



Historical Commission

Regular

~ Minutes ~

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

Andrew Strniste
4137876525

Thursday, May 15, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on May 15, 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	Absent	
Judith Crowell	CPC Representative	Present	
Walter Kroll		Present	
Marisa Zorzi		Present	
Vana Nespor		Absent	

II. Minutes Approval

1. Thursday, May 01, 2025

III. Public Hearings (Continued)

1. Petition (ID # 8600)

23 Spruceland Avenue (Replace Brick Steps)

23 SPRUCELAND AVENUE: Replace of Existing Brick Steps

HISTORY:

05/01/25 Historical Commission **CONTINUE VOTE**
Next: 05/15/25

COMMENTS - Current Meeting:

Michelle Koch, the landowner of 23 Spruceland Avenue, was before the Commission to present the proposed project.

M. Koch informed the Commission that she would like to remove the end caps, but keep and repurpose as much brick as possible, and then place a blue stone atop as the step. She then informed the Commission that other houses in the area do not have end caps and provided examples of both wood and concrete caps.

The Commission compared the proposal to what had previously existed in the 1939 photograph.

Clarification was sought by Commissioners V. Walsh and W. Kroll about M. Koch's desire to keep the end caps. While M. Koch would love to keep the end caps, she advised that she would likely not be able to afford the cost to repair them, and is therefore, proposing to eliminating the caps and using bluestone tread.

Commissioner V. Walsh advised that should M. Koch dismantle and rebuild the front steps to the same design and material, then the application would qualify as a Certificate of Non-Applicability; however, because of the elimination of the end caps, the Commission needs to review the application. Commissioner V. Walsh then informed M. Koch that he would not approve a black railing similar to what is currently existing, and then opined that he would prefer the end caps to be kept and rebuilt.

The Commission determined that additional information is needed, including a more defined scope of work.

Commissioner V. Walsh made a motion to continue the hearing to the June 5, 2025 meeting agenda. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 6/5/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Marisa Zorzi	
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi	

2. Petition (ID # 8603)

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

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

HISTORY:

05/01/25 Historical Commission **CONTINUE VOTE**
Next: 05/15/25

COMMENTS - Current Meeting:

Staff informed the Commission that the Petitioner was seeking a continuation for the purpose of needing more time to update the original plans. Commissioner V. Walsh made a motion to continue the meeting to the June 5, 2025 meeting agenda. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 6/5/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Judith Crowell, CPC Representative	
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi	

IV. Public Hearings (New)

1. Petition (ID # 8645)

3 Clarendon Street (Windows)

3 CLARENDON STREET: Replace Windows

COMMENTS - Current Meeting:

William Brock from the City's Office of Housing was before the Commission to present the application relating 3 Clarendon Street. Michael R., the contractor was also before the Commission.

W. Brock informed the Commission that the landowner is submitting an Application for Certificate of Hardship; the original proposed windows were Pella Reserve; however, due to

the price of the window, they were considered a luxury item that was not covered under the financial assistance program. The new proposal involves the installation of Harvey Majesty - the same prairie style window - that was on the approved window list.

When asked about the color of the window, noted as standard almond in the materials presented; however, W. Brock and Michael R. advised that the windows would be a dark bronze color. W. Brock showed the Commission on his phone what the dark bronze color looked like, which was very dark, black-like in color.

The Commission confirmed that there would be external grids applied to the glass. Michael R. advised that there would be a grid inside the window as well and inquired as to whether that should be the same color; the Commission agreed that the interior grid should be dark bronze as well.

With no public comment, Commissioner M. Zorzi made a motion to accept the replacement windows as presented. The motion was seconded by Commissioner J. Crowell. No further comment ensued; the Commission approved the motion unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marisa Zorzi
SECONDER:	Judith Crowell, CPC Representative
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi

2. Petition (ID # 8644)

34 Mulberry Street (Siding Repairs)

34 MULBERRY STREET: Siding Repairs

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that when the Petitioner had originally submitted the application, there was a reference to pressure-treated wood being used; however, the Petitioner has since advised that the work will include in-kind repairs and replacement materials. Therefore, the Application can be reclassified to Non-Applicability and be handled administratively.

RESULT:	WITHDRAWN
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3. Petition (ID # 8643)

Standard Guidelines for Those Districts with No Guidelines

STANDARD GUIDELINES FOR THOSE DISTRICTS WITH NO GUIDELINES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that at their last meeting, they had voted to move forward with a public hearing on the proposed Standard Guidelines for those Districts with No Guidelines. He provided an overview advising that these guidelines would apply to those Local Historic Districts that did not have guidelines.

Commissioner V. Walsh inquired about the process and whether the City Council had to approve of the guidelines.

The Commission answered questions from the public.

One member of the public specifically inquired about new construction; Commissioner V. Walsh advised that the Commission is in the process of drafting guidelines for new construction.

Harry Seymour, from 68 Washington Road, opined that more public exposure of the guidelines was necessary and recommended that an overview of the proposal be drafted and submitted.

Acting Chair W. Kroll agreed that more time was needed.

Commissioner M. Zorzi made a motion to continue the hearing to July 17, 2025.

Commissioner V. Walsh seconded the motion. With no additional discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 7/17/2025 5:30 PM
MOVER:	Marisa Zorzi	
SECONDER:	Vincent Walsh, RAPV Representative	
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi	

V. CPC Historic Home Restoration Grants

1. Petition (ID # 8642)

81 Mulberry Street (Exterior Restoration)

81 MULBERRY STREET: Exterior Restoration

COMMENTS - Current Meeting:

Mike Noonan, the landowner, was before the Commission to present the application.

M. Noonan provided a brief overview of the project, which includes replacing the flat roof with a membrane and copper roofing, the roofs of the bay windows being replaced with copper roofing, as well as repairing and replacing rotted front steps.

Acting Chair W. Kroll confirmed that all like materials will be utilized.

Commissioner M. Zorzi made a motion to approve the proposed exterior restoration 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 J. Crowell. Commissioner V. Walsh advised that because the project included in-kind replacements, it was a non-applicability application. The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Marisa Zorzi
SECONDER:	Judith Crowell, CPC Representative
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi

2. Petition (ID # 8641)

258 Sumner Avenue (Exterior Restoration)

258 SUMNER AVENUE: Exterior Restoration

COMMENTS - Current Meeting:

Sharon Rozanski was before the Commission on behalf of the landowner Bill Cawthra to present the application.

Acting Chair W. Kroll read into the record the scope of work provided in the application. The Commission confirmed that there were no structural changes and that the replacement materials would be like for like.

Commissioner V. Walsh expressed some reservations since the application did not explicitly state that in-kind materials would be used.

Acting Chair W. Kroll advised that the assumption would be that the replacement materials would be like materials.

Commissioner V. Walsh made a motion to approve the proposed exterior restoration project at 258 Sumner Avenue in accordance with the scope and specifications provided in the Pioneer Valley Planning Commission's overview and that all work done and materials used shall comply with the City of Springfield Building Code, Massachusetts Electrical and Plumbing Code, the District Guidelines and Springfield Historical Commission review process, and the Secretary of the Interior's Standards. The motion was seconded by Commissioner J. Crowell. With no further discussion, the motion was approved unanimously.

Staff confirmed that painting masonry work does not require a Certificate and that paint color is not controlled. The Commission confirmed that Historical Certificates do not have a deadline to complete the project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Judith Crowell, CPC Representative
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi

3. **Petition (ID # 8640)**

102 Magnolia Terrace

102 MAGNOLIA TERRACE: Exterior Restoration

COMMENTS - Current Meeting:

Deborah Novak, Landowner of 102 Magnolia Terrace, was before the Commission to present that application.

The Petitioner verified that the house was painted last year and that is not part of the project scope anymore.

Acting Chair W. Kroll reviewed the scope of work with the Petitioner. The Petitioner confirmed that the project entails refinishing and restoring.

Commissioner M. Zorzi made a motion to approve the proposed exterior restoration 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:	APPROVED [UNANIMOUS]
MOVER:	Marisa Zorzi
SECONDER:	Vincent Walsh, RAPV Representative
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi

4. **Petition (ID # 8639)**

41 Churchill Street

41 CHURCHILL STREET: Exterior Restoration

COMMENTS - Current Meeting:

Due to a scheduling issue, this agenda was moved up in the agenda and heard after the hearing for Standard Guidelines for those Districts with No Guidelines.

Juan and Jennifer Montoya were before the Commission to present the Non-Applicability Application to the Commission.

Juan Montoya informed the Commission of some of the proposed work, including painting and replacing rotted wood. In-kind materials would be used for repairs and replacement.

Acting Chair W. Kroll read the project synopsis from the application.

Jennifer Montoya informed the Commission that they would be replacing the hatch door; however, since the hatch is metal, as long as they proposing metal, they do not need additional review from the Commission.

Commissioner V. Walsh made a motion to approve the proposed exterior restoration 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:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Judith Crowell, CPC Representative
AYES:	Vincent Walsh, Judith Crowell, Walter Kroll, Marisa Zorzi

VI. Other Matters Properly Before the Commission

1. Informational (ID # 8638)

Proposed Birnie-Taylor-Lay Block 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 completed her report regarding the potential expansion of the Birnie-Taylor-Lay Block. S. Walsh proposed two options - the first is a District that wraps around the Quadrangle-Mattoon Local Historic District and the second being merging the proposed district with the Quadrangle-Mattoon Local Historic District and having one big district. Staff Member A. Strniste informed the Commission that S. Walsh advised that many of the materials in the area explored were of masonry materials, and may therefore conform with the standards of the Quadrangle-Mattoon Local Historic District.

Staff Member A. Strniste informed the Commission that no action was needed to be taken now and that they could take their time to review the document. Commissioner V. Walsh opined that he would be in favor of two separate districts rather than one big district.

2. Informational (ID # 8637)

Community Preservation Committee Nomination/Appointment

COMMUNITY PRESERVATION COMMITTEE NOMINATION/APPOINTMENT

COMMENTS - Current Meeting:

Attorney Shea clarified that Commissioner J. Crowell could vote on a motion that nominates her to the Community Preservation Committee.

Acting Chair W. Kroll made a motion to nominate and appoint Commissioner J. Crowell to the Community Preservation Committee. The motion was seconded by Commissioner M. Zorzi. With no additional discussion, the motion was approved unanimously.

3. Informational (ID # 8636)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that the landowner of 289 Tinkham Road was looking to get a demolition delay exemption and was hoping that Commissioners could visit the site beforehand. Members advised that they would.

Staff Member A. Strniste informed the Commission that he would be at a conference on June 12 and that would conflict with the proposed date to solicit feedback about the Historic Ordinance Rewrite. He will send out an email with possible dates for the Commission to choose from.

Staff Member A. Strniste then advised that he issued three Certificates of Non-Applicability since their last meeting: 33 Cherryvale Avenue (replacement of windows with in-kind windows), 135 Thompson Street (foundation repair) and 147 Pineywoods Avenue (driveway repair).

Staff Member A. Strniste then informed the Commission about additional correspondence regarding the nomination of 774 State Street to the National Register.

A brief discussion about Eversource-Electric and the placement of electrical meters were discussed. Staff Member Strniste will following up with the Building Department and Eversource.

4. Informational (ID # 8635)

June 5, 2025 Quorum Call

JUNE 5, 2025 QUORUM CALL

COMMENTS - Current Meeting:

Commissioners V. Walsh and J. Crowell are tentative for the next meeting on June 5, 2025. Commissioner W. Kroll will be attending remotely.

5. Informational (ID # 8634)

Public Speak-Out Session

PUBLIC SPEAK-OUT SESSION

COMMENTS - Current Meeting:

Two members of the public were in attendance to provide public comment.

Gina Emanuel was before the Commission to provide her frustration with her neighbors parking in front of her private walkway to her front door and opined that they were retaliating against her. Attorney Shea advised that she try to reaching out to Code Enforcement. As the discussion proceeded further, Attorney Shea recommended that G. Emanuel contact him at the Law Department to discuss further. Adopting an ordinance could be a possible solution.

Steven Howard then inquired with the Commission as to what could been done about a liquor license that had been approved last year that was issued contrary to the recommendation of the Planning Board and the McKnight Neighborhood Council. The Commission could not provided any guidance since they do not have any jurisdiction over the matter and recommended contacting the Licensing Commission.

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