTS - Current Meeting:

Sean O'Donnell from 45 Pleasant Street in Ludlow, MA was before the Commission to present the request on behalf of McSpring/McCaffery.

S. O'Donnell advised that they were seeking funds to acquire the sites from the Springfield Redevelopment Authority. There are around 96 units. The project is expected to be around \$80 million, and therefore, they are seeking funding where available.

Commissioner W. Kroll made a motion to issue a letter of support for the proposed project involving 1155 Main Street, 113 State Street and 11-21 Stockbridge Street. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

|                  |                                                            |
|------------------|------------------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [4 TO 0]</b>                                    |
| <b>MOVER:</b>    | Walter Kroll                                               |
| <b>SECONDER:</b> | Judith Crowell, CPC Representative                         |
| <b>AYES:</b>     | Vincent Walsh, Alfonso Nardi, Judith Crowell, Walter Kroll |
| <b>ABSENT:</b>   | Marisa Zorzi, Vana Nespor                                  |

## VII. Other Matters Properly Before the Commission

### 1. Informational (ID # 8552)

Standard Guidelines for Those LHDs Without Specific Guidelines

#### *STANDARD GUIDELINES FOR THOSE LHDs WITHOUT SPECIFIC GUIDELINES*

##### **COMMENTS - Current Meeting:**

Due the length of the meeting, Staff Member A. Strniste informed the Commission that he was presenting draft Standard Guidelines for those Local Historical Districts without Specific Guidelines for informational purposes. At a later meeting, they could review the guidelines in more detail. However, for the time being, the proposed standards are to address projects within the various Local Historical Districts without specific guidelines and provide guidance.

### 2. Informational (ID # 8553)

Administrative Updates

#### *ADMINISTRATIVE UPDATES*

##### **COMMENTS - Current Meeting:**

Staff Member A. Strniste advised that there were no Letter of Support or Certificates of Non-Applicability that were issued since the last meeting. Separately, Staff Member A. Strniste informed the Commission that they received correspondence from Massachusetts Historical Commission (MHC) regarding the proposed Birnie-Taylor-Lay Block. While MHC advised that the City could move forward with the proposed District, they also recommended exploring larger districts where feasible. Commissioner V. Walsh made a motion to explore making a more cohesive district. The motion was seconded by Commissioner W. Kroll. The motion was approved unanimously.

|                |                          |
|----------------|--------------------------|
| <b>RESULT:</b> | <b>PASSED VOICE VOTE</b> |
|----------------|--------------------------|

### 3. Informational (ID # 8554)

April 3, 2025 Quorum Call

#### *APRIL 3, 2025 QUORUM CALL*

##### **COMMENTS - Current Meeting:**

Regarding the April 3, 2025 meeting, Commissioners A. Nardi, W. Kroll and J. Crowell will all be present. Commissioner V. Walsh is to be determined. Five members will need to be present in order to review the Letter of Support request from the McKnight Neighborhood.

### 4. Informational (ID # 8555)

Public Speak-Out Session

#### *PUBLIC SPEAK-OUT SESSION*

**COMMENTS - Current Meeting:**

No general public comment was provided.

Commissioner V. Walsh made a motion to adjourn. Commissioner J. Crowell seconded the motion. With no further discussion, the motion was approved unanimously.