



Historical Commission

Regular

~ Minutes ~

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

Andrew Strniste
4137876525

Thursday, April 17, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on April 17, 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	Absent	
Judith Crowell	CPC Representative	Absent	
Walter Kroll		Present	
Marisa Zorzi		Present	
Vana Nespor		Present	

II. Minutes Approval

1. Thursday, April 03, 2025

III. Public Hearings (Continued)

1. Petition (ID # 8559)

70 Buckingham Street (Planter Boxes & Trellis)

70 BUCKINGHAM STREET: Planter Boxes and Garden Trellis with Gates

HISTORY:

04/03/25 Historical Commission **CONTINUE VOTE**
Next: **04/17/25**

COMMENTS - Current Meeting:

Ashlyn Patridge and Victoria Bailey Chance, the landowners of 70 Buckingham Street, were back before the Commission to present the application. No changes had been made to the application since the previous meeting - April 3, 2025. Staff confirmed that no additional approvals relating to zoning and planning were required.

Commissioner V. Walsh inquired as to whether these "structures" would be considered temporary structures under the historical guidelines, and therefore, the application could be considered as "Non-Applicability" instead of "Appropriateness." Acting Chair W. Kroll agreed.

Commissioner V. Walsh made a motion to reclassify the application as a Certificate of Non-Applicability since the planter boxes are not permanently affixed to the ground and that the garden trellises would be staked into the ground. Commissioner V. Nespor seconded the motion. With no further discussion, the motion was approved unanimously.

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

2. Petition (ID # 8561)

110 Thompson Street (Siding)

110 THOMPSON STREET: Installation of Vinyl Siding

HISTORY:

04/03/25 Historical Commission **CONTINUE VOTE**
Next: 04/17/25

Steven Brantley from 42 Arbutus Street was before the Commission to discuss the application on behalf of the landowner Maria Parkinson.

S. Brantley informed the Commission that M. Parkinson wants to preserve the building and has been impressed with his work. S. Brantley advised that he could see the hardship of the landowner due to the incremental payments being sent to him for the work being performed.

Chair A. Nardi sought clarification of the two options presented to the Commission; S. Brantley advised that the first option was preferable. Chair A. Nardi advised that the second option would be a Non-Applicability application.

Commissioner V. Walsh informed the Commission that he could not vote in favor of the proposed application.

Chair A. Nardi opined that to correctly maintain the siding, it would need to be sanding down the clapboard.

S. Brantley advised that clapboards would be replaced where needed.

Commissioner V. Walsh informed S. Brantley that replacing clapboard siding with vinyl is typically a last resort; S. Brantley inquired about different options.

Commissioner V. Walsh recommended continuing the hearing to allow the Commission to perform a site visit.

Commissioner V. Walsh made a motion to continue the hearing to the April 17 meeting. Commissioner W. Kroll seconded the motion. With no further discussion, the motion was approved unanimously.

COMMENTS - Current Meeting:

The landowner requested the hearing to be continued to the May 1 meeting agenda to allow them to seek quotes to help demonstrate the hardship presented in the application.

Commissioner V. Nespor made a motion to continue the hearing to the May 1 meeting. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/1/2025 5:30 PM
MOVER:	Vana Nespor	
SECONDER:	Marisa Zorzi	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

IV. Public Hearings (New)

1. Petition (ID # 8586)

95-97 Chestnut Street (Painting Facade)

95-97 CHESTNUT STREET: Painting Brick Façade

COMMENTS - Current Meeting:

Sean Mullett, whom was before the Commission representing Springfield Museums, advised that Springfield Museums was proposing to paint the Mattoon Street brick facade side black to match the front of the building, which had previously received approval. Acting W. Kroll read the public comment submitted by Jennifer Rinehart on behalf of the Mattoon Street Historic Preservation Association into the record.

No other public comment was offered.

Commission V. Nespor made a motion to approve the motion as presented. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

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

2. Petition (ID # 8587)

15-19 Litchfield Street (Rear Porch)

15-19 LITCHFIELD STREET: Rear Porch Modifications

COMMENTS - Current Meeting:

Victoria Vikhrev was before the Commission on behalf of the landowner to present the application.

V. Vikhrev informed the Commission that her work with the project started after it had been completed, which entailed getting a building permit. The City's Building Department had discovered that the rear three-story deck had been completed without a permit and approval from the Commission. To her knowledge, V. Vikhrev opined that the previous materials were pressure treated wood; however, did not have any photographs of the previous structure.

Acting Chair W. Kroll inquired as to whom the contract to build the porch was with; V. Vikhrev advised that property owner hired the contractor who rebuilt the decking and railings with pressure-treated wood, while the four-by-four column appeared to be the original column. The project was completed approximately two months prior. When asked if the deck was inspected, V. Vikhrev advised that the Building Department would not complete the inspection until the permit was pulled and the Historic Commission approved the application.

Discussion ensued regarding Commissioners V. Nespor's and M. Zorzi's question regarding the railings and floor boards changing in appearance. In addition, V. Vikhrev confirmed that the aluminum siding was removed and replaced with the pressure-treated railings.

Acting Chair W. Kroll opined that what was built looks better than what was previously there.

Discussion ensued about the spindles and how they were assembled.

Commissioner V. Walsh asked V. Vikhrev about her relationship with the property owner; V. Vikhrev advised that she was asked by the management company to help resolve the permitting issue.

Commissioner V. Walsh opined that the pictures seem to indicate that the project was completed properly; however, expressed concern that the owner or property management company did not show up for the evening's hearing, as he was looking for some additional information from them.

V. Vikhrev informed the Commission that the contractor was a relative and was unlicensed.

Commissioner V. Walsh made a motion to continue the hearing to the May 1, 2025 agenda and to have a representative from the property management company or the property owner attend the hearing to answer questions. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/1/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Marisa Zorzi	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

3. Petition (ID # 8588)

102 Dartmouth Street (Roof)

102 DARTMOUTH STREET: Replacement of Slate Roof

COMMENTS - Current Meeting:

Shawn Jones, the Trinity Solar Representative, and Shobande Olubowale, the landowner, were before the Commission to present the application.

S. Jones informed the Commission that the project entails a roof replacement with granite black shingle with a synthetic lining. Acting Chair W. Kroll inquired about the existing slate roof and sought clarification as to whether it is currently leaking. When asked if the proposed replacement roof was for the purpose of installing the solar powered panels, S. Olubowale answered in the affirmative; however, S. Jones added that obtaining a new roof was also a factor. S. Olubowale advised that the existing roof was leaking.

Acting Chair W. Kroll asked if S. Olubowale obtained quotes; S. Olubowale responded that a \$42,000 quote from The Home Depot and a \$50,000 quote from Costco were obtained. S. Olubowale also advised that shingles were falling off the roof. Commissioner V. Nespor inquired as to how the leak was repaired; S. Olubowale advised that it had been patched.

In reviewing pictures of the roof - both those pictures that were submitted into the record and on Google Street View - the Commission agreed that the roof did not look slate, and any slate that did exist was likely to be minimally visible from the public right-of-way based on the available photography.

Harry Seymour from 68 Washington Road opined that he was in support of the application. He was glad that the project did not involve remove off slate shingles and believes the project will look good upon completion.

Jose Claudio from 100 Clayton Street opined that he was in support of the application and agreed that it would look good.

With no further questions from the Commission, Commissioner V. Walsh made a motion to accept the proposal with the shingles as presented. The motion was seconded by Commissioner M. Zorzi. Commissioner V. Walsh advised that the application should be changed to a Certificate of Appropriateness. The Applicant made the proposed change. With no other discussion, the motion was approved unanimously.

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

V. Public Hearings (Continued)

1. Petition (ID # 8556)

102 Dartmouth Street (Solar)

102 DARTMOUTH STREET: Installation of Solar Powered Panels

HISTORY:

04/03/25 Historical Commission **CONTINUE VOTE**
Next: 04/17/25

COMMENTS - Current Meeting:

Shawn Jones, the Trinity Solar Representative, and Shobande Olubowale, the landowner, were again before the Commission to present the application.

S. Jones informed the Commission that Trinity Solar is proposing 38 Solar Powered Panels, 12 panels that can be seen discreetly from Dartmouth Street. The Panels will be black in style without the stitching, which will blend in with the new black roof. Acting Chair W. Kroll confirmed that no panels would be installed on the first floor peaks and eaves of the building facing Dartmouth Street.

Discussion ensued about where the conduits will be placed on the building. S. Olubowale confirmed that the meters are located on the inside of the building; S. Jones advised that the meters and switches will be placed on the side, towards the front of the house, and that the aluminum conduit will be placed on the upslope part of the roof along where the dormer meets the roof.

Commissioner V. Walsh advised that the Commission needs the definitive locations of the various components of the project prior to approving the project.

Acting Chair W. Kroll informed the S. Jones and S. Olubowale that minimally visible is the standard the Commission abides by, and therefore, the conduit should be mustard yellow when running along the side of the building, whose side is mustard yellow.

In response to Commissioner M. Zorzi's question, S. Jones advised that the panels will be four-inches off the deck where the connecting conduits will connect underneath via the attic. S. Jones informed the Commission that the conduit can run along the base of the house and run up the rear of the building.

The Commission confirmed that the existing circuit panel is towards the front of the building and that the meters can only be so far from the circuit panel. The Commission discussed screening techniques to hide the panels. S. Jones informed the Commission that he would ensure that the meters and switches would be placed behind the end of the fence line as far back as possible.

Harry Seymour from 68 Washington Road opined that he was in favor of the proposed project and was pro-solar. He also inquired as to whether the existing satellite could be removed.

Jose Claudio from 100 Clayton Street opined that he was glad the applicant and Commission could come to agreement about the proposed project.

Further discussion ensued about the placement of the meters and switches.

Commissioner V. Nespor made a motion to approve the proposed solar project with the meters and switches being no further in front of the midway point of the west side facade of the building, with an effort being made to place them as far back along the west side facade as possible; running the conduit along the base of the house and run up the rear part of the house, painted to match the color scheme of the building; and the satellite dish to be removed. The motion was seconded by Commissioner V. Walsh. With no further discussion, the Commission approved the motion unanimously.

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

VI. Other Matters Properly Before the Commission

1. Informational 2025-23

Letter of Support (471 Plainfield Street- Renovations)

LETTER OF SUPPORT RELATING TO 471 PLAINFIELD STREET: Exterior & Interior Renovations

COMMENTS - Current Meeting:

Jose Claudio (in person) and Mathieu Zahler (remotely) were before the Commission to discussed the proposed project.

J. Claudio provided background information regarding the partnership leading the efforts to renovate the Brightwood School. M. Zahler informed the Commission that they were seeking two letters of support - one letter of support relating to the State's Historical Tax Credits and the other relating to the Project's eligibility under Chapter 40B. M. Zahler then provided a description of the project, which was to replicate the original building and restore it with the guidance of the National Parks Service. As of January, the project had been approved at a high level by the Massachusetts Historical Commission. Connectors will be added to ensure compliance with code; a fitness center and bodega will also be completed. The proposed project also includes eliminating gas and elevating clean energy.

Acting Chair W. Kroll opined that he loved the features that are proposing to be kept.

Commissioner V. Nespor read a written public comment into the record.

Commissioner V. Walsh made a motion to issue a letter of support for the Massachusetts Historic Tax Credits. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

Commissioner M. Zorzi made a motion to issue a letter to find that the proposed project is eligible for the Tax Credit & Home Program. The motion was seconded by Commissioner V. Nespor. With no additional discussion, the motion was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

2. Informational 2025-24

Standard Guidelines for Those LHDs Without Specific Guidelines

STANDARD GUIDELINES FOR THOSE LHDs WITHOUT SPECIFIC GUIDELINES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that they had not yet had the opportunity to discuss the Standard Guidelines since previous meetings had run long. The Commission agreed that the Guidelines were ready to move forward with a public hearing. Commissioner V. Walsh made a motion to move forward with a public hearing on the Standard Guidelines for those Local Historic Districts without Specific Guidelines. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

3. Informational (ID # 8594)

Proposed Birnie-Taylor-Lay Block Local Historical District Update

PROPOSED BIRNIE-TAYLOR-LAY BLOCK LOCAL HISTORIC DISTRICT UPDATE

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that Shannon Walsh from Pioneer Valley Planning Commission is currently putting together a report about the existing buildings in a conceptual district that he had discussed with her. Staff Member A. Strniste showed the Commission the conceptual area. Commissioner V. Walsh opined that the area was bigger than initially thought, but that S. Walsh produces good work.

4. Informational (ID # 8591)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that there were no Letters of Support or Certificates of Non-Applicability that were issued since the last meeting. The proposed Historic Ordinance rewrite is almost concluded and will be disseminated via email sometime before the next meeting.

5. Informational (ID # 8592)

May 1, 2025 Quorum Call

MAY 1, 2025 QUORUM CALL

COMMENTS - Current Meeting:

Commissioner M. Zorzi is unavailable for the next meeting. The other attending Commissioners are expected to be at the next meeting.

6. Informational (ID # 8593)

Public Speak-Out Session

PUBLIC SPEAK-OUT SESSION**COMMENTS - Current Meeting:**

Harry Seymour from 68 Washington Road advised that he, on behalf of the Forest Park Historic Committee, would be seeking a letter of support from the Commission in the future regarding the street lights. The Committee opines that the cobra-style lighting is not appropriate for the historic district. Acting Chair W. Kroll opined that lighting would seemingly be controlled as part of the district. H. Seymour advised that it was a complex subject; however, there are opportunities to get better aesthetically looking lights if the cost structure is right.

Commissioner V. Nespor made a motion to adjourn. The motion was seconded by Commissioner V. Walsh. With no further discussion, the motion was approved unanimously.