



Historical Commission

Regular

~ Agenda ~

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

Andrew Strniste
4137876525

Thursday, June 5, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

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

II. Minutes Approval

1. Thursday, May 15, 2025

III. Environmental Review

1. **Petition (ID # 8700)**

13 Harvard Street (Front Porch)

13 HARVARD STREET: Front Porch Renovations

IV. 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

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.

05/15/25 Historical Commission **CONTINUE VOTE**
Next: 06/05/25

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.

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

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.

05/15/25 **Historical Commission CONTINUE VOTE**
Next: 06/05/25

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.

V. Public Hearings (New)

1. Petition (ID # 8701)

64 Washington Road (Electrical Meter & Heat Pump)

64 WASHINGTON ROAD: External Electrical Meter and Heat Pump Installation

2. Petition (ID # 8702)

90 Garfield Street (Solar)

90 GARFIELD STREET: Solar Powered Panels

3. Petition (ID # 8703)

93 Clarendon Street (Porch Renovations SWO)

93 CLARENDON STREET: Porch Renovations (Response to Building Department Stop Work Order)

4. Petition (ID # 8704)

WS Buckingham Street (02042-0039) (Single-Family Dwelling)

WS BUCKINGHAM STREET (02042-0039): Construction of a Single-Family Dwelling

VI. Preservation of Historically Significant Buildings**1. Petition (ID # 8705)**

289 Tinkham Road (Demo Single-Family Dwelling)

289 TINKHAM ROAD: Demolition of a Single-Family Dwelling

VII. CPC Historic Home Restoration Grants**1. Petition (ID # 8706)**

102 Magnolia Terrace (Exterior Restorations - Windows)

102 MAGNOLIA TERRACE: Exterior Restorations (Windows)

2. Petition (ID # 8707)

70 Bowdoin Street (Exterior Restorations)

70 BOWDOIN STREET: Exterior Restorations

3. Petition (ID # 8708)

164-166 Washington Boulevard (Exterior Restorations)

164-166 WASHINGTON BOULEVARD: Exterior Restorations

4. Petition (ID # 8709)

71 Westminster Street (Exterior Restorations)

71 WESTMINISTER STREET: Exterior Restorations

5. Petition (ID # 8710)

145 Harvard Street: Exterior Restorations

145 HARVARD STREET: Exterior Restorations

VIII. Other Matters Properly Before the Commission**1. Informational (ID # 8711)**

7-9 Stockbridge Street (Letter of Support)

7-9 STOCKBRIDGE STREET - Request for Letter of Support

2. Informational (ID # 8712)

Administrative Updates

*ADMINISTRATIVE UPDATES***3. Informational (ID # 8713)**

June 26, 2025 Quorum Call

*JUNE 26, 2025 QUORUM CALL***4. Informational (ID # 8714)**

Public Speak-Out Session

PUBLIC SPEAK-OUT SESSION