



Historical Commission

Regular

~ Minutes ~

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.

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

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

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

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

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

COMMENTS - Current Meeting:

Michelle Koch was back before the Commission to present the application relating to the proposed project at 23 Spruceland Avenue. Samples of the brick and bluestone steps were provided.

M. Koch reiterated that the intent is to keep as many of the bricks as possible and then layering the 2-inch bluestone on top to serve as the steps. The completed project is expected to look similar to the front steps at a house along Magnolia Terrace. The end caps are expected to remain. M. Koch informed the Commission that the steps had been previously repaired and repointed twice before, thus no longer containing enough materials

to repoint again. M. Koch also informed the Commission about the proposed black pipe rail that will be installed.

Commissioner V. Walsh confirmed that the project was to look like the submitted photograph of the house along Magnolia; M. Koch affirmed.

Harry Seymour, resident at 68 Washington Road, informed the Commission that he appreciated the attempt to retain the historic value and supported the application.

Commissioner V. Walsh made a motion to accept the proposed project of replacing the existing bricks and to retain the same shape and design, as well as the installation of the black pipe rail. The motion was seconded by Commissioner M. Zorzi. With no discussion on the motion, it was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

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

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

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that he was expecting the Petitioner to submit updated plans in the coming week or so. The Petitioner or a representative was unable to attend the next meeting - August 7, 2025 - and was therefore looking to have the hearing continued to the August 21, 2025 meeting. Commissioner M. Zorzi made a motion to continue the hearing the hearing to the Commission's August 21, 2025 meeting agenda. The motion was seconded by Commissioner V. Walsh. With no additional discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 8/21/2025 5:30 PM
MOVER:	Marisa Zorzi	
SECONDER:	Vincent Walsh, RAPV Representative	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

IV. Public Hearings (New)

1. Petition (ID # 8775)

17 Garfield Street (Roof)

17 GARFIELD STREET: Replace Slate Roof with Asphalt Shingle Roof

COMMENTS - Current Meeting:

Jackson and Natasha Matos were before the Commission to present the proposed project - the replacement of a slate shingle roof with an asphalt shingle roof.

J. Matos informed the Commission that they moved into the house in early June. Shortly thereafter, after bats had entered the household, a wildlife agent informed them that there was a problem with the roof. After inquiring with eight different roofers, even the roofing companies with "slate" in their name, advised that they would not repair the slate roof. J. Matos informed the Commission that there are pieces of slate ready to fall and they do not want anyone to be hurt. A drastic change is not desired by the landowners.

Geraldo Luciano, the landowners' contractor, also before the Commission, advised that most contractors do not want to go forward with project due to the wooden shingles underneath the slate shingles. Additionally, masons do not want to repair the chimney due to the condition of the roof.

Commissioner W. Kroll asked if the landowners observed any water damage; J. Matos answered that they did not observe any water damage.

In responding to the landowners' observations that there were other buildings nearby with asphalt shingle roofs, Commissioner V. Walsh advised that they approach each application independently from one another, and in this case, if the slate roof can be saved, they will make an effort to save the roof. A discussion then ensued about the bats.

G. Luciano informed the Commission that the project would entail stripping down the roof to the baseboard with the standard work being performed.

After discussing the specific type of shingle, G. Luciano informed the Commission that the HTZ Timberline Architectural shingle would be utilized - either pewter gray or charcoal in color. The specific style was then discussed - styles being Camelot, Stateline or Woodland.

Commissioner V. Walsh opined that the existing slate roof was odd, even for the City of Springfield.

After further discussion, J. Matos informed the Commission that they would like to install the Royal Slate Camelot II GAF Architectural Shingle. G. Luciano advised that other work relating to the project included the skylight being replaced, the chimneys being repointed, and the soffits being repaired in the exact same design, style and materials.

With no public comment being submitted, Commissioner V. Walsh advised that the application should be reclassified to Certificate of Appropriateness. Commissioner V. Walsh made a motion to accept the application for the removal of the slate roof and replacing it with GAF Royal Slate Camelot II asphalt shingles, repairing and repointing the chimney, with no change in materials relating to and when repairing the soffits. The motion was seconded by Commissioner M. Zorzi. With no additional discussion, the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

2. **Petition (ID # 8776)**

243 Central Street (Detached Garage Renovations)

243 CENTRAL STREET: Exterior Renovations to Detached Garage

COMMENTS - Current Meeting:

Alixon Herrera and Hannah Baird Herrera, landowners of 243 Central Street, were before the Commission to discuss the proposed project at 243 Central Street - the conversion of the detached 10-car garage, which includes exterior renovations.

H. Herrera informed the Commission that they own a baseball academy and that they are host parents to approximately 15-20 players. They purchased the house with the intention of transforming the detached garage into space for the baseball academy, which would include offices, storage space, a weight room, study area, and additional training space. They are seeking to enclose the garage and put residential-style doors in place of where the garage doors currently exist.

A. Herrera informed the Commission that when they bought the property, the garage doors were not installed and that the property was bought in part because of the garage.

H. Herrera advised that the proposed project involves the installation of wooden doors and Hardie Board siding with the color of the siding being beige - matching the color of what is existing. The Petitioners confirmed that a lot of the garage is brick.

A. Herrera informed the Commission that he did not know the property was in a historic district when the project was started. Commissioner V. Walsh asked if any thought was given to preserving the historic aspects of the garage; the facade being stone. A. Herrera advised that the brick was falling apart. Commissioner V. Walsh asked if the garage had been re-framed at any point; the Petitioners did not know. Commissioner V. Walsh opined that the proposed siding was appropriate.

H. Herrera informed the Commission that they were okay with making the color similar to the house, as the proposed siding comes in a similar blue color. Commissioner V. Walsh opined that the trim being white in color.

Commissioner M. Zorzi inquired as to whether there was any other natural light was entering the building; A. Herrera responded that it was just the door. There will be no additional windows installed.

No public comment was offered.

Commissioner M. Zorzi made a motion to approve the proposed exterior renovations relating to the doors and siding as presented in the application. Commissioner V. Nespor seconded the motion. Commissioner W. Kroll clarified that the Hardie Board color would match the house color and that the doors would be woodgrain - subject to fit the building code. Commissioner V. Walsh then informed the Petitioners that should anything relating to the project change, they would need to come back. With no additional discussion, the project was approved unanimously.

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

3. Petition (ID # 8777)

29 George Street (Windows)

29 GEORGE STREET: Replacement of Windows

COMMENTS - Current Meeting:

Monnay Miller, landowner of 29 George Street, was before the Commission to present the application.

M. Miller informed the Commission that she is proposing to keep the existing windows, as the hardship would be to replace all of the existing windows with wooden windows. M. Miller advised that when she purchased the house, the windows had already been replaced with vinyl windows. Those windows were destroyed in a 2023 fire and subsequently replaced by M. Miller with vinyl windows. M. Miller then informed the Commission that the

quote she obtained had been \$160,000 to replace all 35 vinyl windows with wooden windows.

Commissioner W. Kroll informed M. Miller that the Springfield Preservation Trust has a list of vendors that would like yield a better quote than \$4,000 per window. Commissioner V. Walsh opined that he had never seen a quote to that magnitude for this type of project.

Staff Member A. Strniste provided clarification as to what the Petitioner is requesting from the Commission - to keep the existing vinyl windows in place. Due to some confusion about what was being requested, Staff Member A. Strniste and M. Miller reviewed the timeline with the Commission to provide clarity. Commissioner V. Walsh confirmed that the windows currently installed were white vinyl.

Commissioners V. Walsh and W. Kroll informed M. Miller that when viewing 2015 Google View Street imagery, storm windows were present, suggesting that the windows were wooden, contradicting the notion that the house was purchased with existing vinyl windows. They then advised that had the existing windows being proposed - white vinyl - they would most likely have not been approved, as historically the Commission does not approve white vinyl. M. Miller advised that the existing windows are white vinyl, and that they were white vinyl when the building was purchased.

Commissioner V. Walsh acknowledged that there would be a hardship to reinstall historically appropriate windows.

M. Miller informed the Commission that she would be proposing to replace the windows in the future. The Commission agreed that at any point in the future, should the windows be replaced, regardless of the style, design, and materials, approval by them would be required.

Staff Member A. Strniste informed the Commission that the hearing was not noticed to include the front porch post, and recommended excluding that from the evenings hearing. Thus the approval should only contain the windows; the Applicant should apply separately for the post and door, which she was acquiesced to.

No public comment was provided.

Commissioner V. Walsh made a motion to accept the application for hardship to keep the existing windows currently installed on the condition that should there be a proposed replacement of the windows, review by the Commission was required and that those windows should adhere to the standards of the historic guidelines in place. Commissioner M. Zorzi seconded the motion. Commissioner M. Zorzi reiterated to the Petitioner that if the windows were to be replaced in the future, she needs to come back to the Commission for approval. Commissioner V. Walsh informed the Petitioner that the condition exists even if the building were to be sold. The Petitioner understood. With no further discussion, the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

4. **Petition (ID # 8778)**

90 Clarendon Street (Fencing)

90 CLARENDON STREET: Fencing

COMMENTS - Current Meeting:

The Petitioner was absent from the evening's hearing. Commissioner V. Walsh made a motion to continue the hearing to the August 7, 2025 meeting agenda. The motion was seconded by Commissioner M. Zorzi. With no discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 8/7/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Marisa Zorzi	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

5. Petition (ID # 8779)

102 Thompson Street (Porch Renovations)

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

COMMENTS - Current Meeting:

Ziyad Jarael was before the Commission to present his application. His translator Khalid al Janabi was in attendance to assist with communication.

The Commission confirmed that the application was in response to an issued Stop Work Order, which Staff Member A. Strniste confirmed. K. al Janabi informed the Commission that Z. Jarael was unaware of the process due to being from a different country, thus not getting a permit prior to starting the project. The porch was in bad shaping, necessitating the deck boards and balusters being replaced.

Commissioner W. Kroll asked about the materials that were used; pressure treated, as identified in the application by Commissioner M. Zorzi.

Commissioner V. Walsh advised that the Commission was not doubting the quality of the work; that the Commission is focused on replicating what is historically appropriate.

Commissioners V. Walsh and W. Kroll confirmed that the decking was assembled tightly, rather than with gaps between the boards themselves. Staff Member A. Strniste confirmed that the wooden shakes on the second floor porch were not replaced; the Petitioner responded that the shakes had been painted.

When asked about the balusters, the Petitioner confirmed that they were made of wood as well.

Commissioner V. Walsh informed the Petitioner that had the current work be presented to the Commission, the work would have never been approved; the work was done well, but not in the right manner. Commissioner W. Kroll reaffirmed Commissioner V. Walsh's assertion and added that the handrails should have been a black pipe rail, the spindles circular, and that handrails curved. Commissioner W. Kroll added that the decking is going in the right direction, perpendicular to the building, and would have been tongue and groove; that the existing decking would not be seen as much had the original railing been in place.

Commissioner V. Walsh opined that replicating the previously existing railing would not be too expensive to make and that it could be done. Discussion ensued about the height of the railing and the installation of a black pipe rail to help meet code. Commissioner V. Walsh opined that he was okay with the installed decking, and that if any materials still existed, the materials could be reused.

Commissioner W. Kroll recommended continuing the hearing to the August 7, 2025 meeting to allow the Petitioner to research the ability to recreate the previous handrail.

Commissioner M. Zorzi made a motion to continue the hearing to the Commissioner's August 7, 2025 meeting agenda. The motion was seconded by Commissioner V. Walsh. With no further discussion, the motion was approved unanimously.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 8/7/2025 5:30 PM
MOVER:	Marisa Zorzi	
SECONDER:	Vincent Walsh, RAPV Representative	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

6. Petition (ID # 8780)

102 Thompson Street (Demo Detached Garage)

102 THOMPSON STREET: Demolition of Detached Garage

COMMENTS - Current Meeting:

Ziyad Jarael was before the Commission to present his application. His translator Khalid al Janabi was in attendance to assist with communication.

The Commission discussed the composition of the detached garage, confirmed that it was all concrete. In reviewing the submitted photographs, the Commission confirmed that one of the walls was buckling and that the roof was caving in.

Commissioner V. Walsh opined that there was nothing worth saving.

A brief discussion ensued as to whether a demolition delay approval was required. Staff Member A. Strniste opined that the Certificate would serve as the demo delay.

Commissioner V. Walsh made a motion to allow for the demolition of the detached garage. The motion was seconded by Commissioner M. Zorzi. With no other discussion, the Commission approved the motion unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

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

COMMENTS - Current Meeting:

Kyle Nadeau and John Burke from STV, Inc. were before the Commission to present the application.

Commissioner W. Kroll read from the cover page that outlined the project. K. Nadeau elaborated further, advising there was deterioration necessitating attention, specifically identifying areas in need of repointing, lentil repairs, replacing granite sills, as well as removing the chimney to just below the parapet level. The building was built in 1864 and is currently housing PVTA's para- and small buses. The existing flue in the chimney is not being used, thus the rationale for deconstructing the chimney and capping it just below the parapet. When asked about what the chimney was used for, J. Burke responded that it used to be an old trolley barn.

Commissioner V. Walsh opined that the deconstruction of the chimney would not have an adverse affect, though the chimney does have historic detail. He then reaffirmed that not removing the chimney would be unreasonable.

K. Nadeau guessed that the chimney was over 20 feet tall.

Commissioner V. Walsh reiterated that removing the chimney is a shame; however, that it would not have an adverse affect as it serves no purpose.

Commissioner V. Walsh made a motion to find that the proposed project, as presented in the submitted materials and during the evening's meeting, will not be detrimental to the building and that the project will have no adverse impact. The motion was seconded by Commissioner M. Zorzi. With no other discussion, the motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vincent Walsh, RAPV Representative
SECONDER:	Marisa Zorzi
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor

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

COMMENTS - Current Meeting:

Commissioner V. Walsh vocalized his discontent with the proposed draft Historical Ordinance rewrite, specifically asking why the draft prepared by the consultant was not given to the Historical Commission prior to Staff making amendments. Staff Member A. Strniste responded that he was mistaken as to what the expectations of the Commission were regarding the product produced by the consultant. Staff Member A. Strniste noted that the evening's hearing was in regards to the proposed Standard Guidelines for those Historic District with No Guidelines and not the proposed Historical Ordinance rewrite.

Commissioner V. Walsh advised that he wanted the rationale behind the changes made to the draft produced by the consultant, noting that the two notable changes he took issue with were the single-building local historic districts and the implementation of fees.

Commissioner V. Walsh made a motion to continue the hearing relating to the guidelines to the August 7, 2025 meeting agenda. The motion was seconded by Commissioner M. Zorzi and approved unanimously after no additional discussion.

RESULT:	CONTINUE VOTE [UNANIMOUS]	Next: 8/7/2025 5:30 PM
MOVER:	Vincent Walsh, RAPV Representative	
SECONDER:	Marisa Zorzi	
AYES:	Vincent Walsh, Walter Kroll, Marisa Zorzi, Vana Nespor	

VII. Other Matters Properly Before the Commission

1. Informational (ID # 8782)

Administrative Updates

ADMINISTRATIVE UPDATES

COMMENTS - Current Meeting:

Staff Member A. Strniste informed the Commission that there were four Certificates of Non-Applicability issued since the last meeting:

- a) 403 Maple Street (asphalt roof to asphalt roof)
- b) 20 Fairfield Street (front porch repairs)
- c) 36 Firglade Avenue (repointing and repairing chimneys and existing foundation)
- d) 24 Mountainview Street (exterior repairs to damage caused by a fallen tree)

2. Informational (ID # 8783)

August 7, 2025 Quorum Call

AUGUST 7, 2025 QUORUM CALL

COMMENTS - Current Meeting:

All Commissioners in attendance at the evening's hearing will be in attendance at the August 7, 2025 meeting. Commissioner V. Walsh will not be at the August 21, 2025 meeting.

3. Informational (ID # 8784)

Public Speak-Out Session

PUBLIC SPEAK-OUT SESSION

COMMENTS - Current Meeting:

Harry Seymour, from 68 Washington Road, inquired about the process relating to the draft Historical Ordinance rewrite and confirmed that the document was in draft form. He then asked if the Commission would be holding another meeting on the document.

Attorney K. Shea confirmed that the document will need approval from the Historical Commission prior to being forwarded to the City Council.

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