



Historical Commission

Regular

~ Agenda ~

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

Andrew Strniste
4137876525

Thursday, July 17, 2025

5:30 PM

Richard Neal Municipal Operations Center

I. Call to Order

5:30 PM Meeting called to order on July 17, 2025 at Richard Neal Municipal Operations Center, 70 Tapley Street, Springfield, MA.

II. Minutes Approval

1. Thursday, June 26, 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**

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.

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

Staff Member A. Strniste informed the Commission that the Petitioner had requested a 45-day extension and also requested that the hearing be continued to the Commission's June 26, 2025 special meeting. Commissioner V. Walsh made a motion to approved the 45-day extension request and to continue the hearing to the Commission's June 26, 2025 special meeting. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

06/26/25 **Historical Commission CONTINUE VOTE**
Next: 07/17/25

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.

2. 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

Joseph Ruggeri was before the Commission to present the proposed project at WS Buckingham Street relating to a single-family dwelling.

J. Ruggeri advised the proposed single-family will have Hardie Board siding and follow the design of the McKnight neighborhood. Commissioner V. Walsh confirmed that the previous building was a single-family dwelling. A brief discussion regarding an existing tree on the property ensued.

A separate discussion ensued about the orientation of the building and which direction was the front. Chair A. Nardi requested a site plan and observed that the proposed site location, as presented, set behind the front building line of the adjacent properties.

Commissioner V. Walsh advised that shakes on the garage portion of the building was uncommon, that he had concerns about the corner boards, advised that the applicant should ensure that the front porch is functional, that the front porch itself of a historic building does not typically sit that close to the ground, that the front porch would typically have a railing, the front door was not historically appropriate, the faux stone was not really historic, and that the garage being in front is not normally present (though understood why the garage was situated there).

Commissioner J. Crowell opined that the building should look like those in the neighborhood and also be consistent with the neighborhood.

Chair A. Nardi informed the representative that the elevation of the back entry door and front entry door did not align when looking at the elevations of the porches and number of steps. Commissioner V. Walsh advised that typically the foundation of a historic building sits higher.

During public comment, Jim Boone from 97 Florida Street advised that the McKnight brothers had deliberately anticipated setbacks when designing the area in the 1870s and 1880s and finds that the garage in the front of the building to be inappropriate. Commissioner V. Walsh then read J. Boone's and Jennifer Rao's written public comment into the record. Kevin Hadley from 190 Buckingham Street, opined that the project was not close to what was there previously and that a more thorough design would be appropriated. Harry Seymour from 68 Washington Road expressed his disapproval for the proposal and reinforced his position for new construction guidelines.

Commissioner V. Walsh opined that he could not vote in favor of the submitted proposal and suggested that the hearing be continued. Chair A. Nardi advised that the applicant should come back with updated plans.

Commissioner V. Nespor made a motion to continue the hearing to the next available meeting date - June 26, 2025. The motion was seconded by Commissioner J. Crowell, and with no other discussion, approved unanimously.

06/26/25 **Historical Commission CONTINUE VOTE**
Next: 07/17/25

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.

IV. Public Hearings (New)

1. Petition (ID # 8775)

17 Garfield Street (Roof)

17 GARFIELD STREET: Replace Slate Roof with Asphalt Shingle Roof

2. Petition (ID # 8776)

243 Central Street (Detached Garage Renovations)

243 CENTRAL STREET: Exterior Renovations to Detached Garage

3. Petition (ID # 8777)

29 George Street (Windows)

29 GEORGE STREET: Replacement of Windows

4. Petition (ID # 8778)

90 Clarendon Street (Fencing)

90 CLARENDON STREET: Fencing

5. Petition (ID # 8779)

102 Thompson Street (Porch Renovations)

102 THOMPSON STREET: Porch Renovations (In regards to Stop Work Order)

6. Petition (ID # 8780)

102 Thompson Street (Demo Detached Garage)

102 THOMPSON STREET: Demolition of Detached Garage

V. Section 106 Review (Non-Hearing)

1. Petition (ID # 8781)

2840 Main Street (Exterior Renovations & Demo Chimney)

2840 MAIN STREET: Exterior Renovations and Demolition of Chimney

VI. Public Hearings (Continued)

1. Petition (ID # 8643)

Standard Guidelines for Those Districts with No Guidelines

STANDARD GUIDELINES FOR THOSE DISTRICTS WITH NO GUIDELINES

HISTORY:

05/15/25

Historical Commission CONTINUE VOTE

Next: 07/17/25

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.

VII. Other Matters Properly Before the Commission**1. Informational (ID # 8782)**

Administrative Updates

*ADMINISTRATIVE UPDATES***2. Informational (ID # 8783)**

August 7, 2025 Quorum Call

*AUGUST 7, 2025 QUORUM CALL***3. Informational (ID # 8784)**

Public Speak-Out Session

PUBLIC SPEAK-OUT SESSION