



70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

MEETING AGENDA

DATE: Thursday, October 16, 2025

TIME: 5:30 PM

PLACE: Congressman Richard E. Neal Municipal Operations Center
Video Conference Room
70 Tapley Street, Springfield, MA 01104

I. ROLL CALL & PROCEDURES

II. ACCEPTANCE OF MINUTES

- 1) *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON OCTOBER 2, 2025*

III. PUBLIC HEARINGS (Continued)

- 1) *NONE*

IV. PUBLIC HEARINGS (New)

- 1) *223 LONGHILL STREET:* Installation of an Electric Meter
- 2) *301 LONGHILL STREET:* Installation of a New Door
- 3) *79 THOMPSON STREET:* Installation of Solar Powered Panels on Detached Garage
- 4) *353 MAPLE STREET:* ADA Ramp, Windows, Roof, and Exterior Renovations
- 5) *47 WESTMINSTER STREET:* Construction of Rear Deck (Stop Work Order)

V. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

- 1) *ADMINISTRATIVE UPDATES*
- 2) *NOVEMBER 6, 2025 MEETING OVERVIEW*
- 3) *NOVEMBER 6, 2025 & NOVEMBER 20, 2025 QUORUM CALL*
- 4) *PUBLIC SPEAK-OUT SESSION*

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, OCTOBER 16, 2025 | HEARING OVERVIEWS

CONTINUED HEARINGS

NO CONTINUED HEARINGS SCHEDULED FOR OCTOBER 16, 2025

NEW HEARINGS

223 LONGHILL STREET (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Monday, September 29, 2025
- ***APPLICATION EXPIRATION DATE:*** Friday, November 28, 2025
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing an electric meter onto the north side of the building, as far back from the front of the building as possible.
- ***STAFF NOTES:*** Staff was informed by the Petitioner that the meter was already installed.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** n/a
- ***DRAFT APPROVAL MOTION:***

To approve the already installment and placement of the electric meter onto the north side of the building, as presented in the application and during this evening's hearing.

301 LONGHILL STREET (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
- ***APPLICATION SUBMISSION DATE:*** Tuesday, September 30, 2025
- ***APPLICATION EXPIRATION DATE:*** Saturday, November 29, 2025
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purposes of replacing a damaged black wooden colonial door with a black Pella fiberglass colonial door, increasing the number of glass panels from two to six.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT APPROVAL MOTION:***

To approve the proposed replacement of the black wooden colonial door with a black Pella fiberglass colonial door – increasing the number of glass panels from two (2) to six (6)), as presented in the application and during this evening's hearing.

79 THOMPSON STREET (HARDSHIP)

- **LOCAL HISTORIC DISTRICT:** McKnight
- **APPLICATION SUBMISSION DATE:** Wednesday, October 1, 2025
- **APPLICATION EXPIRATION DATE:** Sunday, November 30, 2025
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of installing four (4) solar powered panels onto the west facing side of the roof of the detached garage with the utility equipment being placed onto the rear of the principal building (the single-family dwelling); and the conduit is to be placed on the rear side of the detached garage.
- **STAFF NOTE:** The Commission should definitively ascertain the location of the conduit.
- **LETTER OF AUTHORIZATION:** n/a
- **SUBMITTED WRITTEN COMMENT:** None
- **DRAFT HARDSHIP MOTION:**
 - The Commission should ascertain and make findings about the hardship.
- **DRAFT APPROVAL MOTION:**

To approve the proposed installation of four (4) solar powered panels onto the west facing side of the detached garage's roof with the utility equipment being placed on the rear of the principal building, and the conduit being placed _____ (insert location), as presented in the application and during this evening's hearing.

353 MAPLE STREET (HARDSHIP)

- **LOCAL HISTORIC DISTRICT:** Maple Hill
- **APPLICATION SUBMISSION DATE:** Thursday, September 25, 2025
- **APPLICATION EXPIRATION DATE:** Monday November 24, 2025
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purposes of performing several exterior renovations, which include:
 - Installing a kitchen exhaust vent on the roof;
 - Installing an aluminum ADA ramp, black satin in color;
 - Replacing 59 brown double-hung wooden windows with diamond pattern grids (unknown placement) with bronze vinyl double hung windows with diamond pattern grids to be placed on the interior side of the window;
 - Repairing the roof; and
 - Repainting the exterior.
- **STAFF NOTE:**
 - The application states that the Petitioner is still negotiating the scope of work relating to the doors, and therefore, the Petitioner will need to return if any changes in material, design, or outward appearance thereof occurs.
 - The Commission should determine if multiple roof vents and/or a wall vent are being installed.
- **LETTER OF AUTHORIZATION:** n/a
- **SUBMITTED WRITTEN COMMENT:**

- Jim Boone
- **DRAFT APPROVAL MOTION:**

To approve the proposed exterior renovations, which includes the installation of a kitchen exhaust vent on the roof; installing an aluminum ADA ramp, black satin in color; replacing 59 brown, double-hung wooden windows with diamond pattern grids with bronze vinyl double-hung windows with diamond pattern grids to be placed on the [REDACTED] (interior or exterior); repairing the roof; and repainting the exterior, as presented in the application and during this evening's hearing with the condition of removing the ramp when it is no longer required.

47 WESTMINSTER STREET (HARDSHIP)

- **LOCAL HISTORIC DISTRICT:** McKnight
- **APPLICATION SUBMISSION DATE:** Thursday, September 25, 2025
- **APPLICATION EXPIRATION DATE:** Monday, November 24, 2025
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Hardship in response to a Stop Work Order for the purposes of getting approval for an already constructed rear entry deck. The deck is comprised of pressure-treated wood. The Petitioner's position is that to demo and rebuild a porch with historic features would cause a hardship.
- **LETTER OF AUTHORIZATION:** n/a
- **SUBMITTED WRITTEN COMMENT:**
 - Jim Boone
- **DRAFT HARDSHIP MOTION:**
 - The Commission should ascertain and make findings about the hardship.
- **DRAFT APPROVAL MOTION:**
 - The Commission should ascertain the information needed to formulate a motion for approval.



SPRINGFIELD HISTORICAL COMMISSION MEETING MINUTES

TUESDAY, OCTOBER 2, 2025

COMMISSIONERS IN ATTENDANCE:

Judith Crowell (absent)
Walter Kroll, Acting Chair (in-person)
Alfonso Nardi (remote)
Vana Nespor (in-person)
Vincent Walsh (in-person)
Marisa Zorzi (in-person)

STAFF IN ATTENDANCE:

Andrew Strniste, Director of Community Planning (in-person)

PUBLIC IN ATTENDANCE:

Zaitoun MHD Munir (102 Thompson Street | in-person)
Exandieu Arelus (152 Sumner Avenue | in-person)
Jeremy Arelus (152 Sumner Avenue | in-person)
Trinity Solar Representative (152 Sumner Avenue | in-person)
Jennifer Rinehart-Wegner (26-32 Mattoon Street | in person)
Frances Harrell (127-129 Pineywoods Avenue | in-person)
James Gruber (Byers Street Local Historic District | remote)
Vandana Sareen (Byers Street Local Historic District | remote)

I. OPENING REMARKS

- Acting Chair W. Kroll opened the meeting at 5:30 PM and informed the public of the Commission's meeting procedures for reviewing applications.

II. ACCEPTANCE OF MINUTES – SEPTEMBER 18, 2025

- Commissioner V. Walsh made a motion to accept the Commissioner's meeting minutes of September 18, 2025. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, the motion was approved unanimously.

III. CONTINUED PUBLIC HEARING – 102 THOMPSON STREET

- Zaitoun MHD Munir was before the Commission to present the application relating to the replacement of the front porch floor boards and railings – following up to a received Stop Work Order. K. al Janabi was on the phone to assist with translation.
- K. al Janabi informed the Commission that Z. Munir was not prepared to present a proposed remediation plan, and that Z. Munir was hoping the Commission would grant an extension and continue the hearing to a later date.
- After some discussion, Commissioner V. Walsh made a motion to extend the application and continue the hearing to the Commission's November 20 meeting

date. The motion was second by Commissioner M. Zorzi. Commissioner V. Walsh informed the Petitioner that the application could be presented on the November 6 agenda as well.

- Z. Munir inquired about the proposed work. Staff Member A. Strniste made a recommendation of meeting on site to allow the Commissioners to answer questions, which may assist in understanding what is expected of the Petitioner. The Commission agreed.
- With no further discussion, the motion was approved unanimously.

IV. CONTINUED PUBLIC HEARING – 152 SUMNER AVENUE

- A representative from Trinity Solar, Exandieu Arelus, and Jeremy Arelus were before the Commission to present the application relating to the installation of the solar powered project.
- Staff Member A. Strniste provided an overview of why the hearing was continued – that there was some confusion as to where the conduit was going to be placed. Staff Member A. Strniste had been informed that the conduit was going to be placed on the back of the building, while the Petitioner, who was unrepresented at the previous meeting, was under the impression that the conduit would be installed on the side of the building.
- Trinity Solar confirmed that the conduit would be installed towards the rear of the building, on the inside of the horseshoe area. Trinity Solar then advised that the conduit could be painted if requested and then provided an overview of where the trenching would be placed.
- Commissioner V. Walsh asked for clarification about what would be seen from the public right-of-way; Trinity Solar confirmed that only the panels would be seen.
- No one from the attending public offered any comment on the application.
- Commissioner V. Nespor made a motion to accept the application as presented relating to 152 Sumner Avenue. The motion was seconded by Commissioner V. Walsh. With no discussion on the motion, it was approved unanimously.

V. NEW PUBLIC HEARING – 26-32 MATTOON STREET

- Jennifer Rinehart-Wegner, from 30 Mattoon Street, was before the Commission to present the application. She showed a picture of a similar railing at a nearby church that they were looking to install.
- A discussion ensued about a middle post being installed versus a railing that only had a post at the top and bottom of the railing. J. Rinehart-Wegner confirmed that the railing would contain a third post in the middle of the railing. Acting Chair W. Kroll sought clarification about the proposal.
- J. Rinehart-Wegner then informed the Commission that the contractor provided a quote advising that a 40-pipe railing painted gloss black to match the side railings will be installed.
- Commissioner A. Nardi asked if the posts would be installed in the middle of the steps, as he was concerned about spalling – the step crumbling due to the placement of the rail post too close to the edge of the step. J. Rinehart—Wegner confirmed that the post would be installed in the middle of the step.
- No one from the attending public offered any comment on the application.

- Commissioner M. Zorzi made a motion to approve the installation of the black pipe rail with a top & bottom post, and with a center post that is installed in the middle of the stair. No discussion on the motion occurred and it was approved unanimously.

VI. NEW PUBLIC HEARING – 127-129 PINEYWOODS AVENUE

- Frances Harrell, from 129 Pineywoods Avenue, was before the Commission to present the application relating to the installation of an ADA ramp connecting to the front porch.
- F. Harrell informed the Commission that the ramp would be “L” shaped, made of wood, and affixed to the side of the porch and connecting with the sidewalk.
- Commissioner V. Walsh asked if the ramp was intended to be permanent; F. Harrell responded yes for a residing member of the house. Acting Chair W. Kroll advised that usually ramps are temporary in nature for someone in need in the house, and that approval is typically tied to when it is no longer needed. At that point the ramp would be deconstructed.
- F. Harrell advised that the ramp would be made of pressure-treated wood, which can be painted once it cures.
- Commissioner V. Walsh advised that the Commission does not typically see wooden ramps installed. F. Harrell responded by saying that the front porch is being redone, and therefore, installing the ramp at the same time made sense.
- Commissioner V. Nespor asked about the front porch renovation and why that was not part of the application; F. Harrell advised that that work was all in-kind and only needed approval via a Certificate of Non-Applicability. Commissioner V. Nespor then asked why the ramp was connecting to the side of the front porch and whether it could be located on the side porch; F. Harrell informed the Commission that the side porch entrance was not feasible due to the size of the entry doors. The wheel chair van will likely be parked on the street (Pineywoods Avenue) and allow a straight shot into the front of the building. Commissioner V. Walsh confirmed that generally the Commission sees proposed ramps that accesses the front door due to having more room to maneuver.
- Commissioner A. Nardi asked F. Harrell about the additional step at the front entry door (from the porch), and recommended that the ramp could potentially extend onto the porch to assist with ascending the last step. F. Harrell informed the Commission about the difficulty of ascending the last step, and advised that a temporary, portable ramp is likely the best way to proceed due to the maneuverability constraints.
- Commissioner M. Zorzi confirmed with F. Harrell that the ramp itself would contain a platform/level at the corner of the ramp – the “L.”
- Commissioner V. Nespor made a motion to approve the application as presented. The motion was seconded by Commissioner V. Walsh. With no other discussion on the motion, it was approved unanimously.

VII. CONTINUED PUBLIC HEARING – STANDARD GUIDELINES FOR THOSE DISTRICTS WITH NO GUIDELINES

- Staff Member A. Strniste informed the Commission that this item had been continued multiple times due to meeting time constraints.
- Commissioner V. Walsh asked Staff Member A. Strniste if the guidelines had been properly noticed and if the public had the opportunity to provide comments and attend the hearings. Staff Member A. Strniste responded in the affirmative.
- Commissioner V. Walsh proposed that the word “should” be changed to “shall” as it related to the provision pertaining to fencing. The Commission agreed.

- Commissioner A. Nardi proposed that the heading “Garages” be changes to “Garages and Accessory Buildings.” The Commission agreed.
- Commissioner V. Nespor asked for clarification as to what districts the proposed guidelines would apply to; Staff Member A. Strniste responded that there were about 15 or so districts that were established without guidelines; these proposed guidelines are meant to apply to those districts.
- Acting Chair W. Kroll inquired about the section discussing penalties and whether the penalties were too light or were cumulative in nature. Staff Member A. Strniste advised that the language was from State statute and that he would need to inquire with the Law Department regarding the cumulative effect. Commissioner V. Walsh opined that the Commission could always amend the guidelines upon learning new information in the future.
- Commissioner V. Walsh made a motion to accept the proposed district guidelines, as amended. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion it was approved unanimously.

VIII. ***OTHER BUSINESS – BYERS STREET LOCAL HISTORIC DISTRICT***

- Staff Member A. Strniste informed the Commission that this item had been introduced in May, which related to the expansion of the Bernie-Taylor-Lay Block. While the City did receive approval from the Massachusetts Historical Commission for the Bernie-Taylor-Lay Block, they recommended that the District be larger. As a result, Staff Member A. Strniste asked Shannon Walsh from Pioneer Valley Planning Commission (PVPC) to assist with what a District may look like. S. Walsh was able to produce draft districts – one that would incorporate the Quadrangle-Mattoon Local Historic District, are the other that would wrap around the Quadrangle-Mattoon Local Historic District. Back in May, the Commission favored the proposal that wrapped around the Quadrangle-Mattoon Local Historic District.
- Commissioner V. Walsh made a motion to move forward with the expanded Byers Street District. Commissioner M. Zorzi seconded the motion. Jamie Gruber, from Wayfinders informed the Commission that the Bernie-Taylor-Lay Block would be part of the larger district, and that Wayfinders had received CPA funding to renovate the buildings contained in the Bernie-Taylor-Lay block – that a project needs to be located in a local historic district to receive funding. Vandana Sareen, also from Wayfinders, agreed with the comments made by J. Gruber.
- Commissioner V. Walsh noted for the record that the Commission will have two hearings in the future – when the proposed District is going through the approval process.
- Acting Chair W. Kroll informed the Commission and the public that he had a property on Byers Street and would be recusing himself from the vote in order to avoid any conflict of interest or any perception of any conflict of interest.
- The Commission approved the motion four (4) to zero (0), with Commissioners A. Nardi, V. Nespor, V. Walsh, and M. Zorzi voting in favor of the application and Acting Chair W. Kroll recusing himself from the vote.

IX. ***OTHER BUSINESS – APPOINTMENTS OF COMMISSION OFFICERS***

- Commissioner W. Kroll nominated Commissioner A. Nardi to be Chair of the Commission. The nomination was seconded by Commissioner V. Walsh.
- Commissioner V. Walsh nominated Commissioner W. Kroll to be Vice Chair of the Commission. The nomination was seconded by Commissioner M. Zorzi.

- Commissioner V. Walsh nominated Staff Member A. Strniste to be the Staff liaison to the Commission. The motion was seconded by Commissioner V. Nespor.
- The slate of nominations was approved unanimously.

X. *OTHER BUSINESS – APPOINTMENTS OF COMMISSION OFFICERS*

- Staff Member A. Strniste informed the Commission of the following Certificates of Non-Applicability that were approved since the Commission's last meeting on September 18, 2025:
 - 240 Washington Boulevard – rear window wall and rear door replacement, not visible from the public right-of-way.
 - 230 Washington Boulevard – asphalt roof to asphalt roof.
 - 42 Marengo Park – tar and gravel flat roof replacement with asphalt based flat 2-layer roofing system, not visible from the public right-of-way.
 - 33 Colony Road – below grade basement window replacement, not visible from the public right-of-way.
- Staff Member A. Strniste informed the Commission that he was likely attending a conference on November 6, the Commission's first Thursday meeting in November. The Commission agreed to meet on that date without Staff if need be.
- Staff Member A. Strniste advised that he would be returning from New York City on October 16 and was anticipating arriving in time before the meeting; however, he will be in attendance should he be running late.

XI. *OTHER BUSINESS – OCTOBER 16, 2025 QUORUM CALL*

- Commissioner V. Nespor will be unavailable on October 16, 2025.
- Commissioner V. Walsh can be available if a quorum is needed.
- Commissioners A. Nardi, W. Kroll and M. Zorzi will be in attendance.

XII. *OTHER BUSINESS – PUBLIC SPEAK-OUT SESSION*

- No public was in attendance to provide comment.
- Commissioner V. Walsh made a motion to adjourn. Commissioner M. Zorzi seconded the motion. With no other discussion, the motion was approved unanimously. The Commission adjourned at 6:27 PM.



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 223 Longhill Street

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐

APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**

☒

PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐

RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐

PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.

☐

LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: <u>Forest Park Heights</u>	DECISION:
DATE RECEIVED: <u>September 29, 2025</u>	DECISION DATE:
HEARING DATE: <u>October 16, 2025</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>October 2, 2025</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>October 2, 2025</u>	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
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APPLICATION TYPE

PROPERTY ADDRESS: 223 Longhill Street

APPLICATION TYPE (Select Application Type)



CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.



CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.



CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).



ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.



PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.



PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.



MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).



SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



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APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 223 Longhill Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Jean A Haley		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: (413) 204-4087	REPRESENTATIVE/CONTRACTOR NAME:	
OWNER EMAIL ADDRESS: haleyj@comcast.net	REPRESENTATIVE/CONTRACTOR PHONE NUMBER:	
PROPERTY CODE: 07900-0135	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Upgradin Electrical to 200 Amp Service; Removin and tube Meter to N side of home as far back as possible, Wood frame matching the house		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☒ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

Jean A Haley
PROPERTY OWNER'S SIGNATURE

9/26/2025
DATE





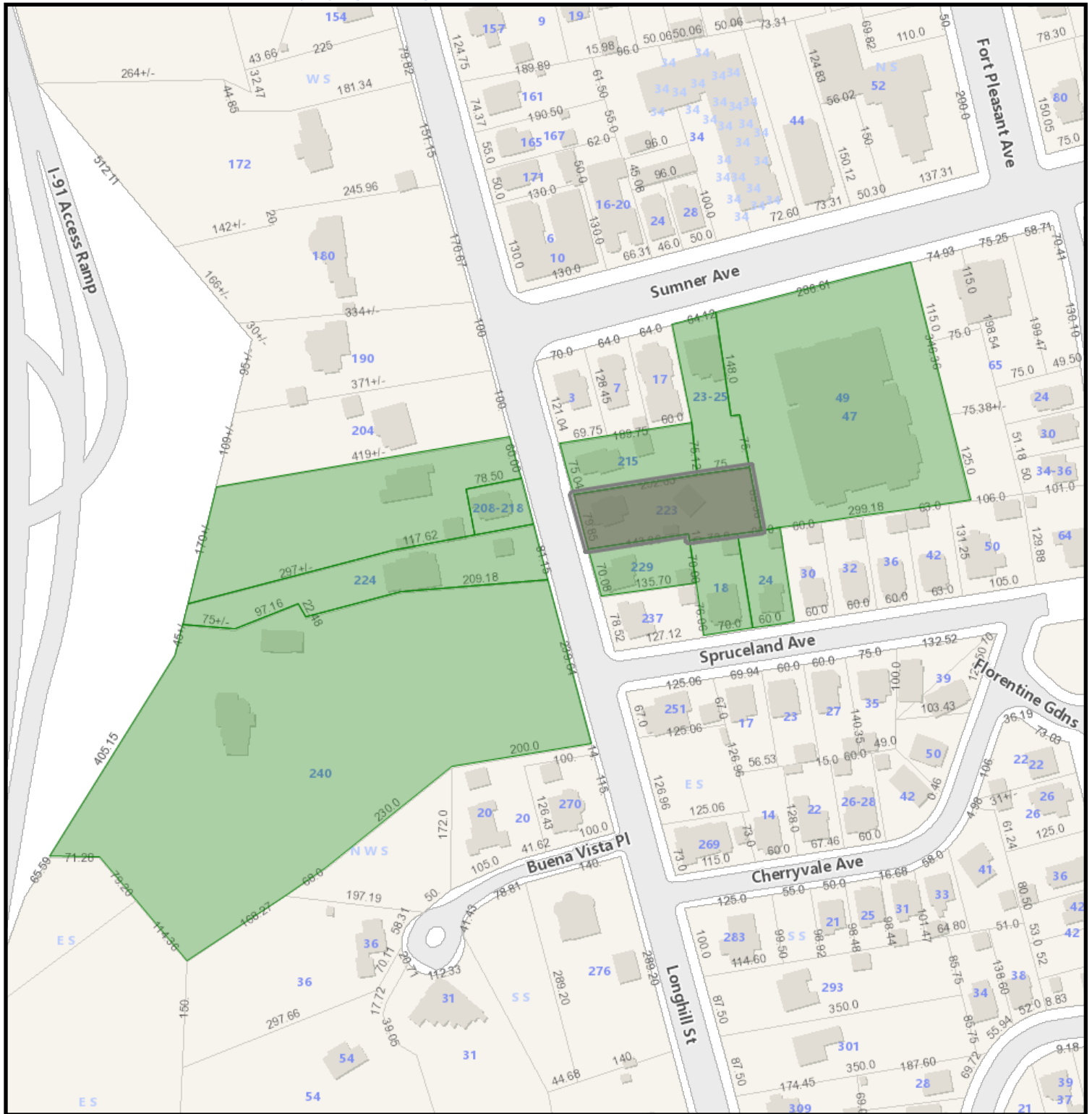
09/22/2025 11:38



09/22/2025 11:42



09/22/2025 11:51



223 Longhill Street GIS Map

9/24/2025 11:46:14 AM

Scale: 1"=200'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

079000061
BYFIELD VINETTE
218 LONGHILL ST
SPRINGFIELD, MA 01108

079000068
CARANDO RAMON P
240 LONGHILL ST
SPRINGFIELD, MA 01108

079000060
DUQUETTE DENNIS PATRICK
208 LONGHILL ST
SPRINGFIELD, MA 01108

110650004
FOLEY EILEEN M & MICHAEL
18 SPRUCELAND AVE
SPRINGFIELD, MA 01108

110650006
GALIK MELISSA A & JAMES C
24 SPRUCELAND AVE
SPRINGFIELD, MA 01108

079000135
HALEY EDWARD A & JEAN
223 LONGHILL ST
SPRINGFIELD, MA 01108

079000136
LEONARD WILLIAM E &
215 LONG HILL ST
SPRINGFIELD, MA 01108

079000062
NEILL DAVID W & VIRGINIA E
224 LONGHILL ST
SPRINGFIELD, MA 01108

079000133
PELLERIN RAYMOND E &
229 LONGHILL ST
SPRINGFIELD, MA 01108

112800501
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

112800499
SPRINGFIELD CITY OF
45 SUMNER AV
SPRINGFIELD, MA 01108



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
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APPLICATION CHECKLIST

PROPERTY ADDRESS:

301 Loring St

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APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**



PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.



RENDERING OF PROPOSED PROJECT UPON COMPLETION

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OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Forest Park Heights	DECISION:
DATE RECEIVED: September 30, 2025	DECISION DATE:
HEARING DATE: October 16, 2025	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: October 2, 2025	WAIVED BY COMMISSION:
DATE NOTICE MAILED: October 2, 2025	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 301 Longhill Street

APPLICATION TYPE (Select Application Type)

☒

CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☐

CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐

CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐

ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐

PRESERVATION AGREEMENT

Select this type of application if the structure contains a Preservation Restriction.

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐

MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐

SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 301 Longhill Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Judith & Joseph Bernard		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: 413 731 9995	REPRESENTATIVE/CONTRACTOR NAME: Francisco M. S.	
OWNER EMAIL ADDRESS: jdbc0143@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413 589 7102	
PROPERTY CODE: 07900-0120	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): The door was damaged during prior ownership. I would like to replace the door with the same style door, but increase the two window panel door to a six panel window door.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☒ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☐ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.


PROPERTY OWNER'S SIGNATURE

7/28/25
DATE

DOORS

☐ Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed door(s).

☐ Check box indicating that you are submitting photographs of the existing door(s).

Will the Dimensions of the Door(s) Change: ☐ Yes (Please Provide Details Below Under Additional Information) ☒ No

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT DOOR(S):

Black 2 panel front door

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE DOOR(S):

Door damaged during prior ownership

NUMBER OF DOOR(S) TO BE REPLACED/ADDED:

1

NEW DOOR MANUFACTURER:

Pella

Fiberglass

MODEL NUMBER(S):

Pella 37.5X 81.625
see Pella quote

	EXISTING	PROPOSED
MATERIAL (e.g. steel, fiberglass, etc):	Wood	Fiberglass
EXTERNAL COLOR(S) (e.g. black, white, etc):	Black	Black
DOOR STYLE(S) (e.g. colonial, etc):	Colonial	Colonial
PANEL PATTERN (e.g. single; two panel, etc):	4 panel	1 panel
GLASS PLACEMENT:	2 panel	6 panel
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):	Single pane	Single pane

ADDITIONAL INFORMATION:

See attached pictures.

Current
door



Replacement

Customer: F Alves & Sons

Project Name: Bernard Joseph 301 Longhill St Springfield MA

Quote Number: 19974338

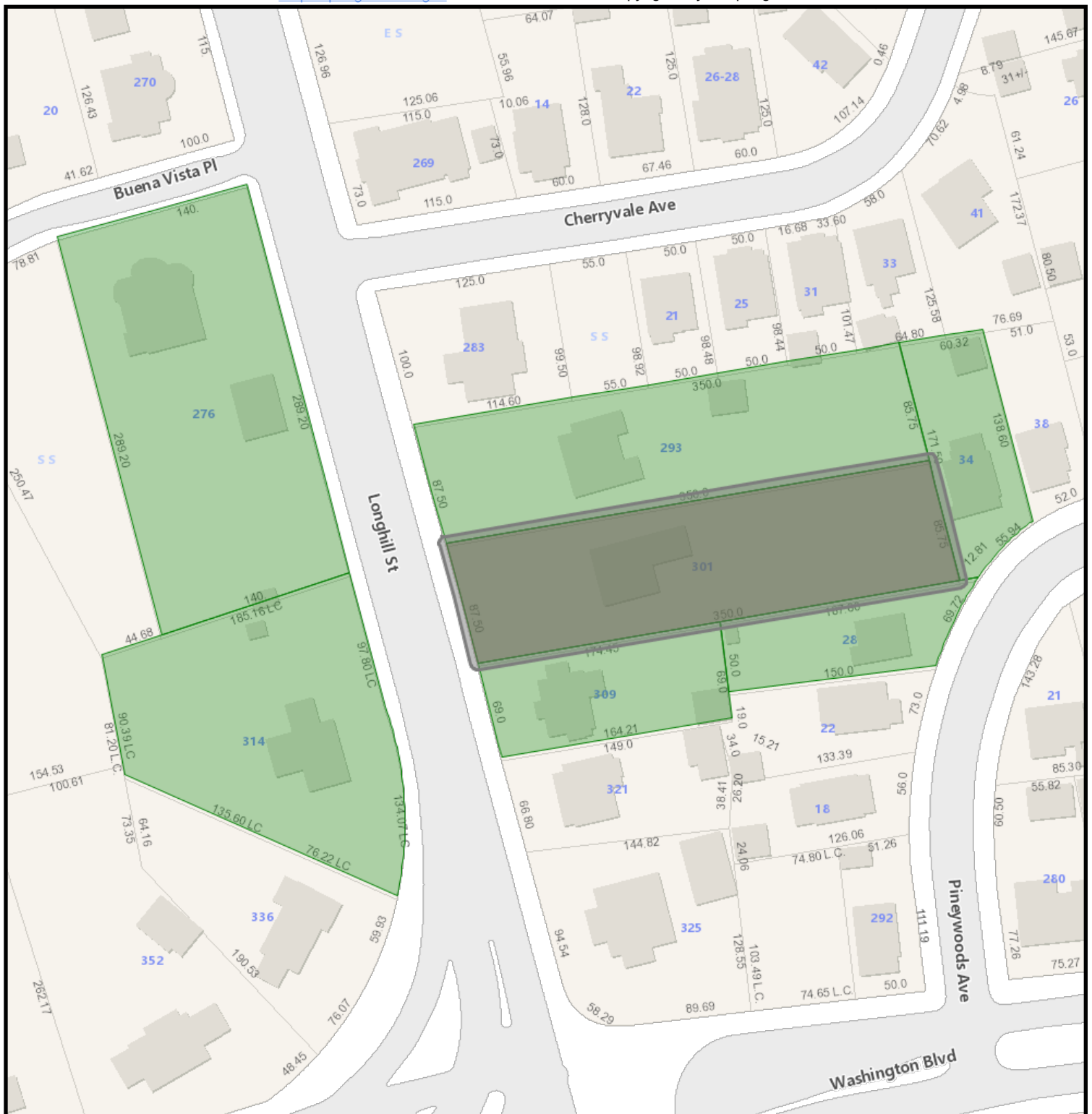
Item #	Location:	Attributes
15	FRONT ENTRY	Pella Entry Doors, Entry Door, Inswing, 37.5 X 81.625, 5 1/4"  Viewed From Exterior rough Opening: 38 - 1/4" X 82 - 1/8" PK # 2214 1: 37.581.625 Entry Door Frame Size: 37 1/2 X 81 5/8 Unit Type: Right Inswing, Standard Sill, No Fire Rating, No Fire Rating Dimensions: 36, 80 Dimension Options: No Cut Down General Information: Standard, 5 1/4", 5 1/4" Panel Style: Flush Glazed 3/4 Light Glass: Tempered Low-E Argon Grilles: Simulated Divided Light, 1 1/8" Flat, Match Interior Panel Finish, Match Exterior Panel Finish, Traditional, Typical, 2, 3 Panel Selection: Smooth Fiberglass, Primed, Primed Frame Selection: Composite, Black Threshold, No Panel Reinforcement, Smooth, Primed, Composite, Smooth, Primed Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No Handle Set, Standard Steel Ball Bearing, Matte Black, Black Finish Sill Performance Information: U-Factor 0.25, SHGC 0.13, VLT 0.21, CPD PEL-M-258-176025-00010, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, FPA FL31712 Wrapping Information: No Attachment Method, 5 1/4", Manufacturer Recommended Clearance, Perimeter Length = 239".

Item #	Location:	Attributes	Item Price	Qty	Ext'd Price
20	REAR 3 SEASON PORCH	Pella Entry Doors, Entry Door, Inswing, 33.5 X 81.625, 5 1/4" 	\$1,898.19	1	\$1,898.19

Replacement







301 Longhill Street GIS Map

9/29/2025 2:24:57 PM

Scale: 1"=100'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

079000120
BERNARD JOSEPH D & JUDITH
301 LONGHILL ST
SPRINGFIELD, MA 01108

079000122
BLAKE MAURINE & LUTHER H
293 LONGHILL ST
SPRINGFIELD, MA 01108

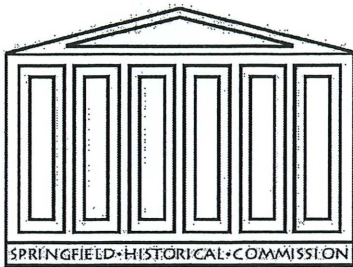
079000078
CAMPBELL YVONNE
276 LONGHILL ST
SPRINGFIELD, MA 01108

079000084
CUMBERBATCH AMANDA &
314 LONGHILL ST
SPRINGFIELD, MA 01108

097650008
FOSTER JOHN M & LISA D
28 PINEYWOODS AVE
SPRINGFIELD, MA 01108

079000118
HASSETT KEVIN J & PATRICIA
309 LONGHILL ST
SPRINGFIELD, MA 01108

097650010
ROSINSKI DAVID A &
34 PINEYWOODS AVE
SPRINGFIELD, MA 01108



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 79 Thompson St Springfield, MA 01109

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST



APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**



PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.



RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.



PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.

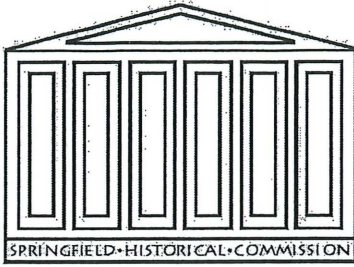


LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application. I will attend

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: <u>McKnight</u>	DECISION:
DATE RECEIVED: <u>October 1, 2025</u>	DECISION DATE:
HEARING DATE: <u>October 16, 2025</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>October 2, 2025</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>October 2, 2025</u>	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 79 Thompson Street, Springfield MA, 01109

APPLICATION TYPE (Select Application Type)

☐

CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☒

CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

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CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐

ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐

PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐

MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐

SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 79 Thompson St, Springfield MA 01109		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Paul Jones		
OWNER ADDRESS: ☐ Check box if same as property address 79 Thompson Street, Springfield, MA 01109		
OWNER PHONE NUMBER: 617-939-5417	REPRESENTATIVE/CONTRACTOR NAME: OWNER Paul Jones	
OWNER EMAIL ADDRESS: PJ22765@gmail.com PJ22765@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 617-939-5417	
PROPERTY CODE: 11525-0067	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: PJ22765@gmail.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): See attached: Project Description		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): See attached: Justification For Certificate of Hardship for Solar Panel Installation on my Garage		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

Paul Jones
PROPERTY OWNER'S SIGNATURE

September 29, 2025
DATE

ROOFING

☐ Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.

☒ Check box indicating that you are submitting photographs of the existing roofing.

	EXISTING	PROPOSED
ROOF STYLE (e.g. gable, hip, mansard, etc):	Hip Garage Roof Style	Same
MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):	Shingle	Shingle
PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING: my Garage Roof is in great shape		
PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING: I Do not want to Replace Roof		
ADDITIONAL INFORMATION: See attachments on Email		

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?

☐
☐

YES (PLEASE PROVIDE MORE INFO ABOVE)

NO

☐ Check box indicating that you are submitting plans of the proposed solar project.

☒ Check box indicating that you are submitting photographs of the existing roofing.

ROOF MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):	Shingles
NUMBER OF SOLAR POWERED PANELS:	4
SOLAR MANUFACTURER:	ECD-worthy
LOCATION OF SOLAR POWERED PANELS (e.g. north side of roof):	South & west South of Roof
LOCATION OF MAIN SERVICE PANEL & METER (e.g. rear of building):	Rear of main House
LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):	Rear of main House
LOCATION OF CONDUIT (e.g. side of building, inside the house):	Rear of Building
PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):	Same as house

Notice of Representation – Historic Commission Meeting

From:

Paul Jones
79 Thompson Street
Springfield, MA 01109

To:

Historic Commission

Date: October 1, 2025

Re: Representation for Solar Panel Installation Application

I, **Paul Jones**, hereby provide notice that I will attend the upcoming Historic Commission meeting to represent myself regarding the proposed installation of the following system on my property:

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit

- 4 pcs 100W Solar Panels
- 40A MPPT Charge Controller
- Bluetooth Module
- Mounting Z Brackets
- 400W 12V Solar Power Off-Grid System for Home

I look forward to presenting my project and addressing any questions or concerns the Commission may have.

Respectfully submitted,

/s/ Paul Jones **Paul Jones** 79 Thompson Street Springfield, MA 01109

PROJECT DESCRIPTION

Project Description

The project involves the installation of a **400 Watt 12 Volt Premium Solar Panel Kit** on a single-car garage located at **79 Thompson Street, Springfield, Massachusetts 01109**. The system will provide off-grid solar power to the garage to operate limited electrical loads, including lighting, outlets, and a diesel air heater.

System Details:

- **Solar Panels:** 4 pieces of 100W high-efficiency monocrystalline solar panels (total 400W), framed in aluminum alloy with tempered glass for durability.
- **Charge Controller:** 40A MPPT (Maximum Power Point Tracking) controller with 99% tracking efficiency and 98% peak conversion efficiency.
- **Monitoring:** Bluetooth 5.0 monitoring module (BT-02) allowing mobile phone connectivity up to 82 feet for real-time system performance data.
- **Mounting Hardware:** ECO-WORTHY Z Brackets for secure roof attachment of solar panels.
- **Wiring & Protection:** Pre-installed waterproof IP-65 junction boxes, bypass diodes, 35-inch cables, and Y-branch connectors for efficient wiring and protection against shading losses.
- **System Output:** Approximate daily production of 1.6 kWh (depending on sunlight availability).

Intended Use:

The installed solar system will supply off-grid power to the garage, which will include:

- Two (2) ceiling-mounted 3-foot fluorescent light fixtures.
- One (1) **VEVOR Air Heater**, 12V, 5KW, with remote control, LCD, and 5L fuel tank.
- Four (4) standard 120V wall outlets for light electrical use.

Scope of Work:

- Assessing garage roof for solar panel installation.
- Mounting solar panels using the provided Z brackets.
- Installing the MPPT charge controller, Bluetooth monitoring module, and required wiring.
- Configuring the system to charge storage batteries and distribute power to lighting, heater, and outlets.
- Testing and commissioning the system to ensure safe and efficient operation.

This project will provide a reliable off-grid solar power source for the garage, ensuring energy independence for basic lighting, heating, and limited electrical use.

JUSTIFICATION FOR CERTIFICATE OF HARDSHIP FOR SOLAR PANEL INSTALATION ON MY GARAGE

Paul Jones

79 Thompson Street
Springfield, MA 01109

September 20, 2025

Springfield Historical Commission

36 Court Street, Room 413
Springfield, MA 01103

Re: Request for Certificate of Hardship – Solar Panel Installation on Garage at 79 Thompson Street

Dear Members of the Springfield Historical Commission:

I respectfully submit this request for a **Certificate of Hardship** to permit the installation of a solar photovoltaic (PV) system on the roof of my detached single-car garage at **79 Thompson Street, Springfield, MA 01109**.

Basis for Hardship

My household is entirely dependent on electricity for essential services, including:

- **Electric stove** for cooking,
- **Electric water heater**,
- **Electric baseboard heating**,
- **Electric washer and dryer**, and
- **Electric window air conditioning units** during the summer months.

As a result, my monthly electric bills routinely exceed **\$500.00**, which poses a significant and ongoing financial burden.

The proposed installation of a **400 Watt 12 Volt Premium Solar Panel Kit** on the garage roof will allow me to reduce this financial hardship by generating renewable energy on-site to my

garage. My garage serves as the first step in transitioning my property to solar energy, as it is less visible than the main structure, has minimal impact on the historic character of the property, and can be utilized immediately to offset high electricity costs.

Intended Use of the Garage Solar System

The garage is not only used for parking but also serves as a functional workshop where I regularly perform maintenance on my own car. During the winter months, this requires reliable power for:

- **Two fluorescent overhead lights** for visibility,
- **Small power tools and chargers**, and
- **A VEVOR Air Heater (12V, 5KW)** to maintain a safe working temperature.

Without solar, these activities directly increase my already excessive electric bills. Installing solar panels on the garage will allow me to reduce my reliance on grid electricity while making necessary and safe use of my garage year-round without have to take my car to an auto service facility like pep boys that can charge me upwards of \$600 to change my breaks where I can change it myself for just the cost of parts (under \$100). My garage is only used for self-purposes maintenance to my vehicle

Minimal Impact on Historic Character

The proposed installation will have little to no impact on the historic qualities of the property:

- The panels will be installed on the roof of a **detached garage**, not the primary residence, reducing their visibility from the public way.
- The installation is **fully reversible** panels can be removed in the future without causing permanent alteration to the garage structure.
- The proposed solar kit is compact and mounted with low-profile brackets, blending with the roofline as much as possible.

Public Policy Considerations

Additionally, this installation supports broader public interests:

- It aligns with Massachusetts' statewide goals to increase renewable energy use and reduce dependence on fossil fuels.
- It reduces the strain on the public utility grid during high-demand seasons.
- It demonstrates environmentally responsible homeownership while maintaining the integrity of the neighborhood's character.

Conclusion

For these reasons, I respectfully request that the Commission grant a **Certificate of Hardship** to permit the installation of solar panels on the roof of my detached garage. Denial of this request would perpetuate a severe and ongoing financial burden due to my reliance on electricity for every essential household service, while approval will allow me to begin transitioning to renewable energy in a manner that is minimally invasive and fully reversible.

Thank you for your consideration. I am happy to provide additional information, system specifications, or photographs of the proposed installation site if requested.

Respectfully submitted,

Paul Jones

79 Thompson Street

Springfield, MA 01109

Pj22765@gmail.com

617-939-5417









[Click to see full view](#)

 **Ask Rufus**

Can it withstand harsh weather?

Does it come with a charge controller?

Is this solar panel kit easy to install?

[Ask something else](#)

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit :4pcs 100W Solar Panel+ 40A MPPT Charge Controller+ Bluetooth Module+ Mounting Z Brackets, 400W 12V Solar Power Off Grid System for Home, RV, Boat.

[Visit the ECO-WORTHY Store](#)

4.4      (576) | [Search this page](#)

Amazon's Choice

50+ bought in past month

\$429⁹⁹

Or \$107⁵⁰ /2 weeks (x4). [Select from 3 plans](#)

Coupon: ☐ [Apply \\$30 coupon](#) [Terms](#)

[Get a \\$100 Amazon Gift Card instantly upon approval for the Mercury Visa Signature Card. Learn more.](#)

Delivery & Support

Select to learn more



Ships from
Amazon



30-day easy
returns



Customer
Support

Size: **400W 12V MPPT KIT**

Brand	ECO-WORTHY
Material	Aluminum
Product Dimensions	35.2"L x 23"W x 1.37"H
Efficiency	High Efficiency
Included Components	Fuse

Historic Commission Application Packet

Solar Panel Installation Proposal – 79 Thompson Street, Springfield, MA

Submitted by:

Paul Jones

79 Thompson Street

Springfield, MA 01109

Paul Jones
79 Thompson Street
Springfield, MA 01109

10/01/2025

Andrew Strniste
Director of Community Planning

Re: Application Submission – Historic Commission Approval for Solar Panel Installation

Dear Director Strniste,

I, **Paul Jones**, am writing to formally submit my application for review and approval by the Historic Commission regarding my proposed installation of a **solar panel kit system** on the roof of my garage located at **79 Thompson Street, Springfield, MA**.

Enclosed with this packet are the following materials for the Commission's review:

1. Project Description
2. Justification for Certificate of Hardship
3. Notice of Representation
4. Visual Documentation

The solar system is designed to be a **low-profile, flush-mounted installation**, minimizing visibility from the street and preserving the property's historic character.

Please note that I will be **dropping off my application in person**, as I believe the online application format does not allow my submission to be presented in a clear and professional manner.

I respectfully request that this application be placed on the agenda for consideration at the next Historic Commission meeting. I will attend in person to represent myself and provide any additional information required by the Commission.

Thank you for your time and attention.

Respectfully,

A handwritten signature in black ink that reads "Paul Jones". The signature is written in a cursive, flowing style with a horizontal line underneath the name.

Paul Jones
79 Thompson Street
Springfield, MA 01109

Project Description

The project involves the installation of a 400 Watt 12 Volt Premium Solar Panel Kit on a single-car garage located at 79 Thompson Street, Springfield, Massachusetts 01109. The system will provide off-grid solar power to the garage to operate limited electrical loads, including lighting, outlets, and a diesel air heater.

System Details:

- 4 pcs 100W high-efficiency monocrystalline solar panels (400W total)
- 40A MPPT charge controller
- Bluetooth monitoring module
- ECO-WORTHY Z Brackets for secure roof attachment
- Approximate daily production: 1.6 kWh (depending on sunlight)

Intended Use:

- Two fluorescent light fixtures
- One VEVOR Air Heater (12V, 5KW)
- Four 120V wall outlets for light electrical use

This project will provide a reliable off-grid solar power source for the garage, ensuring energy independence for basic lighting, heating, and limited electrical use.

Justification for Certificate of Hardship

My household depends entirely on electricity for essential services. Monthly bills routinely exceed \$500, creating a significant financial burden. Installing a 400W solar kit on my garage will reduce this hardship by generating renewable energy. The garage roof is less visible than the main structure, making this installation minimally impactful to historic character. Panels will be mounted flush, fully reversible, and consistent with public policy goals supporting renewable energy.

I respectfully request the Commission grant a Certificate of Hardship to permit this installation.

Notice of Representation

I, Paul Jones, hereby provide notice that I will attend the upcoming Historic Commission meeting to represent myself regarding the proposed installation of the ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit on my garage roof. I look forward to presenting my project and addressing any questions or concerns the Commission may have.

Respectfully submitted,

/s/ Paul Jones
79 Thompson Street
Springfield, MA 01109

Supporting Visuals

EXAMPLE OF A GARAGE WITH SOLAR PANELS



ECO-WORTHY 400W Solar Panel Kit



8 VIDEOS

[Click to see full view](#)

Ask Rufus

[Can it withstand harsh weather?](#)

[Does it come with a charge controller?](#)

[Is this solar panel kit easy to install?](#)

[Ask something else](#)

ECO-WORTHY 400 Watt 12 Volt Premium Solar Panel Kit :4pcs 100W Solar Panel+ 40A MPPT Charge Controller+ Bluetooth Module+ Mounting Z Brackets, 400W 12V Solar Power Off Grid System for Home, RV, Boat.

[Visit the ECO-WORTHY Store](#)

4.4 (576) | [Search this page](#)

Amazon's Choice

50+ bought in past month

[Get a \\$100 Amazon Gift Card instantly upon approval for the Mercury Visa Signature Card. Learn more.](#)

Delivery & Support

Select to learn more



Ships from
Amazon



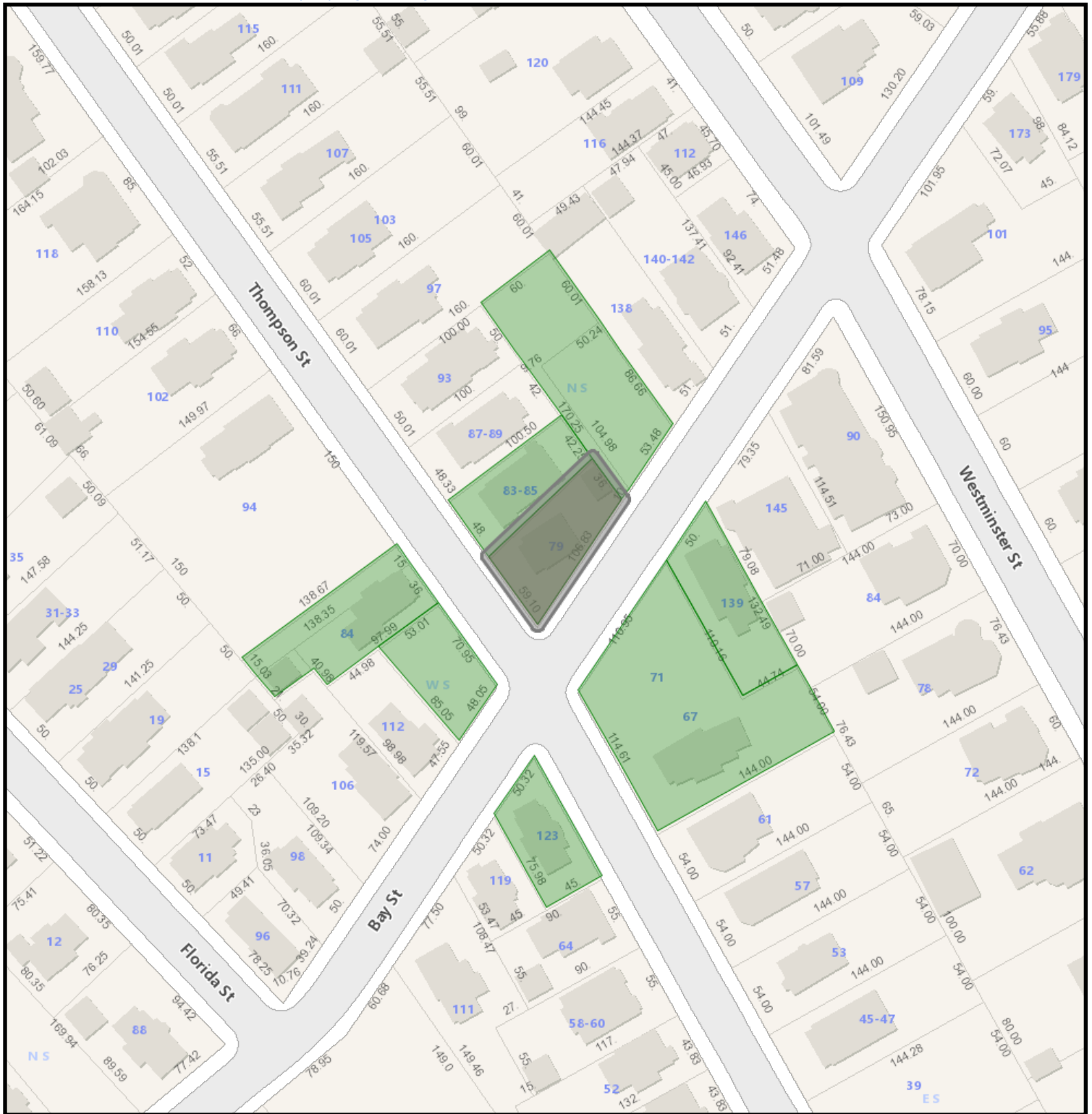
30-day easy
returns



Customer
Support

Size: **400W 12V MPPT KIT**

Brand	ECO-WORTHY
Material	Aluminum
Product Dimensions	35.2"L x 23"W x 1.37"H
Efficiency	High Efficiency
Included Components	Fuse



79 Thompson Street GIS

10/1/2025 1:20:29 PM

Scale: 1"=100'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

115250069
CLARKE BRANDON
67 THOMPSON ST
SPRINGFIELD, MA 01109

010850430
FELIZ CHARLES EZEQUIEL
123 BAY ST
SPRINGFIELD, MA 01109

115250067
JONES PAUL
79 THOMPSON STREET
SPRINGFIELD, MA 01109

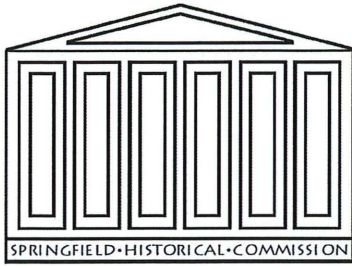
115250017
MARTINEZ HIRAM & VALERIE
84 THOMPSON ST
SPRINGFIELD, MA 01109

010850033
POST INVESTMENT LLC
101 CORPORATE PL
ROCKY HILL, CT 06067

010850427
PROPERTY WAREHOUSE LLC
199 W CENTER ST
MANCHESTER, CT 06040

115250066
SANTIAGO-LOPEZ JULIANA
83 THOMPSON ST
SPRINGFIELD, MA 01109

115250016
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 353 Maple Street

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST



APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**



PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.



RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.



PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. If available, please bring physical samples of the product to the meeting date.



LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: Maple Hill	DECISION:
DATE RECEIVED: September 25, 2025	DECISION DATE:
HEARING DATE: October 16, 2025	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: October 2, 2025	WAIVED BY COMMISSION:
DATE NOTICE MAILED: October 2, 2025	WAIVED BY ABUTTERS:



Springfield Historical Commission



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APPLICATION TYPE

PROPERTY ADDRESS: 353 Maple Street

APPLICATION TYPE Certificate of Appropriateness



CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.



CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.



CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).



ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.



PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.



PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.



MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).



SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



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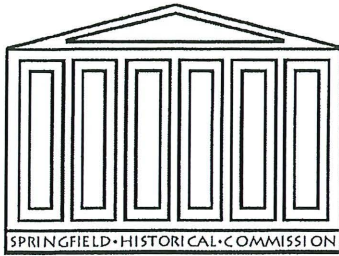
APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 353 Maple Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Hispanic Resource Inc (Jeffrey McGeary)		
OWNER ADDRESS: 425 Union Street West Springfield ☐ Check box if same as property address		
OWNER PHONE NUMBER: 413-736-8329	REPRESENTATIVE/CONTRACTOR NAME: Jonathan Slater	
OWNER EMAIL ADDRESS: jmcgeary@gandaracenter.org	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-265-8756	
PROPERTY CODE: 08218-0127	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: jslater@gandaracenter.org	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Kitchen exhaust vent ADA ramp Windows Exterior paint Roof repairs		PROPOSED MODIFICATIONS (Please check all that apply) ☒ Windows (see Page 3) ☒ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☒ Paint (see Page 8) ☒ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

PROPERTY OWNER'S SIGNATURE

DATE



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
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APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 353 Maple Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Hispanic Resource Inc (Jeffrey McGeary)		
OWNER ADDRESS: ☐ Check box if same as property address 425 Union Street West Springfield		
OWNER PHONE NUMBER: 413-736-8329	REPRESENTATIVE/CONTRACTOR NAME: Jonathan Slater	
OWNER EMAIL ADDRESS: jmcgeary@gandaracenter.org	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-265-8756	
PROPERTY CODE: 08218-027	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: jslater@gandaracenter.org	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Kitchen exhaust vent ADA ramp Windows Exterior paint Roof repairs		PROPOSED MODIFICATIONS (Please check all that apply) ☒ Windows (see Page 3) ☒ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☒ Paint (see Page 8) ☒ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

☒ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

Jeffrey McGeary, Hispanic Resource Inc
PROPERTY OWNER'S SIGNATURE

9/15/15
DATE

WINDOWS

☒ Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed windows.

☒ Check box indicating that you are submitting photographs of the existing windows.

☒ Check box indicating that you are aware of the City's Window Guidelines (click [here](#)).

Will the Dimensions of the Windows Change: ☐ Yes (Please Provide Details Below Under Additional Information) ☒ No

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT WINDOWS:

Weathered and damaged

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

Improve exterior expoler and make necessary repairs

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

59

NEW WINDOW MANUFACTURER:

Window World (pending)

MODEL NUMBER(S):

4000 Series

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):	wood	vinyl
EXTERNAL COLOR(S) (e.g. black, white, etc):	brown	bronz
GRID PLACEMENT (Interior or Exterior):		interior
GRID PATTERN (e.g. two-over-two; six-over-one, etc):	diamond	diamond
WINDOW STYLE(S) (e.g. double-hung, etc):	double hung	double hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):	combination	double pane

ADDITIONAL INFOMRATION:

DOORS

☐

Check box indicating that you are submitting an order sheet with renderings/brochure of the proposed door(s).

☐

Check box indicating that you are submitting photographs of the existing door(s).

Will the Dimensions of the Door(s) Change:

☐

Yes (Please Provide Details Below Under Additional Information)

☒

No

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE CURRENT DOOR(S):

We are still in negotiations on what this scope of work is

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE DOOR(S):

We are ensuring that the ADA access is sufficient

NUMBER OF DOOR(S) TO BE REPLACED/ADDED:

possibly 2

NEW DOOR MANUFACTURER:

pending

MODEL NUMBER(S):

EXISTING

PROPOSED

MATERIAL (e.g. steel, fiberglass, etc):

EXTERNAL COLOR(S) (e.g. black, white, etc):

DOOR STYLE(S) (e.g. colonial, etc):

PANEL PATTERN (e.g. single; two panel, etc):

GLASS PLACEMENT:

GLASS TYPE(S) (e.g. single-pane, double-pane, etc):

ADDITIONAL INFORMATION:

SIDING

☐

Check box indicating that you are submitting an order sheet with renderings of the proposed siding.

☒

Check box indicating that you are submitting photographs of the existing siding.

NEW SIDING MANUFACTURER:		
MODEL NUMBER(S):		
BUILDING SIDE(S) FOR PROPOSED SIDING:		
	EXISTING	PROPOSED
MATERIAL (e.g. wood, stucco, brick, non-wood shingle):		
SIDING PATTERN (e.g. clapboard, bevel etc):		
WINDOW CASING DIMENSIONS:		
DOOR CASING DIMENSIONS:		
CORNER BOARD DIMENSIONS:		
CORNICES DIMENSIONS:		
FRIEZE BOARD DIMENSIONS:		
SHUTTER DIMENSIONS:		

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING SIDING:

Just painting existitng colors

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE SIDING:

ADDITIONAL INFOMRATION:

ROOFING

☐

Check box indicating that you are submitting an order sheet with renderings of the proposed roofing.

☐

Check box indicating that you are submitting photographs of the existing roofing.

	EXISTING	PROPOSED
ROOF STYLE (e.g. gable, hip, mansard, etc):		
MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):		
PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING: We will need to penetrate the roof for the exhaust vent		
PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:		
ADDITIONAL INFORMATION:		

SOLAR

WILL THE MATERIAL OF THE ROOF BE CHANGING AS PART OF THIS PROJECT?

☐
☐

YES (PLEASE PROVIDE MORE INFO ABOVE)

No

☐

Check box indicating that you are submitting plans of the proposed solar project.

☐

Check box indicating that you are submitting photographs of the existing roofing.

ROOF MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):	
NUMBER OF SOLAR POWERED PANELS:	
SOLAR MANUFACTURER:	
LOCATION OF SOLAR POWERED PANELS (e.g. north side of roof):	
LOCATION OF MAIN SERVICE PANEL & METER (e.g. rear of building):	
LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):	
LOCATION OF CONDUIT (e.g. side of building, inside the house):	
PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):	

PAINT

☐	Check box indicating that you are submitting samples of the proposed paint color(s).
☒	Check box indicating that you are submitting photographs of the existing conditions (existing color(s)).
BUILDING SIDE(S) WITH NEW PAINT COLOR:	same color
PAINTING OF OTHER STRUCTURES (e.g. porch, deck, sunroom, etc.):	N/A
EXISTING PROPOSED	
COLORS:	yellow/brown yeelow/brown

RENOVATIONS

FOR ANY RENOVATIONS INVOLVING MODIFICATIONS TO WINDOWS, DOORS, SIDING, ROOFING OR PAINT, PLEASE FILL OUT THOSE SECTIONS OF THIS APPLICATION (PAGES 2 AND 3).

☐	Check box indicating that you are submitting brochures and/or renderings of the proposed renovation(s).
☐	Check box indicating that you are submitting photographs of the existing conditions (existing colors).
STRUCTURE BEING RENOVATION (e.g. front porch, side porch, etc.):	
WILL THERE BE RENOVATIONS TO RAILINGS, FLOORING, CEILING:, BALLASTERS, PILLARS, STEPS?	☒ ☐ YES (PLEASE PROVIDE MORE INFO BELOW) No
EXISTING CONDITIONS/DESCRIPTION PROPOSED RENOVATIONS	
No ADA Ramp	Adding a ramp for compliance

Jim Boone
97 Florida St
Springfield 01109

October 7, 2025

Historic Commission

Re: 353 Maple, Windows, Handicap ramp

Commissioners:

I am apposed to the replacement of the original windows whose diamond mullions on the top sashes are unique to the house and Tudor Style architecture and could not be adequately matched with modern artificial mullions. This house does not have any Storm Windows. The addition of these would improve air infiltration, if any, and at less cost, than any replacement window. Maintenance is part of owning an old house.

If new windows approved, they must have grids on outside as well as inside, otherwise looks terrible.

Proposed ramp looks of good quality, and painted black will help it meld in. I hope repainting of house will reflect the Tudor Style and color.

Thank you

Jim Boone

ABBREVIATIONS

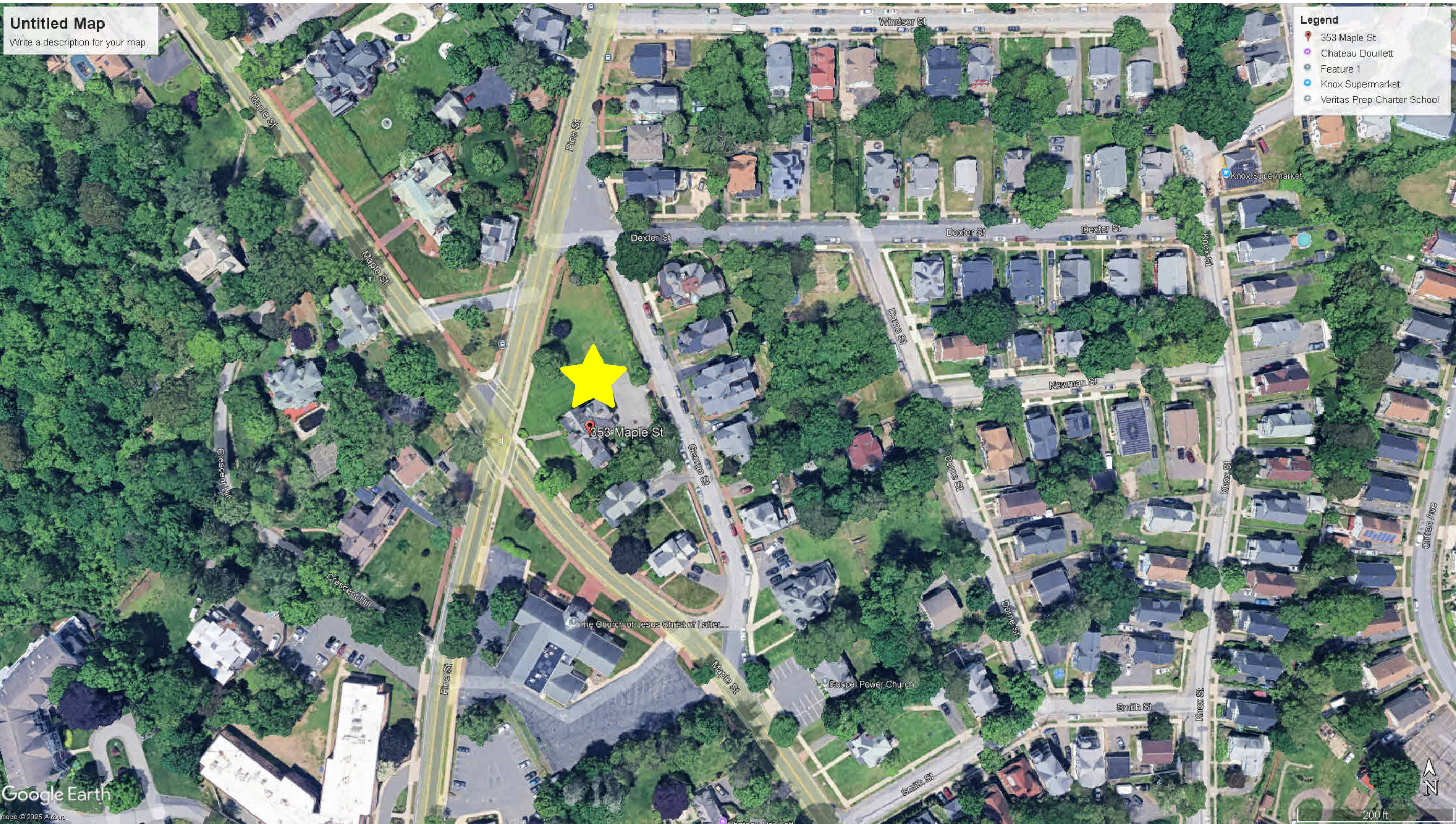
A/C	AIR CONDITIONING	DL	DEAD LOAD	GWB	GYPSUM WALLBOARD	N1	NICKEL	SCH	SCHEDULE
AB	ANCHOR BLOT	DMT	DEMOUNTABLE	GYP	GYPSUM LATH	NIC	NOT IN CONTRACT	SCN	SCREEN
ABV	ABOVE	DN	DOWN	GYPPL	GYPSUM PLASTER	NL	NAILABLE	SCT	STORAGE
ACC	ACOUSTICAL	DP	DAMP PROOFING	GYP	GYPSUM TILE	NO	NUMBER	SCUP	SCUPPER
AC	ACCESS(IBLE)	DPR	DAMPER	HB	HOSE BIBB	NOM	NOMINAL	SEC	SECTION
ACFL	ACCESS FLOOR	DR	DOOR	HBD	HARDBOARD	NTS	NOT TO SCALE	SF	SPECIFICATION
ACPL	ACOUSTICAL PLASTER	DS	DOWN SPOUT	HC	HANDICAP	OA	OVERALL	SFGL	SAFETY GLASS
ACR	ACRYLIC PLASTIC	DSP	DISPENSER	HD	HEAVY DUTY	OC	ON CENTER(S)	SFLR	STRUCTURAL
AD	AREA DRAIN	DT	DRAIN TILE	HDR	HEADER	OD	OUTSIDE DIAMETER	SG	SHEET GLASS
ADH	ADHESIVE	DTA	DOVETAIL ANCHOR	HDW	HARDWARE	OH	OVERHEAD	SGL	SPANDREL GLASS
ADI	ADIACENT	DTL	DETAIL	HM	HOLLOW METAL	OP	OPAQUE	SH	SHELF, SHELVING
ADJT	ADJUSTABLE	DTS	DOVETAIL ANCHOR SLOT	HOR	HORIZONTAL	OPG	OPENING	SHNG	SHINGLE(S)
AFF	ABOVE FINISHED FLOOR	DW	DUMBWAITER	HPT	HIGH POINT	ORH	OPENING	SHT	SHEET
AGG	AGGREGATE	DWG	DRAWING	HRL	HANDRAIL	OPH	OPPOSITE HAND	SHTH	SHEATH(ING)
AL	ALUMINUM	DWR	DRAWER	HT	HEIGHT	ORN	ORNAMENTAL	SHU	SHUTTER(S)
ALT	ALTERNATE	E	EAST	HTG	HEATING	PAR	PARALLEL	SIDG	SIDING
ANC	ANCHOR, ANCHORAGE	EA	EACH	HVAC	HEATING/ VENTILATING/ AIR	PB	PANIC BAR	SIM	SIMILAR
AP	ACCESS PANEL	EB	EXPANSION BOLT		CONDITIONING	PBD	PARTICLE BOARD	SLO	SLOPE
ARCH	ARCHITECT, ARCHITECTURAL	EF	EXHAUST FAN (MECH)	HWD	HARDWOOD	PCC	PRECAST CONCRETE	SNT	SEALANT
AT	ASPHALT TILE	EJT	EXPANSION JOINT	ID	INSIDE DIAMETER	PCF	POUNDES PER CUBIC FOOT	SOL	SOLDIER
AUTO	AUTOMATIC	EL	ELEVATION (VERTICAL HEIGHT)	IGL	INSULATING GLASS	PCPL	PORCELAIN CEMENT PLASTER	SP	SOUNDPROOF
AWN	AWNING	ELAS	ELASTIC	INCAN	INCANDESCENT	PD	POUND(S)	SPC	SPACE(R)
B/	BOTTOM OF	ELE	ELEVATION (VIEW)	INCIN	INCINERATOR	PE	PORCELAIN ENAMEL	SPEC	SPECIFICATION
BD	BOARD	ELEC	ELECTRIC(AL)	INCL	INCLUDE, (ED), (ING)	PER	PERIMETER	SPK	SPEAKER
BEL	BELOW	ELEV	ELEVATOR	INS	INSULATE, (ED), (ING)	PERF	PERFORATE(D)	SPL	SPECIAL
BET	BETWEEN	EMER	EMERGENCY	INSC	INSULATING CONCRETE	PFB	PREFABRICATE(D)	SQ	SPECIAL
BEY	BEYOND	ENC	ENCLOSE, (URE)	INT	INTERIOR	PFN	PREFINISHED	SSK	SERVICE SINK
BLDG.	BUILDING	EP	ELECTRIC PANEL	INTM	INTERMEDIATE	PG	PLATE GLASS	ST	STAINED GLASS
BLK	BLOCK	EQ	EQUAL	INV	INVERT	PK	PARKING	STA	STAINLESS STEEL
BLKG	BLOCKING	EQP	EQUIPMENT	J	JOIST	PL	PLATE	STCO	STORM DRAIN
BM	BEAM	ESC	ESCALATOR	JC	JANITOR'S CLOSET	PL	PROPERTY LINE	STD	SQUARE FEET, STOREFRONT
BM	BENCHMARK	ESMNT	EASEMENT	JF	JOINT FILLER	PLA	PLASTIC	STG	SEATING
BO	BY OWNER	EST	ESTIMATE	JT	JOINT	PLAM	PLASTIC LAMINATE	STGL	SQUARE
BOT	BOTTOM	EW	ELECTRIC WATER COOLER	KEC	KITCHEN EQUIPMENT CONTRACTOR	PLAS	PLASTER	SUSP	SUSPENDED
BPL	BEARING PLATE	EXG	EXISTING	KIT	KITCHEN	PLF	POUNDS PER LINEAR FOOT	SVYD	SERVICE YARD
BRG	BEARING	EXH	EXHAUST	KO	KNOCKOUT	PLTG	PLANTING	SYD	SIDE YARD
BRGL	BULLET RESISTANT GLASS	EXMP	EXPANDED METAL PLATE	KPL	KICK PLATE	PNL	PANEL(ING)	SYS	SYSTEM
BRK	BRICK	EXT	EXTERIOR	L	LENGTH	PNT	PAINT(ED)	T	TREAD
BRKT	BRACKET	FA	FIRE ALARM	LAB	LABORATORY	PREM	PREMOULDED	T&G	TOUNGE AND GROOVE
BRZ	BRONZE	FAS	FASTEN, FASTENER	LAD	LADDER	PRF	PREFORMED	T/	TOP OF
BS	BOTH SIDES	FBD	FIBERBOARD	LAM	LAMINATE(D)	PRPT	PARAPET	TBR	TO BE RELOCATED
BUR	BUILT UP ROOFING	FD	FLOW DRAIN	LAV	LAVATORY	PSF	POUNDS PER SQUARE FOOT	TC	TOP OF CURB
BVL	BEVELED	FE	FIRE EXTINGUISHER	LB	LAG BOLT	PSI	POUNDS PER SQUARE INCH	TEL	TELEPHONE
CAB	CABINET	FEC	FIRE EXTINGUISHER CABINET	LBL	LABEL	PT	POINT	TG	TEMPERED GLASS
CAN	CANVAS	FFE	FINISHED FLOOR ELEVATION	LGL	LAMINATED GLASS	PTD	PAPER TOWEL DISPENSER	THR	THRESHOLD
CB	CATCH BASIN	FFL	FINISHED FLOOR LINE	LH	LEFT HAND	PTN	PARTITION	TJ	TOP OF JOIST
CC	COOLER COMPRESSOR (MECH)	FG	FLOAT GLASS	LL	LIVE LOAD	PTR	PAPER TOWEL RECEPTOR	TOBR	TO BE REMOVED
CEM	CEMENT	FGL	FIBERGLASS	LLD	LOOSE LAID	PTR	PLANTER	TOR	TO REMAIN
CER	CERAMIC	FHS	FIRE HOSE STATION	LMS	LIMESTONE	PV	PAVE(D), (ING)	TP	TOP OF PLATE
CG	CORNER GUARD	FIN	FINISH(ED)	LO	LAYOUT	PVC	POLYVINYL CHLORIDE	TPD	TOILET PAPER DISPENSER
CGL	COATED GLASS	FIXT	FIXTURE	LOC	LOCATE	PVMT	PAVEMENT	TPG	TOPPING
CHAM	CHAMFER	FJT	FLUSH JOINT	LPT	LOW POINT	PWD	PLYWOOD	TPTN	TOILET PARTITION
CHBD	CHALKBOARD	FL	FLOW LINE	LT	LIGHT	QT	QUARRY TILE	TR	TRANSOM
CIR	CIRCLE	FLG	FLASHING	LTL	LINTEL	R	RISER	TSF	TOP OF SUB FLOOR
CIRC	CIRCUMFERENCE	FLR	FLOOR(ING)	LVR	LOUVER	R&S	ROD AND SHELF	TSL	TOP OF CONCRETE SLAB
CJT	CONTROL JOINT	FLUR	FLUORESCENT	LW	LIGHTWEIGHT	RA	RETURN AIR	TV	TELEVISION
CLG	CEILING	FLX	FLEXIBLE	M	MATER(S)	RAD	RADIUS	TYP	TYPICAL
CLR	CLEAR, CLEARANCE	FN	FENCE	MAS	MASONRY	RBL	RUBBLE STONE	UNF	UNFINISHED
CLS	CLOSURE	FND	FOUNDATION	MAU	MAKE-UP AIE UNIT (MECH)	RBT	RABBET, REBATE	UNO	UNLESS NOTED OTHERWISE
CM	CENTIMETER(S)	FOC	FACE OF CONCRETE	MAX	MAXIMUM	RBR	RUBBER TILE	UR	URINAL
COL	COLUMN	FOF	FACE OF FINISH	MB	MACHINE BOLT	RCP	ROUND CONCRETE PIPE	UTL	UTILITY
COM	COMMON	FOM	FACE OF MASONRY	MBR	MEMBER	RD	ROOF DRAIN	VAR	VARNISH
COMB	COMBINATION	FOS	FACE OF STUDS	MC	MEDICINE CABINET	REC	RECESS(ED)	VB	VAPOR BARRIER, VINYL BASE
COMP	COMPRESS, (ED), (ION), (IBLE)	FP	FIREPROOF	MDO	MEDIUM DENSITY OVERLAY	RECP	REINFORCED CONCRETE PIPE	VCT	VINYL COMPOSITE TILE
COMPO	COMPOSITION, COMPOSITE	FPL	FIREPLACE	MECH	MECHANIC(AL)	REF	REFERENCE	VERT	VERTICAL
COMPT	COMPARTMENT	FR	FRAME(D), (ING)	MED	MEDIUM	REFR	REFRIGERATOR	VF	VINYL FABRIC
CONN	CONNECTION	FRT	FIRE-RETARDANT	MET	METAL	REG	REGISTER	VIN	VINYL
CONST	CONSTRUCTION	FS	FULL SIZE	MFR	MANUFACTURE(R)	REIN	REINFORCE, (ED), (ING)	VNR	VENEER
CONT	CONTINUE, CONTINUOUS	FT	FIRE TREATED	MGL	MIRROR GLASS (FRAMED)	REM	REMOVE	VT	VINYL TILE
CONTR	CONTRACT(OR)	FTG	FOOTING	MH	MANHOLE	REQ'D	REQUIRED	W	WEST
CORR	CORRUGATED	FUR	FURRED, (ING)	MIN	MINIMUM	RES	RESILIENT	W/O	WITHOUT
CPT	CARPET	FUT	FUTURE	MIR	MIRROR	RET	RETURN	WC	WATER CLOSET
CR	CHROMIUM	GA	GAGE, GAUGE	MISC	MISCELLANEOUS	REV	REVISE, REVISION	WD	WOOD
CRS	COURSE	GB	GRAB BAR	MLD	MOLDING, MOULDING	RFG	ROOFING	WH	WALL HUNG
CS	COUNTERSINK	GC	GENERAL CONTRACTOR	MM	MILLIMETER(S)	RFH	ROOF HATCH	WHTR	WATER HEATER
CSMT	CSMT	GCMU	GLAZED CONCRETE MASONRY UNIT	MMB	MEMBRANE	RFL	REFLECT, (ED), (IVE), (OR)	WI	WROUGHT IRON
CST	CAST STONE	GD	GRADE, GRADING	MOD	MODULAR	RFT	RAFTER	WID	WIDTH, WIDE
CT	CERAMIC TILE	GKT	GASKET(ED)	MOV	MOVABLE	RH	RIGHT HAND	WIN	WINDOW
CTR	COUNTER	GL	GLASS, GLAZING	MR	MOP RECEPTOR	RL	RAIL(ING)	WM	WIRE MESH
CYD	COBIC YARD	GLAM	GLUED LAMINATE	MRB	MARBLE	RM	ROOM	WP	WATERPROOFING
DEM	DEMOLISH, DEMOLITION	GRD	GUARD	MT	MOUNT, (ED), (ING)	RO	ROUGH OPENING	WS	WATERSTOP
DF	DRINKING FOUNTAIN	GRT	GRATE, (ING)	MTL	MATERIAL	ROK	ROWLOCK	WSCOT	WAINSCOT
DIA	DIAMETER	GT	GROUT	MULL	MULLION	ROW	RIGHT OF WAY	WST	WEATHER-STRIP, (ING)
DIAG	DIAGONAL	GUT	GUTTER	MW	MICROWAVE	RTU	ROOF TOP UNIT (MECH)	WWF	WELED WIRE FABRIC
DIM	DIMENSION	GV	GALVANIZED	N	NORTH	RVS	REVERSE (SIDE)		
DIV	DIVISION	GVL	GRAVEL	NAT	NATURAL	S	SOUTH		

GENERAL SYMBOLS

	ELEVATION TAG TOP = ELEVATION NUMBER BOTTOM = SHEET NUMBER		DENOTES WALL TYPE. SEE		ELEVATION BENCHMARK		NORTH NORTH SHOWS DIRECTION OF MAGNETIC NORTH
	DETAIL TAG TOP = DETAIL NUMBER BOTTOM = SHEET NUMBER		ACCESSORIES TAG LETTER DENOTES PLUMBING FIXTURES & TOILET ROOM ACCESSORIES. SEE A150		REVISION TAG NUMBER DENOTES NUMBER OF REVISIONS		KEYNOTE TAG
	SECTION TAG TOP = SECTION NUMBER BOTTOM = SHEET NUMBER		EQUIPMENT TAG		FINISH MATERIAL TAG		
	DOOR TAG NUMBER DENOTES DOOR REFERENCE TO DOOR SCHEDULE. SEE A111		ROOM NUMBER TAG				

GANDARA CENTER
RENOVATION PROJECT

353 MAPLE ST
SPRINGFIELD, MA 01105



DRAWING LIST

ARCHITECTURAL

T.1	- COVER SHEET
EX1.0	- EXISTING BASEMENT PLAN
EX1.1	- EXISTING FIRST FLOOR PLAN
EX1.2	- EXISTING SECOND FLOOR PLAN
EX1.3	- EXISTING THIRD FLOOR PLAN
EX2.1	- EXISTING ELEVATIONS
D.1.1	- DEMOLITION FIRST FLOOR PLAN
A.1.1	- PROPOSED FIRST FLOOR PLAN
A.1.2	- PROPOSED SECOND FLOOR PLAN
A.1.3	- PROPOSED THIRD FLOOR PLAN
A.2.1	- PROPOSED ELEVATIONS
A.2.2	- PROPOSED MATERIALS

OWNER

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933 EAST COLUMBUS AVE,
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ARCHITECT

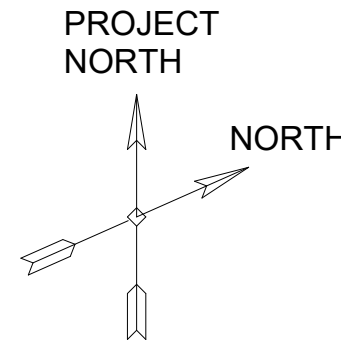
RT ARCHITECTURE, INC
245 SHEA AVE
BELCHERTOWN, MA 01007
rtoczko@rt-architecture.com
413 241 4600



SCHEMATIC DESIGN
SEPTEMBER 16, 2025

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Revisions:
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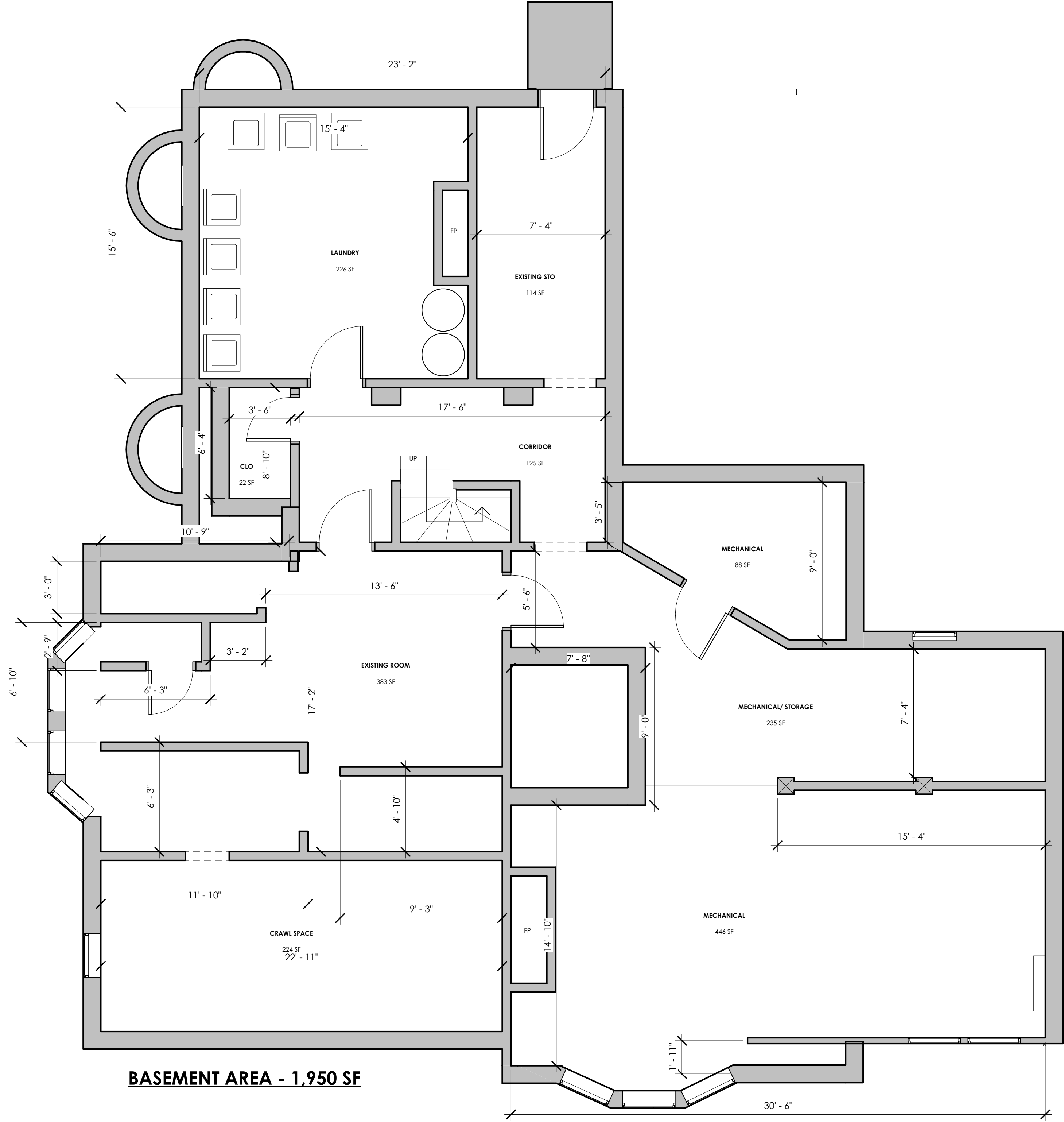


COVER SHEET



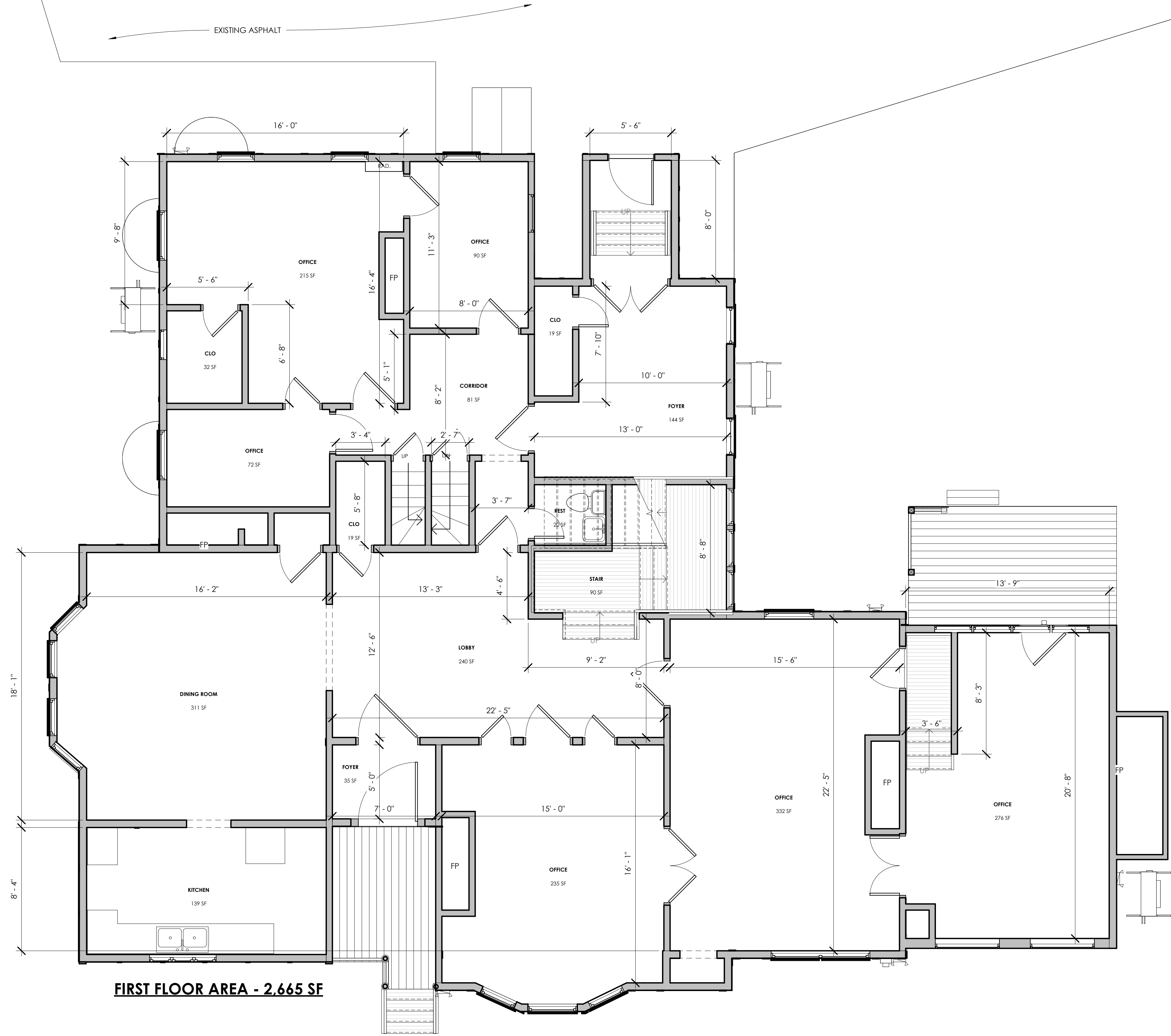
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T-1
09/14/2025
scale:

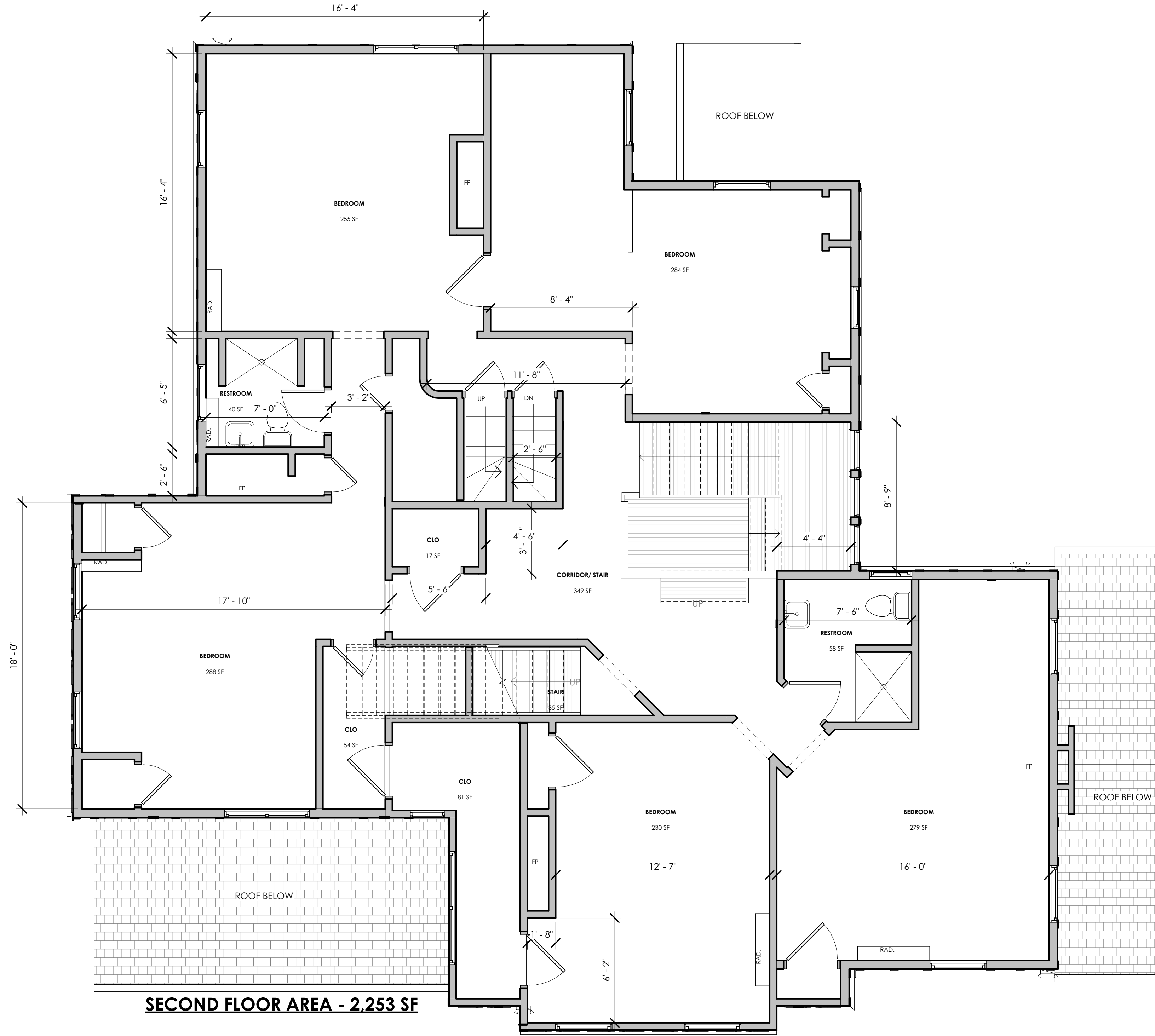


BASEMENT AREA - 1,950 SF

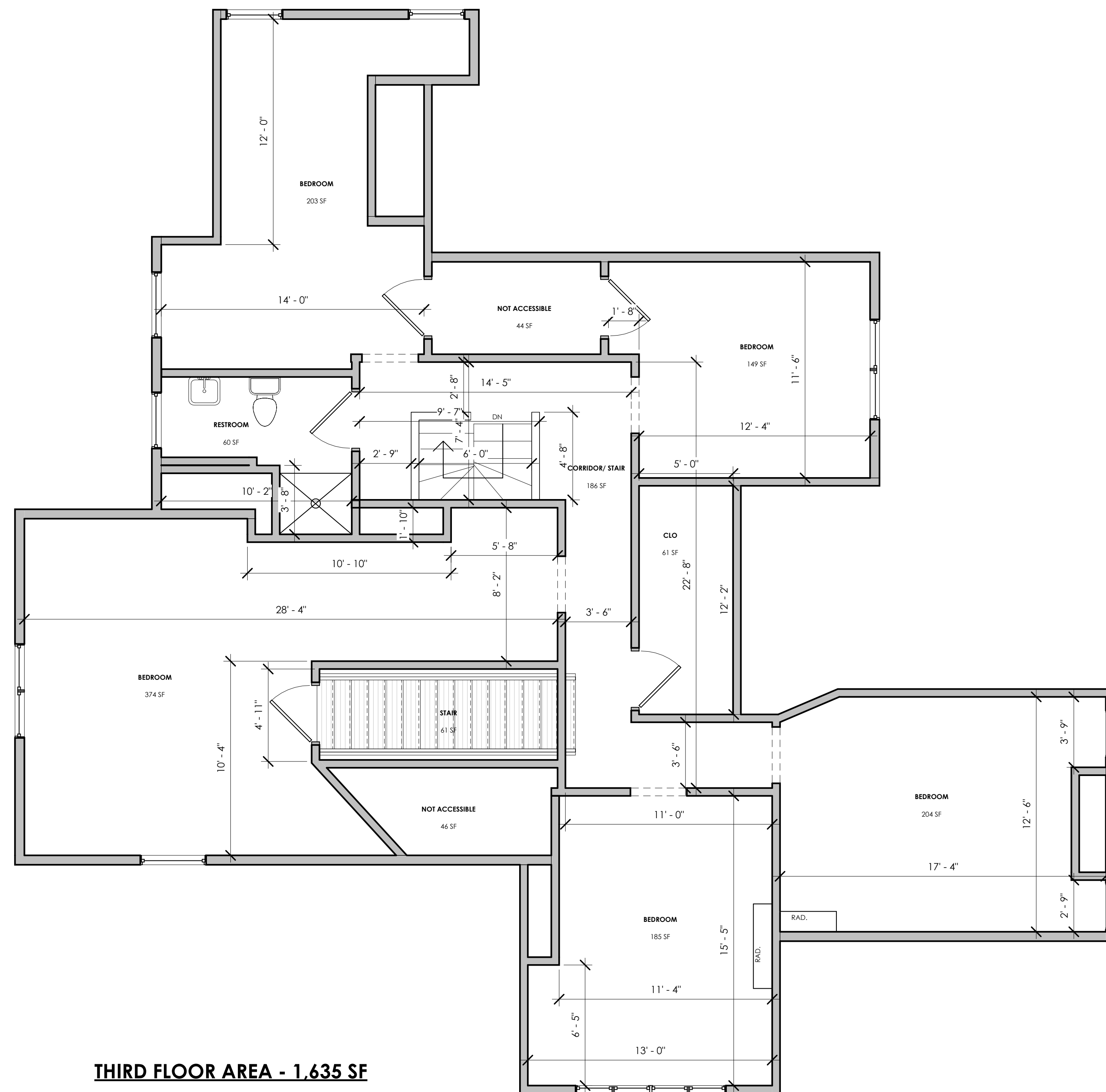
① EXISTING BASEMENT PLAN
1/4" = 1'-0"



① EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



① EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



① EXISTING 3RD FLOOR PLAN
1/4" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



② RIGHT SIDE ELEVATION
3/16" = 1'-0"



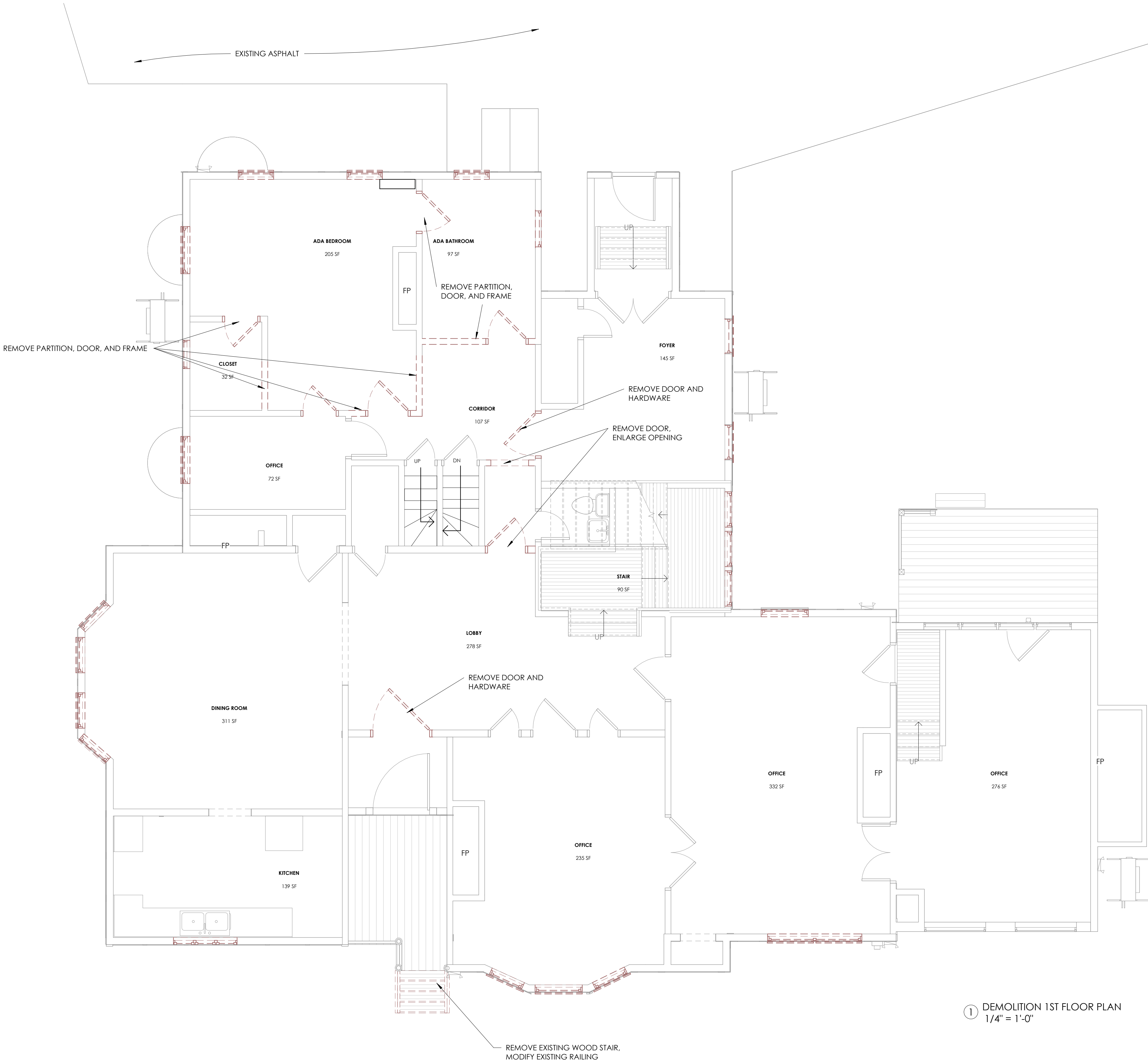
③ BACK ELEVATION
3/16" = 1'-0"



④ LEFT SIDE ELEVATION
3/16" = 1'-0"

DEMO GENERAL NOTES

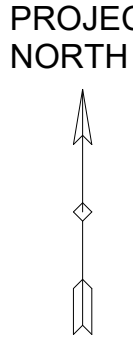
1.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO ANY DEMOLITION OR CONSTRUCTION. ANY DISCREPANCIES RELATING TO THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2.
- THE GENERAL CONTRACTOR SHALL BE AWARE OF SELECTIVE DEMOLITION AT ALL SECTIONS OF WORK, REVIEWING ALL NEW RENOVATION DETAILS TO DETERMINE WHAT IS TO BE REMOVED OR TO REMAIN AND WILL BE RESPONSIBLE FOR REPLACEMENT IN-KIND ALL WORK INADVERTENTLY REMOVED.
3.
- ALL REQUIRED DEMOLITION NOT SPECIFICALLY DESIGNATED AS BEING THE WORK OF OTHER TRADES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR.
4.
- SUBCONTRACTORS TO RELEASE, REMOVE AND LOWER TO THE FLOOR ALL COMPONENTS, SYSTEMS AND ASSEMBLIES AS INDICATED, SPECIFIED, OR AS REQUIRED TO DO THEIR RESPECTIVE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR DISASSEMBLING / CUTTING OR OTHERWISE MODIFYING EQUIPMENT AS REQUIRED TO PASS THROUGH EXISTING OPENINGS. G.C. SHALL ALSO BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF ALL MATERIALS SO TREATED.
5.
- THE GENERAL CONTRACTOR SHALL REMOVE ITEMS TO BE DEMOLISHED AS INDICATED ON THE DRAWINGS WITH CARE BEING TAKEN NOT TO DAMAGE ADJACENT WALLS, CEILINGS, FLOORS, FINISHES, CASEWORK OR MILLWORK SCHEDULED TO REMAIN. THE WORK AREA WILL BE LEFT CLEAN AND READY TO RECEIVE NEW WORK.
6.
- THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR STUD PARTITIONS INDICATED FOR DEMOLITION TO THEIR FULL HEIGHT UP TO STRUCTURE, UNLESS OTHERWISE NOTED AND/ OR DETAILED. LEAVE ALL NEWLY EXPOSED AND/OR ADJACENT SURFACES SMOOTH AND CLEAN FOR PROPER INSTALLATION OF NEW FINISHES.
7.
- PATCH AND REPAIR SCOPE OF ALL EXISTING TO REMAIN WALLS, FLOORING, AND CEILING DAMAGED DURING DEMOLITION OR REMOVAL OF EXISTING CONSTRUCTION. THIS INCLUDES PATCH & REPAIR DUE TO WORK PERFORMED BY ALL SUB-CONSTRUCTORS. REFER TO DEMO AND ARCHITECTURAL DRAWINGS FOR OTHER AREAS OF PATCHING, REPAIR AND INFILL.
8.
- PROVIDE SMOOTH CLEAN SURFACES PREPARED TO RECEIVE INFILL AND/OR FINISHES (AS SCHEDULED) AT ALL MISCELLANEOUS OPENINGS, DEPRESSIONS OR VOIDS LEFT AFTER DEMOLITION. CONTRACTOR TO PROVIDE INFILL AND PATCHING OF ALL SUCH AREAS TO MATCH EXISTING ADJACENT SURFACES.
9.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BARRICADES TO DIVIDE AREAS (CONSTRUCTION AND NORMAL USE) TO PROTECT USERS DURING CONSTRUCTION.
10.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND PERFORM ALL ASSOCIATED WORK WITH M / E / P CONTRACTORS FOR ALL REQUIRED PENETRATIONS REQUIRING MISCELLANEOUS BLOCKING OR INFILL TO ACCOMMODATE M / E / P WORK.



WALL LEGEND	
EXISTING TO REMAIN	
EXIST. TO BE DEMOLISHED	
NEW CONSTRUCTION	

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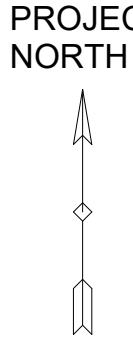


DEMOLITION 1ST FLOOR PLAN

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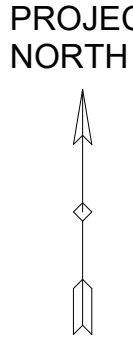


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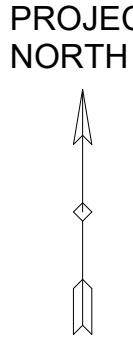


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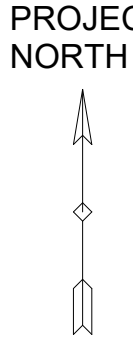


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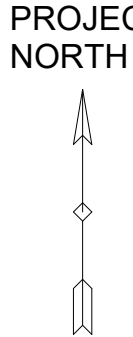


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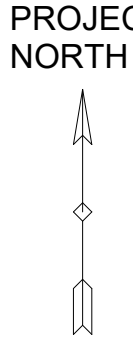


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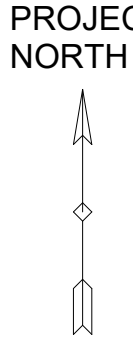


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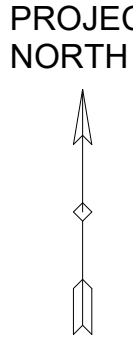


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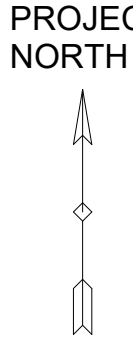


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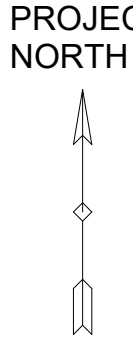


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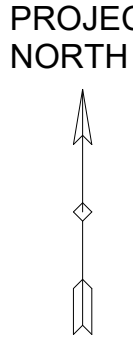


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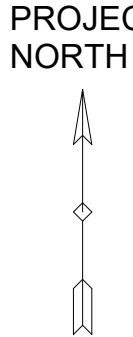


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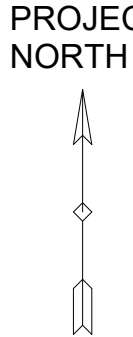


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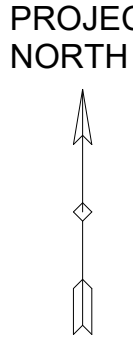


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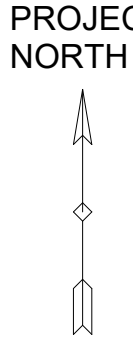


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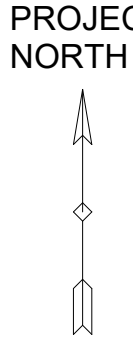


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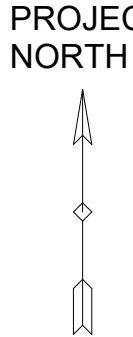


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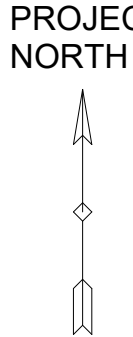


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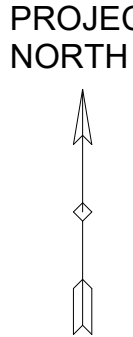


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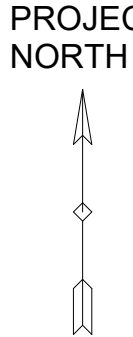


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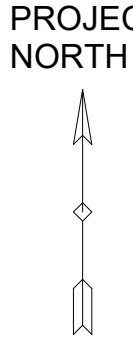


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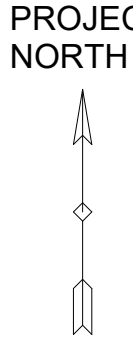


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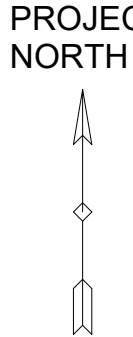


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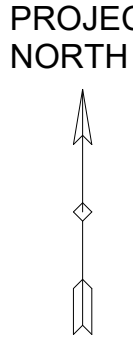


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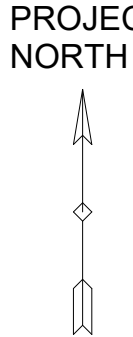


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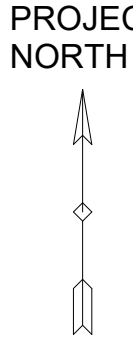


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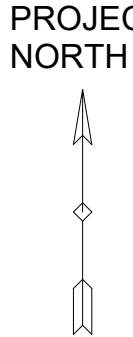


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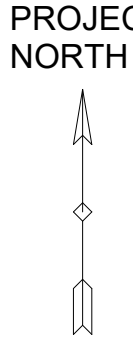


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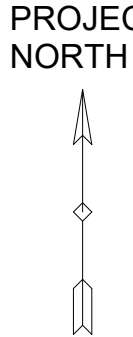


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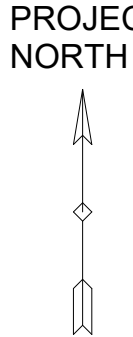


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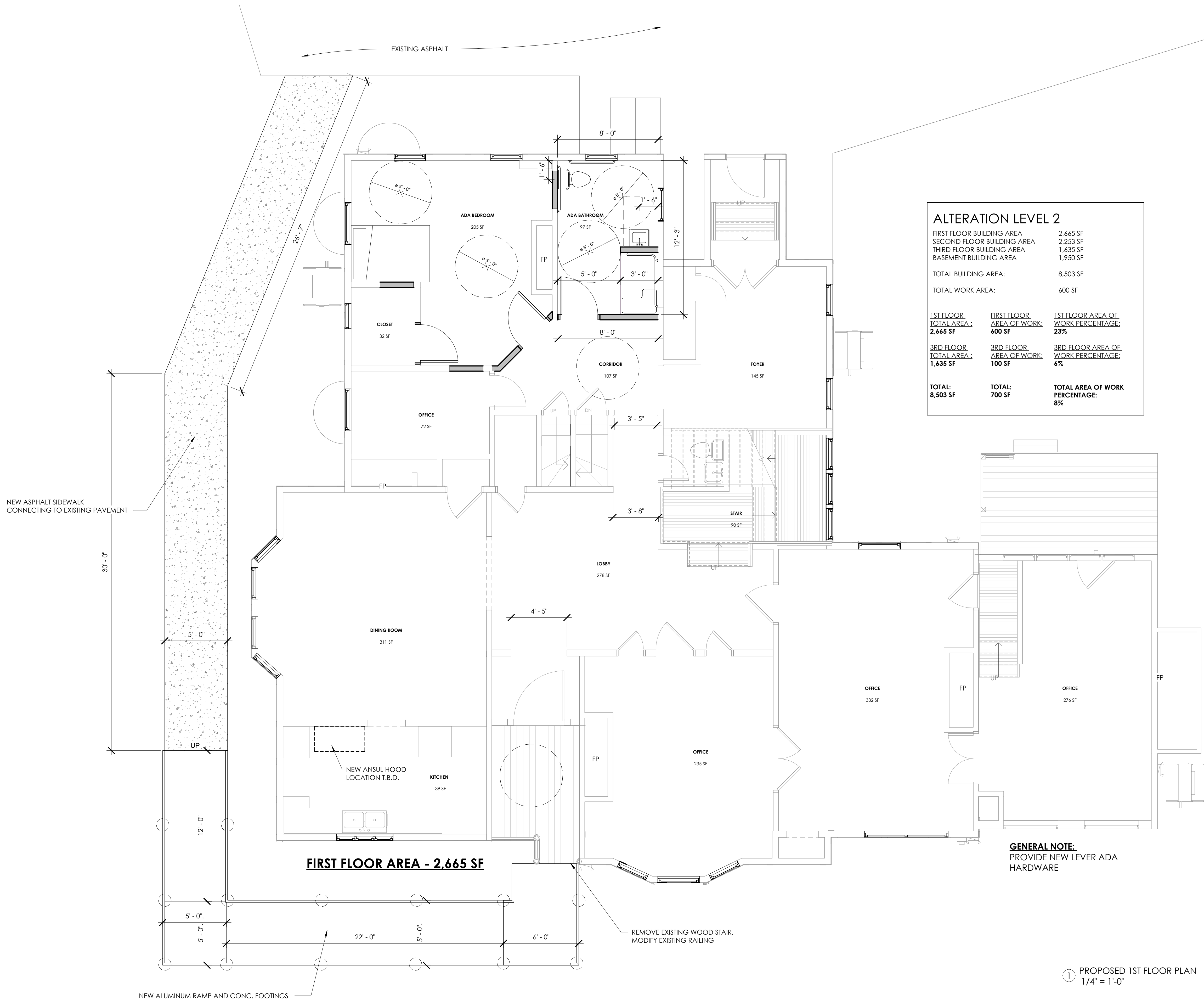
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DEMOLITION 1ST FLOOR PLAN

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ALTERATION LEVEL 2

FIRST FLOOR BUILDING AREA 2,665 SF
SECOND FLOOR BUILDING AREA 2,253 SF
THIRD FLOOR BUILDING AREA 1,635 SF
BASEMENT BUILDING AREA 1,950 SF

TOTAL BUILDING AREA: 8,503 SF
TOTAL WORK AREA: 600 SF

1ST FLOOR TOTAL AREA: 2,665 SF
FIRST FLOOR AREA OF WORK: 600 SF
1ST FLOOR AREA OF WORK PERCENTAGE: 23%

3RD FLOOR TOTAL AREA: 1,635 SF
3RD FLOOR AREA OF WORK: 100 SF
3RD FLOOR AREA OF WORK PERCENTAGE: 6%

TOTAL: 8,503 SF
TOTAL: 700 SF
TOTAL AREA OF WORK PERCENTAGE: 8%

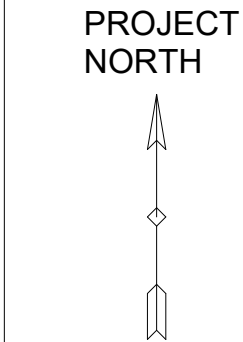
GENERAL NOTE:
PROVIDE NEW LEVER ADA
HARDWARE

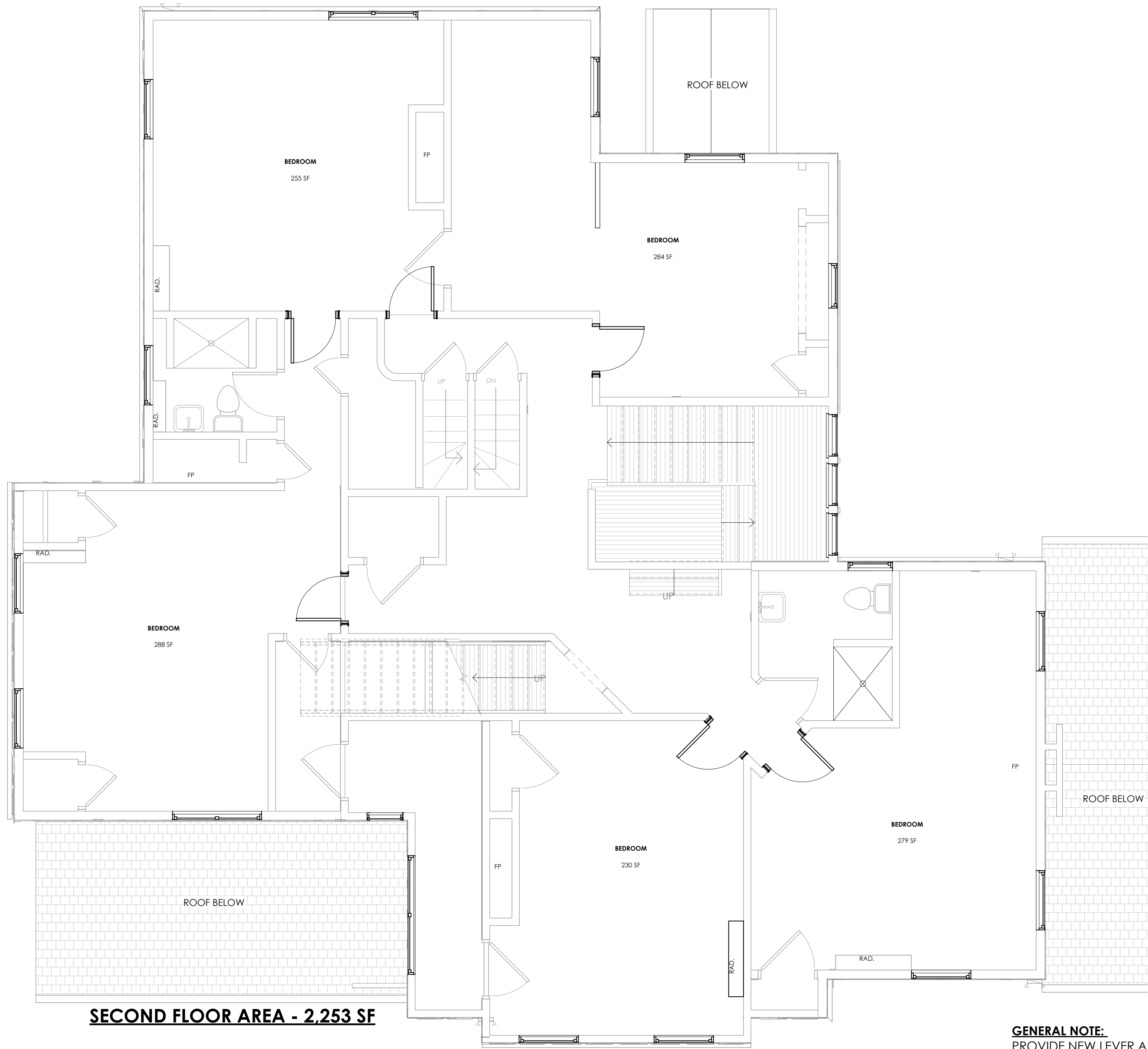
1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

PROPOSED 1ST FLOOR PLAN

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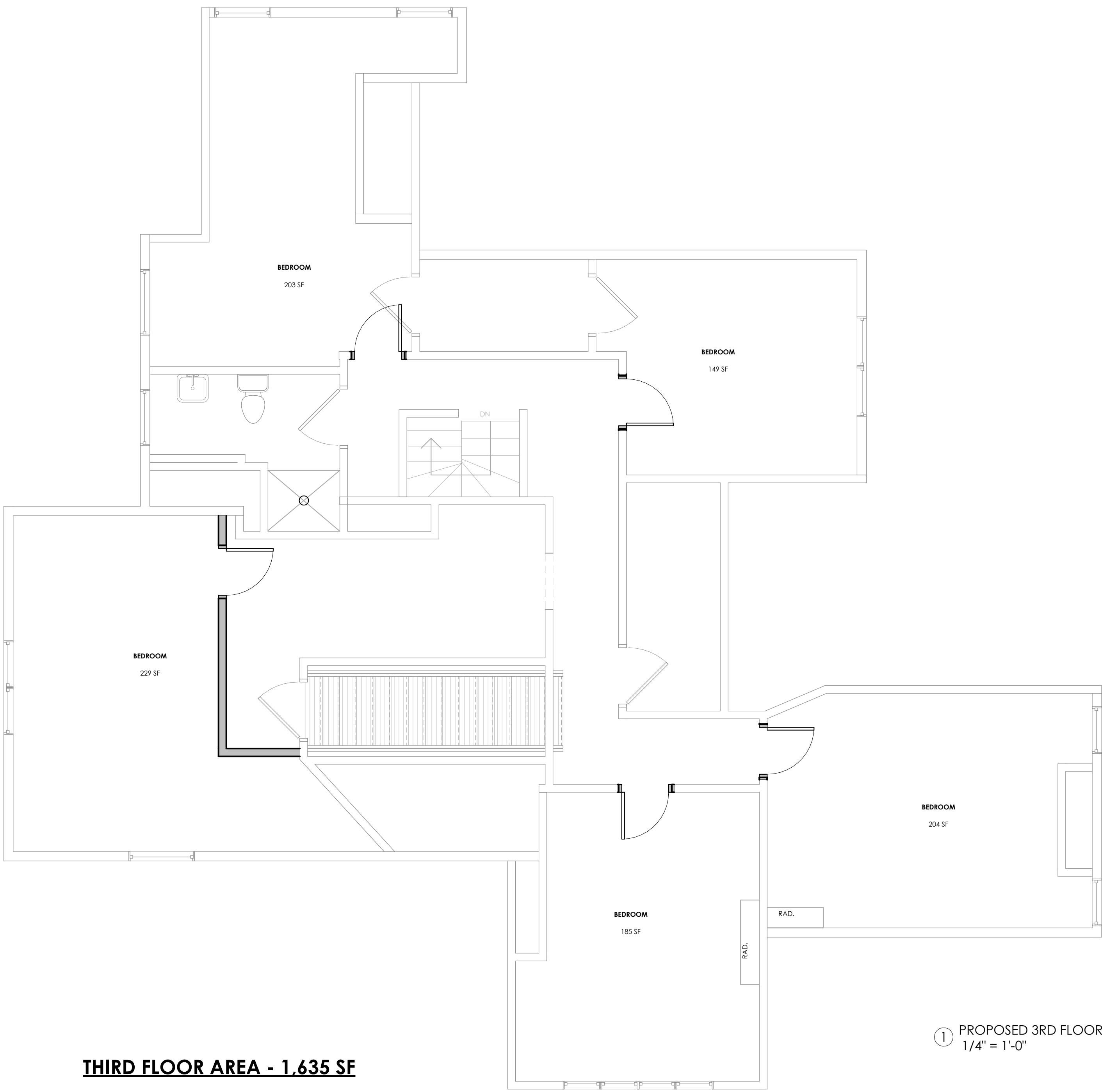




GENERAL NOTE:
PROVIDE NEW LEVER ADA
HARDWARE

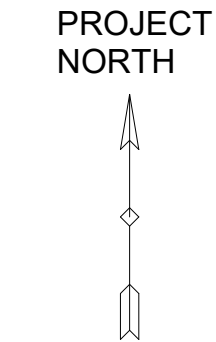
1 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

WALL LEGEND	
EXISTING TO REMAIN	
EXIST. TO BE DEMOLISHED	
NEW CONSTRUCTION	



THIRD FLOOR AREA - 1,635 SF

1 PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



Revisions:
Rev #
Rev #
Rev #
Rev #
Rev #

CONSULTANTS

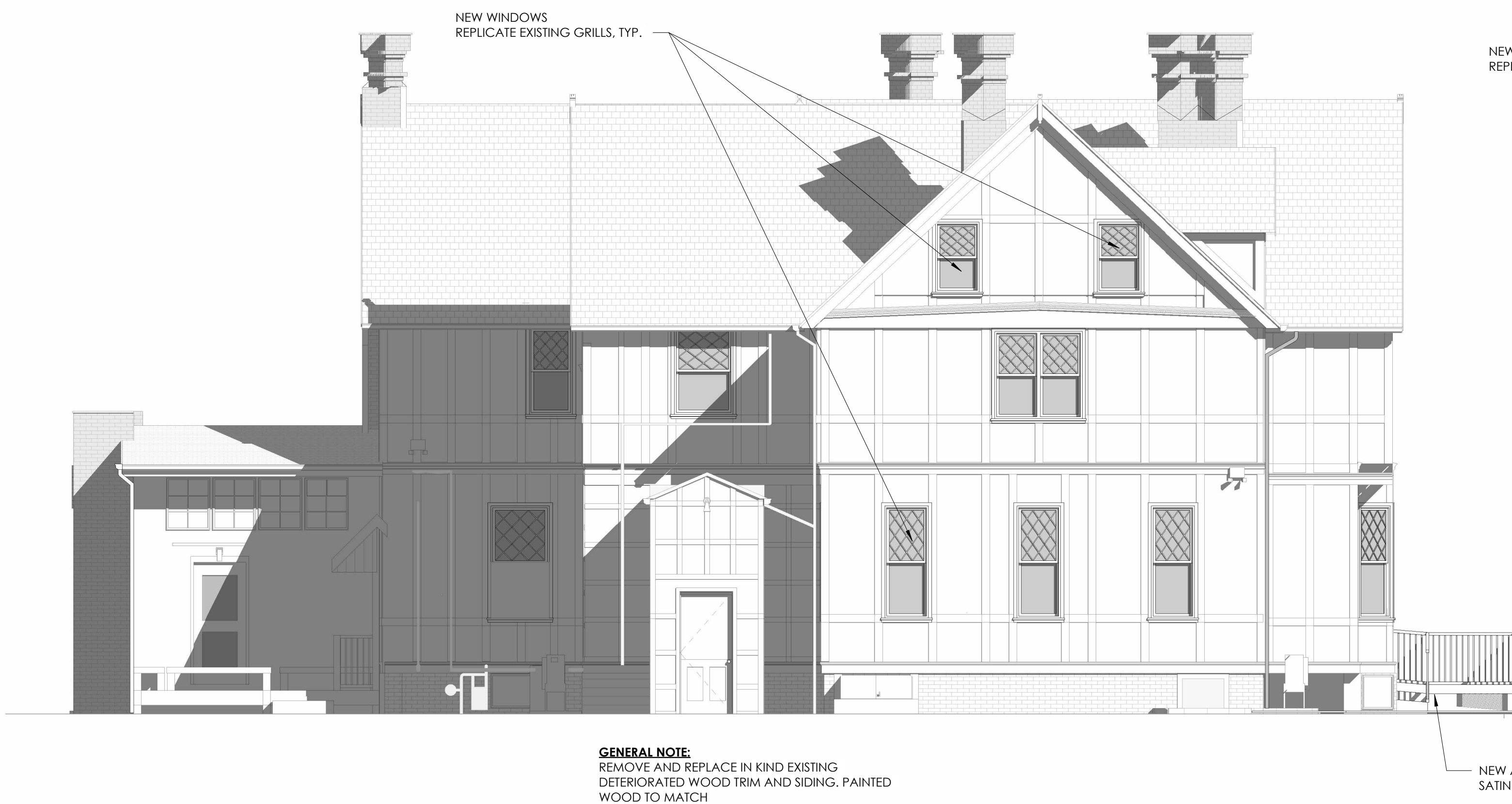


GENERAL NOTE:
REMOVE AND REPLACE IN KIND EXISTING
DETERIORATED WOOD TRIM AND SIDING. PAINTED
WOOD TO MATCH

① PROPOSED FRONT ELEVATION
3/16" = 1'-0"



② PROPOSED RIGHT SIDE ELEVATION
3/16" = 1'-0"



③ PROPOSED BACK ELEVATION
3/16" = 1'-0"

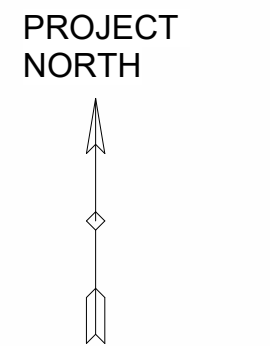


④ PROPOSED LEFT SIDE ELEVATION
3/16" = 1'-0"

CONSULTANTS

Revisions:

Rev #	Rev #	Rev #	Rev #



PROPOSED ELEVATIONS

GANDARA CENTER
353 MAPLE ST., SPRINGFIELD, MA 01105

RTA
ARCHITECTS + OPM
245 Shea Ave
Belchertown, MA 01007
Tel: 413-241-4600
Email: rtoczko@rt-architecture.com

A2.1
scale: 3/16" = 1'-0"
09/14/2025

ROOF MOUNTED KITCHEN HOOD VENT OPTIONS

APPROXIMATELY 2' HIGH
PAINTED, COLOR TO BE SELECTED BY THE OWNER



ALTERNATE HOOD VENT, WALL MOUNTED

APPROXIMATELY 20"x20"x16"
PAINTED, COLOR TO BE SELECTED BY THE OWNER

GRAINGER

CatalogFind A BranchKeepStockHelp1-800-GRAINGER

All Products

Enter keyword, item, model or part #

Product Categories / HVAC and Refrigeration / Ventilation Equipment / Duct & Venting / Vent Caps & Hoods / Vent Hood: Vented Rain Cap, Round, 10 in...



Vent Hood: Vented Rain Cap, Round, 10 in Duct, 5052, Aluminum, Silver Finish, Flat, Press Fit, 20 ga

Item 6KXZ4 Mfr. Model VH1-10

EXTERIOR ALUMINUM RAMP

COLOR TO BE BLACK SATIN
MOUNTED ON 10" CONC. SONOTUBE FOOTINGS
INTEGRATED HANDRAILS



REPLACEMENT WINDOWS

VINYL, METAL REINFORCED REPLACEMENT WINDOWS
DIAMOND GRID TO MATCH EXISTING
EXTERIOR BRONZE COLOR

4000 SERIES
DOUBLE-HUNG AND DOUBLE SLIDING
VINYL REPLACEMENT WINDOWS

4000 Series
Double Sliding Window
in White

4000 Series Windows are available in a variety of color options including black interior parts.

MADE IN USA

Showcase your home with Window World® 4000 Series Vinyl Windows. With top energy efficiency, exceptional strength, and beautifully clean and sleek lines, they'll provide you everything you're looking for, and more.

Window World® Energy-efficient options and a variety of stylish design choices offer numerous opportunities to customize our 4000 Series Replacement Windows to suit your needs. Choose to upgrade with our SolarZone® glass packages to help improve thermal performance and reduce energy costs. A variety of operational configurations gives you the ability to select the window style that will make the most of your home. Achieve your most creative design aspirations by choosing from our white, almond, or clay color offerings with options to add an interior woodgrain laminate, rich-hued exterior color, plus multiple distinctive grid patterns or blinds-between-the-glass. After Window World's expert installation, you'll rest assured knowing you've chosen the best quality windows available.

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Best-in-Class Features:

1. Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.

2. High-density foam is available throughout the mainframe of the double-hung to enhance structural and thermal performance.

3. The beveled exterior edge adds style and curb appeal to an already sleek design.

4. Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.

5. Metal reinforcements at the meeting rail add further stability.

6. Recessed, opposing cam locks secure your window without interrupting sight lines.

7. Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.

8. Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.

9. Balance channel covers help achieve a finished look.

10. Push-button vent latches allow for optimal ventilation while giving you added peace of mind.

11. Welded combination sill featuring a deflection leg enhances rigidity and a five-degree slope directs water away from the home and eliminates unsightly weep holes.

12. Full-length, integrated ergonomic lift rails provide convenient, easy operation.

13. Bevel on bottom rail makes gripping easy.

14. Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.

15. An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring BetterVue® mesh, the screen allows you to focus on what's important: the view.

Double Sliding Window Features:

• Heavy-duty tandem rollers ensure easy, consistent operation.

• Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

THERMAL PERFORMANCE COMPARISON*

	DOUBLE-HUNG	SLIDING		
	U-FACTOR	U-FACTOR	U-FACTOR	U-FACTOR
Clear Glass	0.44	0.37	0.45	0.37
SolarZone® w/ Foam	0.37	0.38	N/A	N/A
SolarZone® Elite	0.38	0.39	0.39	0.39
SolarZone® Elite w/ Foam	0.37	0.38	N/A	N/A
SolarZone® Elite w/ Foam	0.38	0.39	0.39	0.39
SolarZone® w/ Blinds	0.38	0.39	0.39	0.39
SolarZone® w/ Blinds	0.38	0.39	N/A	N/A

1. Window values are based on standard 4000 Series offering. Values are depending on grid and optional glass thickness upgrade (LOW-E laminated, 1/8" tempered, 1/8" decorative glass etc.) STC and MF performance values are also available. SolarZone products with blinds-between-the-glass does not contain argon gas.

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SolarZone® Elite w/ Foam	0.37	0.38	N/A	N/A
SolarZone® Elite w/ Foam	0.38	0.39	0.39	0.39
SolarZone® w/ Blinds	0.38	0.39	0.39	0.39
SolarZone® w/ Blinds	0.38	0.39	N/A	N/A

1. Window values are based on standard 4000 Series offering. Values are depending on grid and optional glass thickness upgrade (LOW-E laminated, 1/8" tempered, 1/8" decorative glass etc.) STC and MF performance values are also available. SolarZone products with blinds-between-the-glass does not contain argon gas.

CONSULTANTS

Revisions:

Rev # Rev # Rev # Rev # Rev # Rev #

PROJECT NORTH

Window World®

Color Options:

Interior Palette

White Almond Clay*

Natural Oak Hickory Oak Colonial Cherry

*Black interior available with black exterior only

*Clay interior available with clay exterior only

Exterior Palette

White Bronze Almond Cream Clay

Cocoa Forest Green Black

*White exterior not available with almond or clay interior

*Black not available with white and black exteriors with accent glass interior

Grid Options:

Grids are available in numerous colors, sizes, and patterns to help achieve your desired aesthetic. From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World® variety of grid options has something for everyone.

Blinds-Between-the-Glass

The unique blinds-between-the-glass offer a longer service life than standard blinds while also eliminating the need for dusting. Engineered for ease of use, the internal design makes raising and lowering the blinds simple and intuitive and eliminates the possibility of blinds obstructing window operation. Blinds are not available on the double sliding window.

Architectural Shapes:

Many standard and custom window shapes are available to fit a wide range of spaces.

Circle Quarter Circle Octagon Hexagon Extended Oval Circle Top Half Eyebrow Half Octagon Half Hexagon Eyebrow

PROPOSED MATERIALS

GANDARA CENTER
353 MAPLE ST., SPRINGFIELD, MA 01105

1-800 WINDOWWORLD | WindowWorld.com

A2.2

09/14/2025

scale:

CONSULTANTS

Revisions:

Rev # Rev # Rev # Rev # Rev # Rev #

PROJECT NORTH

PROPOSED MATERIALS

GANDARA CENTER
353 MAPLE ST., SPRINGFIELD, MA 01105

RTA

ARCHITECTS + OPM
245 Shea Ave
Belchertown, MA 01007
Tel: 413-241-4600
Email: rtoczko@rt-architecture.com

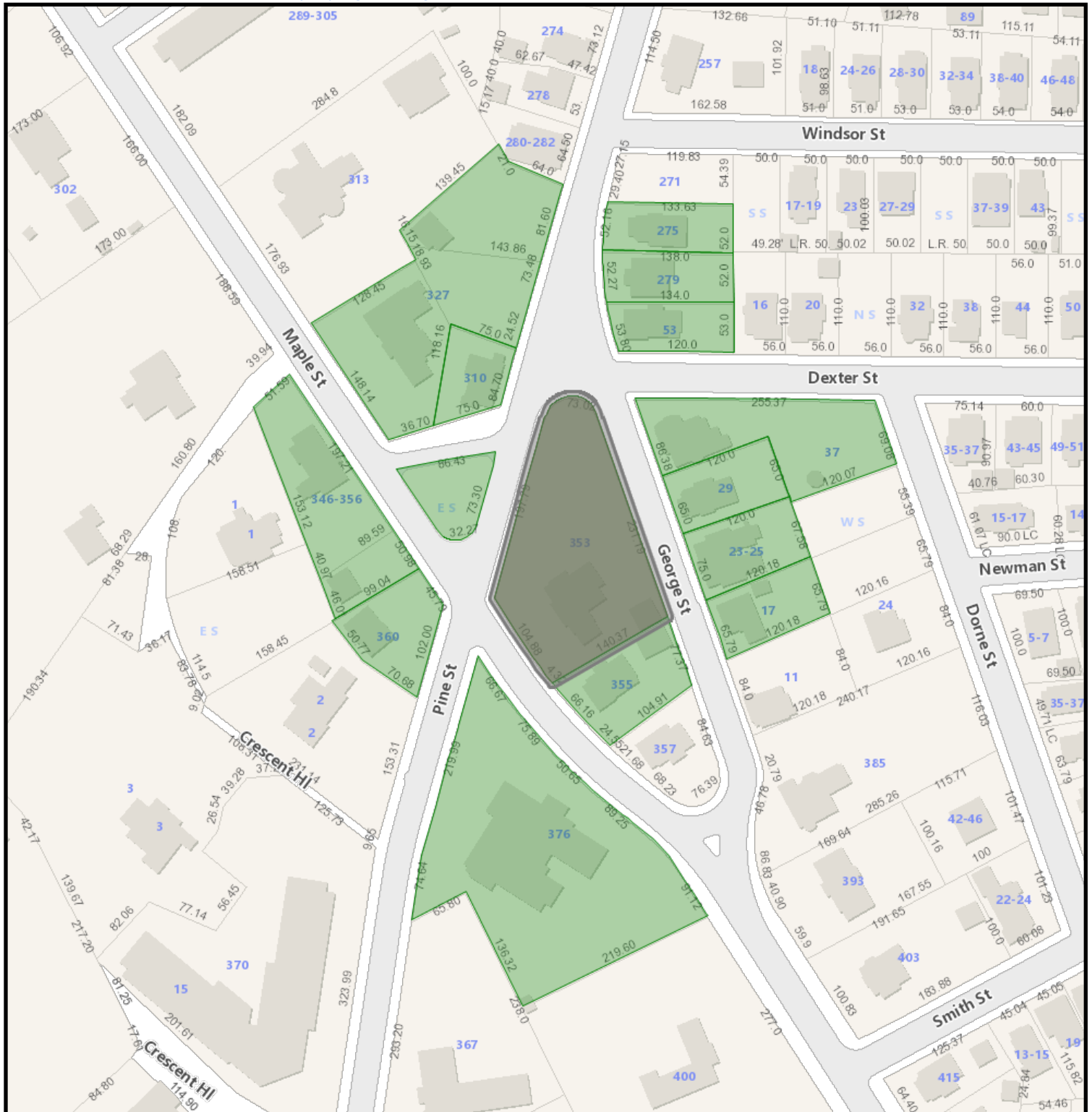




A 98
712







353 Maple Street GIS Map

9/24/2025 11:57:44 AM

Scale: 1"=150'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.

097150122
BARTLETT ZACHARY J
279 PINE ST
SPRINGFIELD, MA 01105

082180134
BAYE RAYMOND L &
327 MAPLE ST
SPRINGFIELD, MA 01105

082180100
CORPORATION OF THE
SAINTS
SPRINGFIELD, MA 01105

097150123
FELIPE REYNALDO
275 PINE ST
SPRINGFIELD, MA 01105

097150076
FIGUEROA MARIA D
310 PINE ST
SPRINGFIELD, MA 01105

082180124
HARRIS SERENA L
355 MAPLE STREET
SPRINGFIELD, MA 01105

082180127
HISPANIC RESOURCES INC
425 UNION STREET STE C7
WEST SPRINGFIELD, MA 01089

056000014
MARTINELLI PAOLA
37 GEORGE ST
SPRINGFIELD, MA 01105

056000015
MILLER MONNAY
29 GEORGE ST
SPRINGFIELD, MA 01105

056000019
NIYONKURU ELIANE
17 GEORGE ST
SPRINGFIELD, MA 01105

082180093
PERSHYN DMYTRO &
346 MAPLE ST
SPRINGFIELD, MA 01105

056000012
ROYES DARREN R
33 GEORGE ST
SPRINGFIELD, MA 01105

082180130
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

082180096
TANAKA KUMIKO ELISA &
451 NORTH RD
SUDBURY, MA 01776

056000017
WANG XIAOMAO B &HONG
2334 W. MAYA WAY
PHOENIX, AZ 85085



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION CHECKLIST

PROPERTY ADDRESS: 47 Westminister Street

Incomplete application will **NOT** be accepted and scheduled. A complete and valid application **MUST** contain the following information:

- 1) The type of Certificate the petitioner is seeking must be indicated (see Page 1);
- 2) The property owner's signature must appear on the application;
- 3) Relevant and applicable PHOTOGRAPHS, MATERIALS and PLANS specified on the Application

CHECKLIST

☐

APPLICATION

Please complete the attached application and **PROVIDE ADDITIONAL PAGES IF NEEDED.**

☐

PICTURES OF EXISTING CONDITIONS

Please provide color photographs of the project area's current condition. For example, should the project pertain to replacing windows, provide a photograph of what the current windows looks like.

☐

RENDERING OF PROPOSED PROJECT UPON COMPLETION

Please provide a rendering of what the project will look like upon completion. For some products, such as siding, windows, doors, solar powered panels, HVAC systems (including heat pumps), this may include product details from the manufacturer and/or store or a brochure. For paint color-related projects, a sample of the color may suffice. For new construction, renderings from an architect are required.

☐

PRODUCT SPECIFICATIONS

Please provide specifications for any products (e.g. doors, windows, siding, solar powered panels, HVAC systems, etc.) to be utilized during the project. Project details from the manufacturer and/or store, or a brochure, will suffice. *If available, please bring physical samples of the product to the meeting date.*

☐

LETTER OF AUTHORIZATION

If the landowner is unable to attend the hearing, correspondence shall be submitted that authorizes a representative to speak on their behalf about the application.

For more information, visit the City's website: www.springfield-ma.gov/planning/historic-comm or call the Office: (413) 787-6020.

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: <u>McKnight</u>	DECISION:
DATE RECEIVED: <u>September 25, 2025</u>	DECISION DATE:
HEARING DATE: <u>October 16, 2025</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>October 2, 2025</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>October 2, 2025</u>	WAIVED BY ABUTTERS:



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION TYPE

PROPERTY ADDRESS: 47 Westminister Street

APPLICATION TYPE (Select Application Type)

☐

CERTIFICATE OF APPROPRIATENESS

Select this type of application for those changes that are in conformance with the guidelines and/or acceptable for the particular Local Historic District.

☒

CERTIFICATE OF HARDSHIP

Select this type of application for those changes that are not appropriate with the underlying District guidelines, but which are necessary due to economic, physical, social, or other special conditions that apply to the individual property, but do not apply to the overall underlying District.

☐

CERTIFICATE OF NON-APPLICABILITY

Select this type of application for those changes that affect features not controlled by the Commission (e.g. work that involves no change in materials, design or dimensions).

☐

ENVIRONMENTAL REVIEW (I.E. REVIEW OF A STRUCTURE IN A NATIONAL REGISTER DISTRICT/INDIVIDUAL BUILDING)

Select this type of application for those changes that affect a structure in a National Register District, or a structure that is listed as a National Register Individual Building, that utilizes public funding (local, State, or federal). If the structure is both within a National Register District/Individual Building and a Local Historic District, select one of the application types above (Appropriateness, Hardship, Non-Applicability). If the structure contains a Preservation Restriction and is located within a National Register District/Individual Building, select the Preservation Agreement application type below.

☐

PRESERVATION AGREEMENT

Selection this type of application if the structure contains a Preservation Restriction.

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

Select this type of application if the structure is more than 75 years old and are requesting that the nine (9) month demo delay restriction be lifted in order to commence demolition immediately.

☐

MUNICIPAL PROTOCOL

Select this type of application if the structure relates to a municipally (City of Springfield) owned property, and the project will be facilitated by the municipality (City of Springfield).

☐

SECTION 106 REVIEW

Select this type of application if the project is being submitted in accordance with Section 106.

Recourse: If a petitioner disagrees with a ruling by the Commission, he or she may, within twenty (20) days after filing the notice of such ruling with the City Clerk, appeal to the Superior Court or Housing Court, if applicable. On the other hand, the Historical Commission may, through Superior Court (or Housing Court), seek an injunction against any violation with a historic district's guidelines/standards. The Court may order the removal of any such violation, or the restoration of any building or feature altered or demolition in violation of a historic district's standards. Persons found guilty of any violations may be fined not less than ten dollars (\$10.00) or no more than five hundred dollars (\$500.00).



Springfield Historical Commission



70 Tapley Street
Springfield, MA 01104
(413) 787-6020 (office)
(413) 787-6524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: → 47 Westminister Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☒
PROPERTY OWNER: → Ovidia Lopez		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER:	REPRESENTATIVE/CONTRACTOR NAME:	
OWNER EMAIL ADDRESS:	REPRESENTATIVE/CONTRACTOR PHONE NUMBER:	
PROPERTY CODE: 12201-0066	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Rear porch was built. Now there is a second floor stair way already built. There is some visibility from public view. This stair/porch was built over existing small porch. Build with pressure treated wood.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): We are not able to demo and rebuild with historic features. I work as a cook for about 20-25 hour per week. I was not aware of any historical guidelines before buying this house.		

☐ Check box if property owner will be in attendance at the hearing. If not, correspondence from the property owner authorizing a representative to present the application is required.

Ovidia Lopez

PROPERTY OWNER'S SIGNATURE

9-23-25

DATE

Jim Boone
97 Florida St
McKnight

October 7, 2025

Springfield Historic Commission

Re: 47 Westminster St Rear Deck

Dear Commissioners

There has been a large back stair way going to the second floor of this Single Family Home in the Historic District. This was done without review of the Commission and I assume without a Building Permit.

Owner was notified about District rules when they purchased house. (attached)

This type of stairway would suggest a second floor apartment access.

This stairway is very visible from the street and not in keeping with any guideline in the District. Materials and design not appropriate. Change is needed.

Thank you

Jim Boone

March 10, 2024

Stephen Byrne

First Place Realty

Re: Listing at 47 Westminster St McKnight Historic District.

Congratulations on your listing in the McKnight Historic District in Springfield Ma. This is a wonderful neighborhood where everyone takes great pride in their properties. I think you will find a lot of interest in the property.

As the house is in a Local Historic District, it is subject to the rules set forth by the City and administered by the Springfield Historical Commission. This means any work done to the exterior, including windows and doors, must have the approval of the Historical Commission.

I have enclosed pictures of the house in 1939 and 1975. You can see what a beautiful house it was. I imagine much of the porch detail is underneath that awful enclosed porch. Your buyers would enhance the value of the house by restoring the front porch. The rest of your street is very well restored.

As this is a benefit to the property it is also a restriction and thus must be disclosed to all potential buyers.

In full disclosure of property restrictions, your listing should disclose this so that all potential buyers are informed. By having this in your listing, all Realtors showing the property are duly informed also.

The rules of the McKnight Historic District can be found on the City Of Springfield's Planning Department website. [Microsoft Word - MCKNIGHT-rev Dec 07.doc \(springfield-ma.gov\)](#) Map of the Local Historic District [ArcView Print Job \(springfield-ma.gov\)](#)

[The house was built in 1876 and the first owner was W S Buxton, built in the Gothic Revival Style. This street was one of the first built by the McKnight Brothers.](#)

Thank you for your work in promoting this wonderful neighborhood.

Jim Boone

97 Florida St

McKnight

jimboone@hotmail.com

Ovida Catalina Lopez Marcarlo
47 Westminster St
Springfield, Ma 01109

Welcome to the McKnight Historic District and our wonderful neighborhood. We hope you will enjoy it as much as we have over the past 47 years.

Visit springfieldpreservation.org This website also has a list of Contractors that have been used by Preservation Trust members as well as lots of local history and other information. On this website you can see a picture of your home in 1939, go to Resources and WPA photos and Westminster St

Your home was built in 1876 in the Gothic Revival style. The first owner was W S Buxton. This was one of the first houses built by the McKnight Brothers who developed the whole neighborhood.

Your wonderful house is located in the McKnight Historic District and all work to the house visible from the street must be approved by the Springfield Historical Commission. I have included in this packet those guidelines.

You have wonderful neighbors all around you, hope you enjoy McKnight.

Any questions, please feel free to email me.

Welcome

Jim and Merry Boone
97 Florida St.
jimboone@hotmail.com



70 Tapley Street
Springfield
Massachusetts
01104

STOP WORK ORDER

5/20/2025

Ovidia Catalina Lopez-Macario
47 Westminster Street
Springfield, MA 01109

Dear Ovidia Catalina Lopez-Macario:

The Springfield Historical Commission has recently become aware of the **unauthorized construction of a rear stairway** onto the rear of the building on your property at **47 Westminster Street**. Your property is located within the McKnight Local Historic District, and any proposed work relating to the exterior of the building is not allowed without the approval of the Commission. Once the Commission has granted approval, any exterior modifications and renovations can be completed after getting any other necessary building permits.

Enclosed is a copy of the McKnight Local Historic District guidelines and an application. Please fill out the application completely, attaching the appropriate information (pictures, sample materials, site map, etc.) and return all materials to the address below. The next available Springfield Historical Commission meeting is **Thursday, June 26, 2025 at 5:30pm**, and the application needs to be submitted two weeks in advance of the meeting (**by June 11, 2025 at 4:30pm**). If you cannot make this meeting, please contact me for future meeting dates. However, your work cannot continue until you receive the approval from the Commission.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of the work that is occurring to determine if permitting is required on their end.

If you have any questions, please feel free to contact me at (413) 787-6525.

Sincerely,

Andrew Strniste
Director of Community Planning

Return Address:
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department





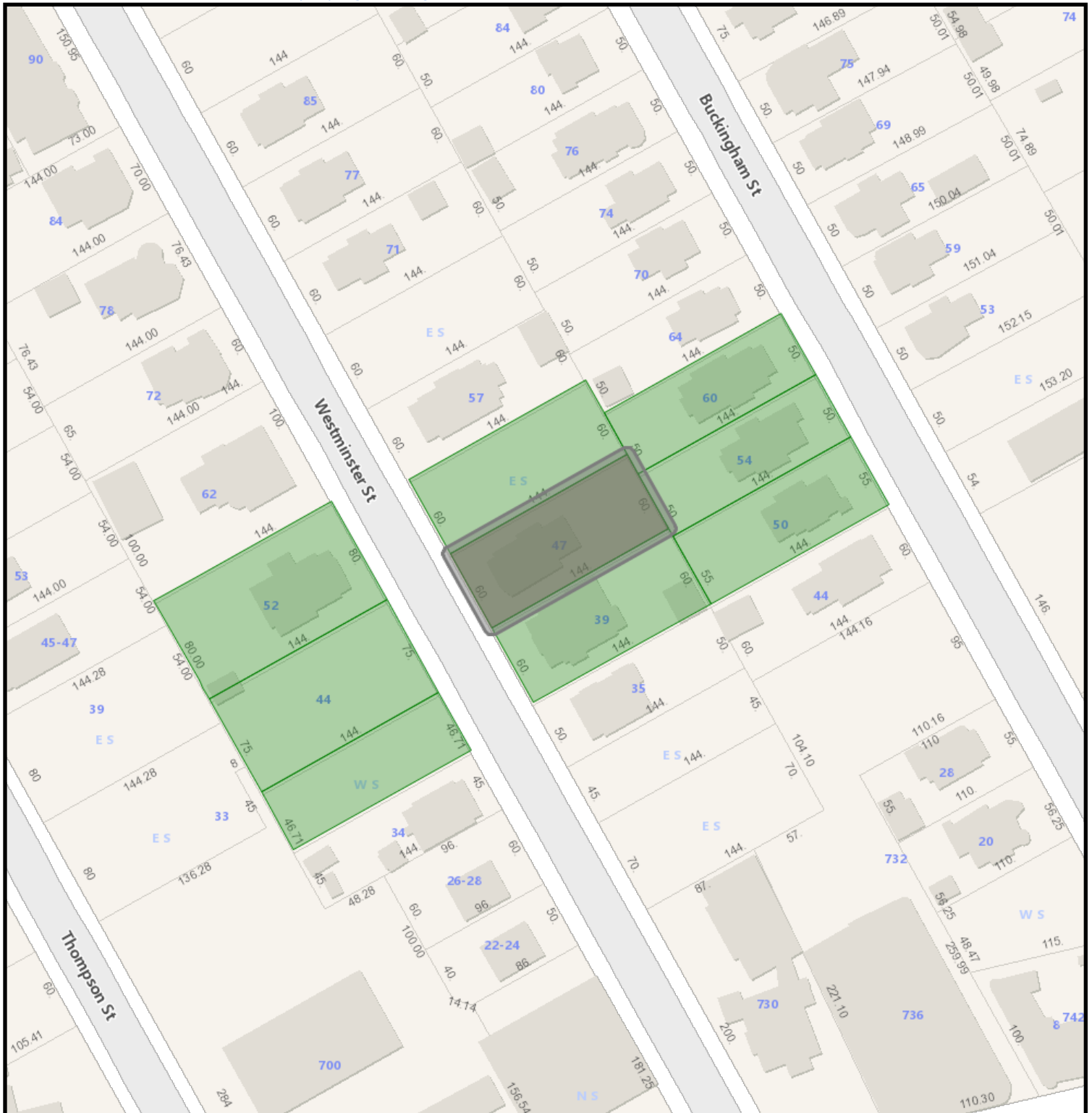




05/20/2025 12:07



05/20/2025 12:08



47 Westminister Street GIS

9/24/2025 11:39:54 AM

Scale: 1"=100'

Scale is approximate



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122010011
BHUIYA BOKUL HUQ &
52 WESTMINSTER ST
SPRINGFIELD, MA 01109

122010065
BOWEN COLEEN F
57 WESTMINSTER ST
SPRINGFIELD, MA 01109

020420010
EDWARDS RUTH
54 BUCKINGHAM ST
SPRINGFIELD, MA 01109

122010067
KELLY GERALDINE ESTATE
39 WESTMINSTER ST
SPRINGFIELD, MA 01109

122010066
LOPEZ-MACARIO OVIDIA
47 WESTMINSTER ST
SPRINGFIELD, MA 01109

020420011
NEW VISION REALTY LLC
PO BOX 14
LYNN, MA 01905

020420009
RIVERA ANGEL
23 BESTON ST
CHICOPEE, MA 01013

122010009
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

122010007
TAIMANGLO DAVID B &
34 WESTMINSTER ST
SPRINGFIELD, MA 01109