



Historical Commission

Special

~ Minutes ~

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

Andrew Strniste
4137876525

Thursday, June 26, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on June 26, 2025 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

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

II. Minutes Approval

1. Thursday, June 05, 2025
2. Monday, June 16, 2025

III. CPC Historic Home Restoration Grants

1. Petition (ID # 8710)

145 Harvard Street: Exterior Restorations

145 HARVARD STREET: Exterior Restorations

HISTORY:

06/05/25 Historical Commission CONTINUE VOTE
Next: 06/26/25

COMMENTS - Current Meeting:

Jerry Carr was before the Commission to present the application relating to the proposed restoration project at 145 Harvard Street.

Chair A. Nardi provided an overview of the application. J. Carr informed the Commission that he met with three representatives and walked the property to discuss the project. There was a previous de-leading project relating to the posts, handrail and lattice. The twelve posts were replaced, and during the initial phases of the project, the Applicants were informed that the State would override whatever decision the Springfield Historical Commission made. In response, Attorney R. Shewchuk advised that he was unaware why the State would have the authority to override the Springfield Historical Commission's decision regarding that manner.

J. Carr stated that the project was completed seven to eight years ago and informed the company that historical review was needed. He reiterated that he was told that the State would have overridden the Historical Commission.

Commissioner V. Nespor inquired as to whether the Commission should deal with what was in front of them instead of the post-related issue.

Chair A. Nardi opined that clarification relating to the post was important for the record, but that they should move forward with making a decision about the application.

Chair A. Nardi asked if the repointing and matching would match the color as well; J. Carr responded in the affirmative.

Commissioner V. Walsh inquired about the second floor windows being replaced; J. Carr responded that the windows would not be replaced.

Commissioner J. Crowell made a motion to accept the application as presented. The motion was seconded by Commissioner W. Kroll with the clarification that no windows were going to be replaced. Commissioner V. Walsh advised that the application was a Non-Applicability Application. With no further discussion, the motion was approved unanimously.

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

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

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

06/05/25 Historical Commission **CONTINUE VOTE**
Next: 06/26/25

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that the Applicant had requested to be continued to the July 17, 2025 meeting agenda. Commissioner V. Walsh made a motion to continue the meeting to the July 17, 2025 meeting agenda. The motion was seconded by Commissioner J. Crowell. Commissioner W. Kroll verified that the application would not time out; Staff Member A. Strniste confirmed. The motion was approved unanimously.

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

2. Petition (ID # 8703)

93 Clarendon Street (Porch Renovations SWO)

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

06/05/25 Historical Commission **CONTINUE VOTE**
Next: 06/26/25

COMMENTS - Current Meeting:

After Chair A. Nardi read the overview of the project, Staff Member A. Strniste informed the Commission that the application was continued for the purposes of requesting that the Applicant file a Building Permit Application with the Building Department. Commissioner V. Walsh opined that if the Commission required the Applicant to restore the porch to what previously existed, that action would only increase the hardship.

Commissioner V. Nespor moved that the application be accepted as a hardship because of the entrance to a licensed day care that was structurally unsound and there was an immediate need to address the situation because of the low income of the family. Commissioner W. Kroll seconded the motion. Chair A. Nardi advised that should any changes be made to the trex material, then the applicant will need to come back. Commissioner W. Kroll made a clarifying comment relating to the hardship. With no other discussion, the motion was approved unanimously.

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

3. Petition (ID # 8704)

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

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

06/05/25 Historical Commission **CONTINUE VOTE**
Next: 06/26/25

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that the Applicant had requested a 45-day extension and to continue the hearing to the July 17, 2025 meeting agenda. Commissioner V. Walsh made a motion to grant the 45-day extension and continue the hearing to the July 17, 2025 meeting. The motion was seconded by Commissioner M. Zorzi. With no additional comments, the motion was approved unanimously.

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

V. Public Hearings (New)**1. Petition (ID # 8751)**

SS Parker Street (21 Parker Street | 09510-1978) (Windows)

SS PARKER STREET (21 PARKER STREET | 09510-1978): Replacement of Windows

COMMENTS - Current Meeting:

Father Piotr Calik was before the Commission to present the project relating to the replacement of windows at Immaculate Conception.

Commissioner V. Walsh commented that the windows to be replaced are not the original windows.

Father P. Calik informed the Commission that the Church had originally proposed windows that were dark bronze on the exterior and white on the interior. Upon making that discovery, the Church wanted windows that were one solid color, thus proposing new windows. Father P. Calik advised that seven of the windows were already vinyl. No change to the design or color will occur. Additionally, there will be an effort to remove the windows from the inside of the building to prevent damage to the trim, though the two kitchen windows will be removed from the exterior. If the trim is disturbed, they will be repair to their original design, materials, and color.

Commissioner W. Kroll advised that the windows appeared to be slimline; Commissioner V. Walsh opined that the bottom is a little thicker than what was usually approved. Father P. Calik advised European windows open inward rather than outward.

Steven Howard, from 11__ Worthington Street, stated he was in support of the project.

Commissioner W. Kroll made a motion to accept the application as presented. The motion was seconded by Commissioner J. Crowell. With no other discussion, the motion was approved unanimously.

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

2. Petition (ID # 8752)

105-107 Buckingham Street (Solar)

105-107 BUCKINGHAM STREET: Solar Powered Panels

COMMENTS - Current Meeting:

Robin Wagner, from South Hadley and works at Trinity Solar, was before the Commission on behalf of the landowner to present the application relating to the installation of solar powered panels.

R. Wagner advised that the meters were currently inside the basement and will be relocated to the outside, noting that the meters would be located on the opposite side of the panels. Trinity Solar makes an effort to ensure that the conduits are not visible, and should the plan change, they would ensure that the conduit is not visible. In this case, attic space and access exists, and therefore, Trinity Solar will make efforts to install equipment there.

Commissioner V. Walsh advised that should the project change, then the Commission will need to review the project.

The Commission reviewed the project site on Google Street View and confirmed that the equipment would be minimally visible. R. Wagner informed the Commission that the equipment would be installed next to the meter.

Commissioner V. Walsh confirmed with R. Wagner that the roof will not be changing materials. Chair A. Nardi opined that as an architect, he gets worried when panels are located near valleys. R. Wagner informed the Commission that they try to keep the panels six to eight inches off the roof.

Harry Seymour, from 68 Washington Road, vocalized his support for the project. Steven Howard from 11__ Worthington Street asked a follow-up question regarding snow and how it affects the panels, as well as vocalized his support for the project.

Commissioner W. Kroll made a motion to approve the installation of the solar project at 105-107 Buckingham Street. The motion was seconded by Commissioner M. Zorzi. With no further discussion, the motion was approved unanimously.

Robin Wagner advised that with the pitch of the roof, Trinity Solar was not worried about snow accumulating because the snow would slide off the panels. If the roof was flatter, then engineering would need to do an evaluation to see if the roof could support the weight.

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

3. Petition (ID # 8753)

200 Florida Street (Roof)

200 FLORIDA STREET: Roof Renovations

COMMENTS - Current Meeting:

Daniel Diaz from 146 Garland Street, Springfield, MA was before the Commission to discuss the application. Chair A. Nardi provided an overview of the proposed project relating to the installation of vents and the replacement of the roof's synthetic membrane with shingles.

D. Diaz informed the Commission that the insulation would also be installed as part of the project. Commissioner W. Kroll asked if the turbine would be black in color; D. Diaz confirmed that it would be.

Commissioner M. Zorzi asked if shingles already existed on the dormer. D. Diaz advised that a membrane typically associated with flat roofs existed.

Steven Howard from 11__ Worthington Street advised that he was in favor of the project.

Commissioner W. Kroll made a motion to accept the application for 200 Florida Street as presented noting that the proposed shingles and vents will be black in color. The motion was seconded by Commissioner J. Crowell. 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, Zorzi, Nespor

4. Petition (ID # 8754)

165 Central Street (Aka 1 Ames Hill Drive | 02560-0204) (Fencing)

165 CENTRAL STREET (A.K.A. 1 AMES HILL DRIVE | 02560-0204): Fencing

COMMENTS - Current Meeting:

Mike Sarrage was before the Commission on behalf of the Springfield Commonwealth Academy to present the application relating to a new fence.

M. Sarrage advised that a large portion of the fence had been demolished by the tornado and that the Academy is looking to reinstall a fence that conforms with the neighborhood and aesthetics of the historical district. He then informed the Commission that there is some fencing intact along Maple Street and Central Street.

Chair A. Nardi confirmed with M. Sarrage that the fence will be six feet tall. Commissioner W. Kroll asked what the height of the existing fence is; M. Sarrage advised that it would be close in height. Commissioner V. Nespor asked if the proposed fence would be replacing any existing fencing; M. Sarrage responded that none of the old fencing would be removed, that the project related to all new fencing.

Commissioner W. Kroll asked if the new fencing would blend with existing fencing.

Chair A. Nardi asked if any work will be performed to the existing masonry. M. Sarrage responded that masonry work would be done in the future; however, installing the fencing was first; if there were to be any changes, they would come back.

Beth Moriarty, a representative from the Academy, expressed support for the project.

Angelene Huang, the President of the Academy, expressed support for the project.

Steven Howard, from 11__ Worthington Street, expressed support for the project.

Harry Seymour, from 68 Washington Road, expressed support for the project.

Commissioner J. Crowell advised that she lived around the corner and opined that the project will improve the property.

Commissioner V. Nespor made a motion to accept the application as presented.

Commissioner W. Kroll seconded the motion. Commissioner V. Walsh clarified that the proposed fence would be 1,007 linear feet of 6-foot high, three-rail, black Iron World Canterbury Style commercial steel fencing, with two and a half inch diameter steel posts with standard decorative post caps; and the installation of one 4-foot wide walk gate and one 5-foot wide walk gate with three-inch heavyweight steel gate posts. With no further discussion, the motion was approved unanimously.

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

VI. Other Matters Properly Before the Commission

1. Informational (ID # 8755)

60 Byers Street: Project Overview of Future Project

60 BYERS STREET: Project Overview of Future Project

COMMENTS - Current Meeting:

Demetrios Panteleakis of 18 Shady Brook Lane in West Springfield, MA, representing the Macmillan Group, was before the Commission to give an overview of an upcoming project relating 60 Byers Street.

D. Panteleakis informed the Commission that his group was attempting to restore the building - that the bones of the structure was great, though the interior was not. The building had previously contained five units - two of which were in violation in the City's zoning regulations, and that his group would be proposing three units.

D. Panteleakis advised that he was intending to come back when appropriate as the project evolves. He then advised that the windows will be almost identical; he will not know the conditions of the interior until they get site control; that he was contemplating installing lighting under the carport.

D. Panteleakis is expecting a 14-month renovation timeline, with an effort to start this winter. The steel work is in good shape; there may be a proposed alteration to the window height at the rear of the building - instead of 10 feet high, likely six feet high with a four-foot knee wall. The fire damage does not concern him as much as the water damage.

Commissioner W. Kroll informed the Commission that D. Panteleakis was his business partner and that he will be recusing himself when applications come before the Commission for review.

D. Panteleakis informed the Commission that his Group has completed several successful projects in Springfield and that he is taking what he has learned from a Miami project and will be applying it to this project.

Chair A. Nardi opined that the architecture relating to this building is one of the more precious in the City.

2. Informational (ID # 8756)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff Member A. Strniste inquired with the Commission if the landowner who previously went before the Commission with an Environmental Review application would need to come back to the Commission if there were anticipating changing the color and grid placement. Since there was a change with the window, the Commission agreed that a new application should be submitted.

Staff Member A. Strniste informed the Commission to submit their comments relating to the Draft Ordinance by the end of the weekend.

Staff Member A. Strniste distributed a chart of the prevailing historical style on each street within each Local Historic District. He informed the Commission that his objective was to reference each style in the New Construction guidelines to ensure that the new structure would conform with the historical style on that street.

Commissioner V. Walsh inquired as to whether he could reach out to the third-party consultant who originally drafted the updated ordinance, as he had questions, specifically relating to what was presented to the Commission. Staff Member A. Strniste advised that the draft was changed internally after the third-party's contract had ended. Commissioner V. Walsh asked for each version; Staff Member A. Strniste will send out each version.

3. Informational (ID # 8757)

July 17, 2025 Quorum Call

JULY 17, 2025 QUORUM CALL

COMMENTS - Current Meeting:

Commission J. Crowell will be unavailable for the July 17, 2025 meeting. Commissioners V. Walsh and V. Nespore are tentative. Commissioners M. Zorzi, A. Nardi, and W. Korll will be in attendance.

4. Informational (ID # 8758)

Public Speak-Out Session

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

With no public comment, 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 and the Commission adjourned at 6:45 PM.