



Historical Commission

Regular

~ Minutes ~

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

Andrew Strniste
4137876525

Thursday, May 1, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on May 1, 2025 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

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

II. Minutes Approval

1. Thursday, April 17, 2025

III. Public Hearings (Continued)

1. 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

04/17/25 Historical Commission CONTINUE VOTE
Next: 05/01/25

COMMENTS - Current Meeting:

Staff informed the Commission that this application had been withdrawn. No further action was taken.

RESULT: WITHDRAWN

2. Petition (ID # 8587)

15-19 Litchfield Street (Rear Porch)

15-19 LITCHFIELD STREET: Rear Porch Modifications

HISTORY:**04/17/25****Historical Commission CONTINUE VOTE****Next: 05/01/25****COMMENTS - Current Meeting:**

Iryna Tsupko was before the Commission to present the application.

I. Tsupko informed the Commission that the porch was in bad condition and very dangerous. The Building Department was okay with the project proceeding forward; however, a permit needed to be submitted and approved. At that point, review by the Commission was discovered to be required. The owner is currently paying weekly fees of \$150.

Commissioner V. Walsh advised that the reason the hearing was continued was because the Commission was seeking information as to whether the previous rear porch was pressure-treated wood. I. Tsupko advised that the owner of the property lives in another state; that V. Vikhrev, who was before the Commission at the last meeting, was the boss of the vendor that had been hired to do the work.

Commissioner V. Walsh inquired as to whether any further work was required; I. Tsupko respond no. I. Tsupko provided an overview of the timeline again. Commissioner V. Walsh informed I. Tsupko of the importance of Historical Preservation - using the same material as to what was previously existing and that any change required their (the Commission's) review.

Staff Member A. Strniste informed the Commission that no new evidence was presented indicating what the previous materials were.

Commissioner V. Walsh expressed his reservation about the property owner/contractor having performed work without a permit and wants to ensure that it would not happen again.

Commissioner J. Crowell asked what I. Tsupko relationship to the property owner was; I. Tsupko responded that she was employed as part of the property maintenance team.

Discussion ensued as to how to classify the application - whether to keep it categorized as appropriateness. Commissioner V. Nespor inquired as to whether the property management team now knew the correct process for potential projects in a historic district; I. Tsupko provided an overview of the process demonstrating her understanding.

Harry Seymour from 68 Washington Road informed the Commission that he was in support of the application, and that in his opinion, that the building's historic nature left long ago.

Commissioner V. Walsh advised that he could proceed with voting in favor on the assumption that the previous materials were pressure-treated wood, as presented in the application by V. Vikhrev.

Commissioner V. Nespor made a motion to approve the project as presented under the assumption that the previous materials were pressure-treated wood. The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

Attorney R. Shewchuk informed Staff Member A. Strniste to ensure that the position regarding the previous material being pressure-treated wood was explicitly stated in the Certificate of Appropriateness.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vana Nespor
SECONDER:	Walter Kroll
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

IV. Public Hearings (New)

1. Petition (ID # 8598)

36 Westernview Street (Solar)

36 WESTERNVIEW STREET: Installation of Solar Power

COMMENTS - Current Meeting:

Elmer Baez, the landowner, and Alexis Brophy from Trinity Solar, were before the Commission to present the application.

E. Baez informed the Commission that he had been looking to install solar panels for some time and that the panels were proposed to be installed on the front of the house where it received 90% to 100% of its sunlight.

Commissioner J. Crowell had inquired as to whether there were other houses on the street with solar panels; E. Baez responded in the affirmative.

A. Brophy informed the commission that the conduit would run through the attic and run to the meter on the side of building where the meter was already located. The conduit will traverse down the side of the west side of the building. Chair A. Nardi inquired as to whether the conduit could be run through the house, as well as asked about the color of the conduit. A. Brophy advised that the conduit could not run through the house; Mark McCormack, whom was present to assist with the following application relating to 130 Firglade Avenue, advised that the silver metal conduit could be painted to match.

Commissioner V. Walsh informed A. Brophy that the Commission is a proponent of solar; at the same time, the Commission strives for minimum visibility for the components.

Commissioner V. Nespor opined that the conduit running from the attic to the meter in the proposed location would be noticeable due to the number of plane changes.

A discussion ensued about running the conduit behind the bump-out stairwell and along the brick foundation line. The Petitioner and Trinity Solar were receptive to the proposal.

Jennifer Rao from 29 Ingersoll Grove voiced her support of the project only if Commissioner V. Nespor's amendment was approved.

Commissioner V. Nespor moved to accept the petition with the requirements that the conduit be painted to match the surface it is affixed to, and with the conduit running laterally behind the window and bump-out stairwell and then running along the brick foundation line back to the meter with the switches and meters not being installed higher in elevation than the meter. Commissioner V. Walsh seconded the motion. Commissioner J. Crowell confirmed that there would be no change to the roof. Commissioner V. Walsh confirmed that the switches would not sit higher than the existing meter. The motion was approved unanimously.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Vana Nespor
SECONDER: Vincent Walsh, RAPV Representative
AYES: Walsh, Nardi, Crowell, Kroll, Nespor

2. Petition (ID # 8599)

130 Firglade Avenue (Solar)

130 FIRGLADE AVENUE: Installation of Solar Power

COMMENTS - Current Meeting:

Mark McCormack from Trinity Solar was before the Commission to present the application on behalf of the landowner.

M. McCormack informed the Commission the meter is located by a nook on the south facing side of the residence and that the meters would be placed there, thus shielded and minimally visible from the public right-of-way. The conduit would run through the attic.

Commissioner Walter Kroll made a motion to approve the project as presented.

Commissioner J. Crowell seconded the motion. With no further discussion, the motion was approved unanimously.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Walter Kroll
SECONDER: Judith Crowell, CPC Representative
AYES: Walsh, Nardi, Crowell, Kroll, Nespor

3. Petition (ID # 8600)

23 Spruceland Avenue (Replace Brick Steps)

23 SPRUCELAND AVENUE: Replace of Existing Brick Steps

COMMENTS - Current Meeting:

Staff informed the Commission that the Petitioner was out of the country and unavailable to attend the evening's meeting, thus requesting a continuance to the next meeting agenda. Commissioner V. Walsh made a motion to continue the hearing to May 15, 2025. The motion was seconded by Commissioner V. Nespor. With no further discussion, the motion was approved unanimously.

RESULT: **CONTINUE VOTE [UNANIMOUS]** **Next: 5/15/2025 5:30 PM**
MOVER: Vincent Walsh, RAPV Representative
SECONDER: Vana Nespor
AYES: Walsh, Nardi, Crowell, Kroll, Nespor

4. Petition (ID # 8601)

29 Ingersoll Grove (Roof)

29 INGERSOLL GROVE: Replace Roof

COMMENTS - Current Meeting:

Jennifer Rao, the landowner of 29 Ingersoll Grove, was before the Commission to present her proposal - the replacement of asphalt shingle roofing with a cooper roof.

J. Rao advised that the upper roofs are still slate; however, in 2003, the lower roofs were convert to asphalt shingles, speculating that this had been done due to the snow melt damaging the previous slate shingles. As a result, the sleeping porch was experience wood rot and that she had worked towards properly restoring the structure. J. Rao expressed concerns about replacing the asphalt roof with another asphalt roof, as damage is still likely to occur. As a result, a copper standing seam roof is being proposed to allow for the snow to slide off the roof; copper standing seam roofs were appropriate for that time period. J. Rao advised that there was a property in the neighborhood that also had a copper roof.

Commissioner V. Walsh opined that a copper roof would be more appropriate than an asphalt shingle roof.

Chair A. Nardi expressed concern that falling snow could injury someone and questioned if snow guards could be used. J. Rao responded that snow guards were research, but advised that it would not work. The snow would fall in front of the left pillar. With a copper roof, snow is thought to slide off the roof earlier and over time.

Harry Seymour from 68 Washington Road expressed his support for the application and was excited that a slate roof was being retained and that an asphalt roof was being removed.

Commissioner V. Walsh made a motion to approve the application as presented. The motion was seconded by Commission J. Crowell. With no further discussion, the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

5. Petition (ID # 8602)

6 Oxford Street (Windows)

6 OXFORD STREET: Replace Windows

COMMENTS - Current Meeting:

Daryl from Green Collar and the landowner, Mariame Kounta, were before the Commission to present the application.

Daryl advised that the proposed color of the vinyl was desert sand rather than white; when reviewing the application materials, the window specification documents indicated white vinyl. Commissioner W. Kroll asked for clarification as to the color; Daryl advised it was a beige-like color.

Commissioner V. Walsh reviewed the application, confirming that the mullion pattern was six-over-one, and then inquired as if some of the windows were already replaced. Daryl advised that some windows were replaced, and that most windows were not closing correctly.

Chair A. Nardi asked if there was a window sample. Daryl advised that he did not bring a sample; however, this was the same window as those installed at 50 Riverview Terrace, the neighboring property, including the color. Confirmation that the mullions would be on the exterior of the window was obtained.

With no public comment, Commissioner V. Nespor inquired as to why the windows could not be black in color. Daryl advised that the funding covers a limited number of windows - this one in particular only comes in the desert sand color or white. If not this color, then the window would need to be painted, which increases the cost of the window.

Commissioner W. Kroll made a motion to accept the application - clarifying that the color of the window should be desert sand and that the mullions should be installed on the exterior of the window. Commissioner V. Walsh seconded the motion. With no further discussion, the motion was approved unanimously.

Commissioner W. Kroll recommended that Daryl talk to the manufacturer about producing a black color window, which is better for the historical districts.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Vincent Walsh, RAPV Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

6. Petition (ID # 8603)

N S Bay Street (01085-0033) (Duplex)

NS BAY STREET (01085-033): Construction of a Duplex

COMMENTS - Current Meeting:

Michael Simmonds, owner of the property, was before the Commission to present the application - a proposed duplex at NS Bay Street (Property ID #: 01085-0033).

M. Simmonds informed the Commission that he was modeling his proposal after other duplexes in the area that had been approved - with a greenish siding, black windows, black front doors, white rear doors, and a gutter system that was black.

Chair A. Nardi informed M. Simmonds that the duplexes that were approved had a one door entrance.

A discussion ensued about the features of other duplexes that were approved by the Commission; Commissioner W. Kroll advised that the Commission makes an effort to level set applications since there are landowners who proceed without the proper approvals.

Chair A. Nardi then inquired about the proposed shingles, vinyl siding, railings and floor decking. Commissioner W. Kroll advised that the Commission typically likes to see Douglas Fir tongue and groove as the floor decking. M. Simmonds advised that with the modifications to the porch, he would like to install railings with black metal spindles; Commissioner V. Walsh was opposed to that proposal. Commissioner V. Walsh then opined that the porch should not have a gable, but rather, span the entire front of the house with a one-door entrance, which would connect with the neighbor better. M. Simmonds informed the Commission that he was making an effort to put character into the building, and also advised that the proposed vinyl siding would be woodgrain and match the granite sample submitted. M. Simmonds advised that he did not look into any other types of siding. Should a one-door entrance be required, M. Simmonds informed the Commission that the floor plan would need to be redone due to restraints relating to the current floor plans configuration.

Jennifer Rao from 29 Ingersoll Grove vocalized her opposition to the application, opining that there was nothing historic about the proposal. J. Rao then alleged that the Petitioner was from out-of-state looking to flip a house; that that idea was insulting to those who live in the community trying to fix, restore and maintain their historic building.

Harry Seymour from 68 Washington Street also vocalized his opposition to the proposed project.

Commissioner V. Walsh informed M. Simmonds that the Commission knew that they were making an effort and recommended that the application be continued to allow him to update the proposal. M. Simmonds responded that he was not an out-of-state investor and that he

grew up at 12 Florida Street and was from the McKnight neighborhood. He also advised that he cleaned up the property. Commissioner V. Walsh stated that the efforts were appreciated; that the Commission wanted something that was built nice at a reasonable cost.

Commissioner V. Walsh provided an overview of specific items to focus on, specifically the front porch, the front door, corner boards, materials being used, the moldings around the windows, railings being wood with the spindles in the railings.

Chair A. Nardi advised that Staff Member A. Strniste will provide M. Simmonds information about recently approved duplexes.

Commissioner V. Walsh made a motion to continue the hearing to the May 15, 2025 agenda. The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 5/15/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Walter Kroll	
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor	

V. Preservation of Historically Significant Buildings

1. Petition (ID # 8604)

295 Pasco Road (Demo of a Garage)

295 PASCO ROAD: Demolition of Detached Garage

COMMENTS - Current Meeting:

Jerry Gagliarducci was before the Commission to present the application relating to 295 Pasco Road.

J. Gagliarducci purchased the property from an auction and that he had been looking to demolish the detached garage that has not be used other than for storage for 35 to 40 years; the garage has been previously broken into, has been falling apart with the roofing falling in on itself.

Commissioner V. Walsh opined that he was not seeing any historical significance of the building.

J. Gagliarducci advised that the asbestos was removed and that the power was coming from the original founding station.

Commissioner V. Walsh made a motion to lift the demolition delay restriction for the building presented in the application. The motion was seconded by Commissioner W. Kroll. With no further discussion, the motion was approved unanimously.

J. Gagliarducci informed the Commission that he was planning to fix the front of the building behind the subject building to be demolished and has already be cleaning up the property - intending to plant grass and other plantings.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Walter Kroll
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

VI. CPC Historic Home Restoration Grants (Non-Hearings)

1. Informational 2025-25

32 Fairfield Street (Non-Applicability): Exterior Restorations

32 FAIRFIELD STREET (NON-APPLICABILITY): Exterior Restorations

COMMENTS - Current Meeting:

Bridgette Baldwin, the landowner of 32 Fairfield Street, was before the Commission to present the application.

B. Baldwin informed the Commission that the project involved fixing the foundation, the front and back porches, underneath the porch, gutters, and part of the roof that was not previously repaired properly. Commissioner V. Nespor confirmed that all of the materials were in-kind; for those aspects that cannot be repaired, in-kind replacement materials will be used.

Commissioner V. Walsh clarified that the storm door does not need approval from the Commission.

Commissioner W. Kroll made a motion to approve the proposed exterior renovation project, as presented in the application and during the evening's meeting, noting that all improvements are in kind, thus qualifying for a Certificate of Non-Applicability. Commissioner J. Crowell seconded the motion. With no further discussion, the motion was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

2. Informational 2025-26

70 Cornell Street (Non-Applicability): Exterior Restorations

70 CORNELL STREET (NON-APPLICABILITY): Exterior Restorations

COMMENTS - Current Meeting:

Anthony Bass, the landowner of 70 Cornell Street, was before the Commission to present the application.

Chair A. Nardi provided an overview of the proposed project. Commissioner V. Walsh inquired about the asphalt roof shingles; the Commission reviewed pictures submitted in the application. Commissioner V. Nespor confirmed that just the crown molding near the eave of the building was going to be replaced; the detailing will remain. A. Bass did inform the Commission about the repairs needed to the front porch. Commissioner W. Kroll informed the Applicant that so long as the work is in-kind, there should be no issue.

Commissioner W. Kroll made a motion to approve the proposed exterior renovation project, as presented in the application and during the evening's meeting, noting that all

improvements are in-kind, thus qualifying for a Certificate of Non-Applicability. The motion was seconded by Commissioner V. Walsh. With no further discussion, the motion was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Vincent Walsh, RAPV Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

3. Informational 2025-27

59 Firglade Avenue (Non-Applicability): Exterior Restorations

59 FIRGLADE AVENUE (NON-APPLICABILITY): Exterior Restorations

COMMENTS - Current Meeting:

The Applicants were not originally in attendance and this item was originally continued to the May 15 meeting. However, the Applicants arrived during the Section 106 meeting item and then heard afterwards.

Dominique Fryar and an accompanying member were before the Commission to present the application.

Commissioner V. Nespor inquired as to whether the project included replacing or restoration. The couple advised that they project involved repairing AND restoration. Commissioner V. Walsh confirmed that the work would be with in-kind materials and that there will be no structure or material change.

Commissioner W. Kroll made a motion to approve the proposed exterior renovation project, as presented in the application and during the evening's hearing, noting that all improvements are in-kind, thus qualifying for a Certificate of Non-Applicability, and also noting that the windows will be rebuilt with sash patterns provided in the application.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Vincent Walsh, RAPV Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

VII. Section 106 Reviews (Non-Hearing)

1. Informational 2025-28

2808 Main Street (Section 106: Exterior Renovations)

2808 MAIN STREET: Exterior Renovations

COMMENTS - Current Meeting:

Kyle Nadeau and John Burke were both before the Commission to present the project to the Commission.

K. Nadeau informed the Commission that the existing platform is unsafe and unused and will be removed with the unit staying. Commissioner V. Nespor asked when the platform was installed; J. Burke opined that it was installed sometime around 1992. The new design will include a new black metal railing to match the style and provide complete protection for those on the roof.

Chair A. Nardi inquired as to the height of the railing. K. Nadeau responded that the railing height would be around 48-inches.

Commissioner W. Kroll made a motion to approve the proposed project, as presented in the submitted materials and during the evening's meeting, which will not be detrimental to the building and that the project will have no adverse impact. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Walter Kroll
SECONDER:	Judith Crowell, CPC Representative
AYES:	Walsh, Nardi, Crowell, Kroll, Nespor

VIII. Other Matters Properly Before the Commission

1. Informational (ID # 8609)

Indian Orchard Fire Station Preservation Restriction

INDIAN ORCHARD FIRE STATION PRESERVATION RESTRICTION

COMMENTS - Current Meeting:

Staff Member Strniste informed the Commission that he had written a draft Preservation Restriction regarding the Indian Orchard Fire Station, which had been presented to them for their reference. While not required to obtain approval from the Commission, input was welcomed if available. Commissioners did not have any edits and opined that the restriction seemed thorough. Staff informed the Commission that he was aware that the City could not hold the Preservation Restriction for a property they own.

RESULT:	PASSED VOICE VOTE
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2. Informational (ID # 8610)

Scheduling Meeting Regarding Historical Ordinance Rewrite

SCHEDULING MEETING REGARDING HISTORICAL ORDINANCE REWRITE

COMMENTS - Current Meeting:

The Commission received a copy of the proposed Historical Ordinance rewrite. Chair A. Nardi recommended having graphic examples, as well as additional context relating to terms used in the ordinance. Staff recommended that that type of content be included in guidelines since they are easier to amend versus an ordinance. The Commission decided to meet on June 12 to solicit feedback about the ordinance.

RESULT:	PASSED VOICE VOTE
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3. Informational (ID # 8612)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff updated the Commission about the Eversource Project, informing them that Commissioner W. Kroll had met with the Eversource-Gas Team. He advised that their team seemed very accommodating and willing to work with the Commission. Staff Member A. Strniste then informed the Commission that there were two instances where electric meters were being installed without approval from the Commission. With Eversource's new policy of locating meters on the outside of the house, the Building Department officials responsible for Electrical Permits were unaware that the electrical meters needed approval from the Commission. Going forward, with more meters being relocated to the outside of the building, the Building Department will reach out to determine if approval from the Commission is required. Commissioner W. Kroll informed Staff that the Eversource-Gas Team could submit an application for multiple addresses or if each address needed an individual application. Staff advised that he was not opposed with multiple addresses on one application.

Staff then informed the Commission of the Letters of Support issued (32 Byers Street; 68-70, 76, 84-88 Byers Street; 178-184 Maple Street; and 70 Chestnut Street), as well as the Certificates of Non-Applicability issued (70 Buckingham Street, 142-148 Mill Street, 136 Bowdoin Street, 27 Greenleaf Street) since the Commission's last meeting.

Staff informed the Commission of a letter received regarding 770-780 State Street being nominated for the National Register of Historic Sites.

4. Informational (ID # 8613)

May 15, 2025 Quorum Call

MAY 15, 2025 QUORUM CALL**COMMENTS - Current Meeting:**

Chair A. Nardi will not be in attendance for the May 15 meeting. Commissioner V. Walsh is tentative. Commissioners Crowell, Kroll and Nespor will all be in attendance.

5. Informational (ID # 8614)

Public Speak-Out Session

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

With no public speak out, Commissioner W. Kroll made a motion to adjourn. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.