



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

MEETING AGENDA

DATE: Thursday, February 19, 2026

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 FEBRUARY 5, 2026*

III. PUBLIC HEARINGS (Continued)

- 1) *NONE*

IV. PUBLIC HEARINGS (New)

- 1) *21 MOUNTAINVIEW STREET:* Exterior Renovations (In Response to Violation)

V. CPA-RELATED REQUESTS – HISTORIC DETERMINATIONS

- 1) *OLD FIRST CHURCH:* Façade Restoration
- 2) *167 BERKSHIRE STREET:* Roof, Windows, Doors, Porch, and Façade Repairs & Restoration
- 3) *101 MULBERRY STREET:* Replace Roof

VI. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

- 1) *ADMINISTRATIVE UPDATES*
- 2) *CORRESPONDENCE TO COMMISSION*
- 3) *MARCH 5, 2026 QUORUM CALL*
- 4) *PUBLIC SPEAK-OUT SESSION*

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, FEBRUARY 19, 2026 | HEARING OVERVIEWS

CONTINUED HEARINGS

NONE

NEW HEARINGS

21 MOUNTAINVIEW STREET (HARDSHIP)

- ***LOCAL HISTORIC DISTRICT:*** Forest Park Heights
 - ***APPLICATION SUBMISSION DATE:*** Sunday, February 1, 2026
 - ***APPLICATION EXPIRATION DATE:*** Thursday, April 2, 2026
 - ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Hardship for the purposes of resolving various violations that were identified by Staff:
 - ***Windows:*** In 2023, shortly after a fire, the Petitioner had submitted an application to replace the building's siding and windows; the Commission needed more information as it related to the windows and continued the hearing to a future date. The Petitioner and/or a representative did not attend and the Commission rejected the window portion of the application. Subsequently, the unauthorized installation of the windows was completed. The installed windows appear to be Vinyl Max, The Eclipse Series.
 - ***Door:*** The first-floor front door was replaced without approval.
 - ***Foundation:*** The Petitioner advised that there was a cracked foundation, and therefore, covered it with a concrete stone pattern.
 - ***Chimney:*** The chimney was apparently deconstructed and removed after it partially (or maybe fully) collapsed as a result of the fire.
 - ***Roof:*** The roof issue appears to have been resolved, as a Building Permit and Certificate of Compliance has been issued (and correspondence with Alvin Allen).
 - ***APPROVED WINDOW STATUS:*** While the specific model number of the window has not been provided, the Vinyl Max Eclipse Series was installed as a Certificate of Appropriateness for the property at 281 State Street (Lower Maple Local Historic District) on January 21, 2022.
 - ***LETTER OF AUTHORIZATION:*** n/a
 - ***SUBMITTED WRITTEN COMMENT:*** None
-

CPA RELATED REQUESTS

50 ELM STREET (OLD FIRST CHURCH)

- **LOCAL HISTORIC DISTRICT:** Court Square National Register District
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that Old First Church at 50 Elm Street is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves façade restoration improvements.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that Old First Church located at 50 Elm Street is a historic resource and to issue a positive determination that the building is a historic resource.
-

167 BERKSHIRE STREET

- **LOCAL HISTORIC DISTRICT:** n/a
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that the building at 167 Mulberry Street is a Historic Resource; or to be found as important to the community because of its history, architecture, archeology, or culture.
 - **PROPOSED PROJECT:** The proposed project involves:
 - A full roof repair and restoration of the original wood cornices and eaves;
 - The technical restoration of the original 1905 wood;
 - The stabilization of the front porch, and replacement of obsolete internal beams and floorboards; and
 - The treatment and painting of the façade.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the building located at 167 Berkshire Street is a historic resource or is important to the community because of its history, architecture, archeology, or culture and to issue a positive determination that the building is a historic resource.
-

101 MULBERRY STREET (THE MULBERRY HOUSE)

- **LOCAL HISTORIC DISTRICT:** Ridgewood
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that the Mulberry House at 101 Mulberry Street is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves repairing and restoring the roof.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the Mulberry House located at 101 Mulberry Street is a historic resource and to issue a positive determination that the building is a historic resource.
-

OTHER MATTERS BEFORE THE COMMISSION

NONE

ADMINISTRATIVE UPDATES

- ***QUESTIONS TO THE COMMISSION***
 - *NONE*
- ***RECENTLY APPROVED CERTIFICATES OF NON-APPLICABILITY***
 - ***238 SUMNER AVENUE*** → Replacement of existing asphalt shingles with new asphalt shingles
 - ***32 SPRUCELAND AVENUE*** → Fence
- ***LETTERS OF SUPPORT ISSUED***
 - *NONE*
- ***NEW VIOLATIONS ISSUED***
 - *NONE*
- ***VIOLATION RESOLUTION IN PROGRESS***
 - ***174 PINEWOODS AVENUE*** → Installation of Compressor Unit (*Contacted by Landowner*)
 - ***207 PINE STREET*** → Deviations from Issued Certificate (*Expected on Future Agenda*)
- ***UNRESOLVED VIOLATIONS***
 - ***21 MOUNTAIN VIEW STREET*** → Did not resolve replacement windows that were part of the original 2023 application
 - ***158 SHERMAN STREET*** → Replacement of Side and Front Porch Railings
 - ***275 PINE STREET*** → Replacement of Rear Porch Railings
- ***RESOLVED VIOLATIONS***
 - *NONE*
- ***STOP-WORK ORDERS ISSUED***
 - *NONE*
- ***INQUIRIES ISSUED***
 - *NONE*



SPRINGFIELD HISTORICAL COMMISSION MEETING MINUTES

THURSDAY, FEBRUARY 5, 2026

COMMISSIONERS IN ATTENDANCE:

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

STAFF AND ELECTED OFFICIALS IN ATTENDANCE:

Andrew Strniste, Director of Community Planning (in-person)
Attorney Robert Shewchuk, Associate City Solicitor (remote)
Kateri Walsh, City Councilor (remote)
Victor Davila, City Councilor (in-person)

PUBLIC IN ATTENDANCE:

Mark McCormack (99 Louis | in-person)
Steve Greb (Window Nation – 168 Thompson Street Representative | in-person)
Harry Seymour (68 Washington Road | in-person)
Denise Moccia (14 Cherryvale Avenue | in-person)
Carl Moccia (14 Cherryvale Avenue | in-person)
Melissa Sedlak (24 Spruceland Avenue | in-person)
James Sedlak (24 Spruceland Avenue | in-person)
Pastor Sharon Lee (243 Ramblewood Drive | in-person)
Elder Eric J. Walker (17 Middlesex Street | in-person)
Yaa Appiah (45 Greenleaf Street | in-person)
Emmanuel Owusu (45 Greenleaf Street | in-person)
Siervo Jimenez (80 Cornell Street | in-person)
Jynai McDonald (187 Westminister Street | in-person)
Michael Simmonds (State Street | in-person)

I. OPENING REMARKS

- Chair A. Nardi opened the meeting at 5:34 PM and informed the public of the Commission's meeting procedures for reviewing applications.

II. **ROLL CALL**

- Chair A. Nardi proceeded with the evening’s roll call:

COMMISSIONER	ATTENDANCE
<i>Chair Alfonso Nardi</i>	<i>Present – In-Person</i>
<i>Vice Chair Walter Kroll</i>	<i>Absent</i>
<i>Kevin Coffee</i>	<i>Present – In-Person</i>
<i>Judi Crowell</i>	<i>Absent</i>
<i>Vana Nesper</i>	<i>Present – In-Person</i>
<i>Vincent Walsh</i>	<i>Present – Remote</i>
<i>Marisa Zorzi</i>	<i>Absent</i>

III. **ACCEPTANCE OF MINUTES – JANUARY 15, 2026**

MOTION TO APPROVE THE MINUTES OF JANUARY 15, 2026	
CHAIR ALFONSO NARDI	YAY
VICE CHAIR WALTER KROLL	ABSENT
KEVIN COFFEE	SECONDED – YAY
JUDI CROWELL	ABSENT
VANA NESPOR	MOTION – YAY
VINCENT WALSH	YAY
MARISA ZORZI	ABSENT

- Commissioner V. Nesper made a motion to accept the Commission’s meeting minutes of January 15, 2026. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

IV. **CONTINUED PUBLIC HEARING – WS BOWDOIN STREET (01680-0015)**

MOTION TO EXTEND THE APPLICATION AND CONTINUE THE APPLICATION TO THE MARCH 5, 2026 AGENDA	
CHAIR ALFONSO NARDI	YAY
VICE CHAIR WALTER KROLL	ABSENT
KEVIN COFFEE	YAY
JUDI CROWELL	ABSENT
VANA NESPOR	SECONDED – YAY
VINCENT WALSH	MOTION – YAY
MARISA ZORZI	ABSENT

- The Petitioner submitted a request to extend the application by 30 days and to continue the hearing to the March 5, 2026 meeting agenda. Commissioner V. Walsh made a motion to extend the application by 30 days and to continue the hearing to the March 5, 2026 meeting agenda. The motion was seconded by Commissioner V. Nesper. With no discussion on the motion, it was approved unanimously.

V. **NEW PUBLIC HEARING – 24 WESTERNVIEW STREET**

MOTION TO APPROVE THE SOLAR PROJECT AT 24 WESTERNVIEW STREET

CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>MOTION – YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Mark McCormack , from 99 Louis Road and representative of the landowner at 24 Westernview Street, was before the Commission to present the application. Chair A. Nardi read aloud the hearing overview from the Hearing Overviews document.
- M. McCormack advised that the meter is currently in the basement – to be relocated outside and placed on the front of the building. The other utility equipment will be placed on the side of the building beyond the side door. The conduit will run along the existing downspout and can be painted to match the surface it is affixed to. The solar powered panels cannot be repositioned to the rear (noted as R3 on the plan) nor can panels be repositioned onto the side (noted as R1 on the plan) due to tree coverage. Trinity Solar had positioned the panels the best they could given the conditions and underlying guidelines.
- A discussion ensued about the location of the electric meter. Staff Member A. Strniste shared the email from Eversource advising that the meter can be located on the side – contrary to what Eversource informed. The Commission requested that the meter be placed on the side of the building and if Eversource was unable to do so, they could come back to the Commission. The project is not anticipated to start until April due to the restriction on trenching during the early months of the year.
- No public comment was provided.
- Commissioner V. Walsh made a motion to approve the application with the condition that the meters and utility equipment be on the side of the building behind the side door. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

VI. **NEW HEARING – 168 THOMPSON STREET**

MOTION TO APPROVE THE WINDOW PROJECT AT 168 THOMPSON STREET	
CHAIR ALFONSO NARDI	<i>NAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>SECONDED – NAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>MOTION – NAY</i>
VINCENT WALSH	<i>NAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Steve Greb, from Window Nation and representing 168 Thompson Street was before the Commission to present the window-related project at the aforementioned address. Chair A. Nardi commenced by reading the hearing overview from the Hearing Overviews document.

- S. Greb informed the Commission that the Petitioner was seeking to replace ten (10) first floor windows, matching the existing configuration. The look will be the same, but with a beveled picture frame. The grids will be between the window panes, as exterior grids for this specific window have been discontinued.
- Commissioner V. Walsh expressed his concern about the color of the window and that there were no exterior grids. The Commission confirmed that there were existing storm windows that were painted black, that the current windows were white, and that the trim was also painted white. The windows that currently exist appear to be the original windows.
- S. Greb advised that the existing windows were extremely drafty and that the cavities are beyond repair. When observing the sample, the proposed window was not a slimline version, and when observing the pictures, the Commission opined that the existing windows appeared to be sturdy. As part of the replacement project, the voids where the weights are will be filled.
- S. Greb advised of and showed the Commission of window replacement projects in the neighborhood. When asked if the window was available in black, S. Greb responded by advising that the current windows are white. He then informed the Commission that they were willing to propose a simpler replacement window without grids. The Commission advised that they had never approved grids inside the windows.
- Harry Seymour, from 68 Washington Road, opposed the project and opined that the Commission had never approved windows without external grids or the type of window. The resident from 30 Maplewood Terrace opined that paint was not a controlled color.
- Commissioner V. Nespore advised that the proposed window is not the type or style of window they would normally approve and that the in-glass grids tipped the scales. Chair A. Nardi asked if a different window on the approved window list was more acceptable. When asked if a continuance was desired, S. Greb responded no, that he was there to present the proposed window.
- Commissioner V. Nespore made a motion to approve the application. The motion was seconded by Commissioner K. Coffee. With no further discussion, the motion was denied unanimously.

VII. **NEW PUBLIC HEARING – 477 STATE STREET**

MOTION TO ACCEPT THE WINDOW PROJECT AT 477 STATE STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>MOTION – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Jynai McDonald, from 187 Westminster Street, and Michael Simmonds, from an unknown address, were before the Commission to present the window project at

477 State Street, known as the Gunn Block. Chair A. Nardi commenced by reading the hearing overview from the Hearing Overviews document.

- J. McDonald informed the Commission that the building currently has no windows; that they were previously removed and nowhere to be located. The previous windows appear to have been a variety of different ones. The proposed windows will be double pane, black, exterior black grids, two-over-two, wood core lument. The window will sit low on the window sill. The Commission opined that the window satisfies a lot of the usual requirements.
- Harry Seymour, from 68 Washington Road, supported the window project and opined that the proposed project hit all the right notes.
- Commissioner V. Nespors made a motion to accept the application as a Certificate of Appropriateness. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

VIII. **NEW PUBLIC HEARING – 45 GREENLEAF STREET**

MOTION TO APPROVE THE WINDOW PROJECT AT 45 GREENLEAF STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>MOTION – YAY</i>
VINCENT WALSH	<i>SECONDED – YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Yaa Appiah and Emmanuel S. Owusu, both from 45 Greenleaf Street, were before the Commission to present the window replacement project at the aforementioned address. Chair A. Nardi commenced by reading the hearing overview from the Hearing Overviews document.
- The Petitioner advised that the windows were in need of replacement due to containing lead. One of the children suffered from lead poisoning and had to be removed from the house. All of the windows are in need of replacement. The Petitioner confirmed that two of the windows had been previously replaced with white vinyl windows. Staff Member A. Strniste provided clarification as to the quotes provided in the application – one was for restoration, one was for replacement, and the other related to the proposed windows. The identified windows for restoration and the other replacement window were unaffordable.
- The Petitioner is proposing a window that is black on the outside. After viewing the window’s specifications online, the Commission found the proposed window to be satisfactory. The window was close to being slimline and was black in color. No grids will be proposed since the existing windows do not have grids. Being black in color will better hide any excess visible vinyl.
- No public comment was provided.
- Commissioner V. Nespors made a motion to approve the Certificate of Hardship for the purposes of replacing the windows with United one-over-one windows, black in color with no grids. The motion was seconded by Commissioner V. Walsh. With no discussion on the motion, it was approved unanimously.

IX. **NEW PUBLIC HEARING – ES LONGHILL STREET (07900-0129)**

MOTION TO CONTINUE THE SINGLE-FAMILY DWELLING AT ES LONGHILL STREET (07900-0129) TO MARCH 5, 2026	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>MOTION – YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Siervo Jimenez, from 80 Cornell Street, was before the Commission to present the proposed single-family dwelling project at the aforementioned address. Chair A. Nardi commenced by reading the hearing overview from the Hearing Overviews document.
- S. Jimenez advised that he was proposing to build a new single-family dwelling at the vacant property that will be 79 feet wide with inspiration from the white house down the street addressed as 325 Longhill Street. The intent was to mimic some of those features. The proposed siding will be stucco. The windows will be black Jen-Weld windows with exterior grids. The doors will also be black (the Petitioner submitted renderings of the proposed doors that were viewed on screen during the hearing). After receiving feedback in the written public comment, the plans were updated to address some of those concerns. The building will remain U-shaped. The second iteration was viewed by the Commission, which was found to be a better design, and took into consideration the links sent by the Springfield Preservation Trust.
- The front doors were discussed; the Commission received clarification that the doors will be 80-inches in height. Example doors were viewed by the Commission and would contain black exterior grids. The Petitioner is not working with an historic architect. Commissioner K. Coffee opined that the proposed rendering was of Georgian style, but was missing key features. After learning that the project is 10,000 square feet, Chair A. Nardi advised that a licensed architect would be required to get approval from the building department. The Petitioner was adamant that an architect was not required. The Commission opined that an architect would be useful to assist with getting something he desired; that rendering two was closer; however, the size of the building is overpowering and too big for the lot. A lot of concern persisted over the size of the building and that seeing the building in a street profile would be valuable. S. Jimenez wanted to meet with the Commission to discuss the project and get a better understanding of what was required. Commissioner V. Walsh opined that more information was needed, but that it was heading in the right direction.
- The attending resident at 30 Maplewood Terrace vocalized concern about the size of the building relative to the neighboring properties, and that understanding the size was impossible based on the submitted information. There was major concern by her and the Forest Park Civic Association.

- Harry Seymour from 68 Washington Road vocalized some confusion – that the second iteration was a little bit better from what was initially submitted, but not quite there.
- City Councilor Kateri Walsh opined that she was not opposed to new housing, but new housing should be compatible with the area; that the building looks like a school rather than a house.
- An abutting neighbor in attendance advised that the property should be used as a yard for the house the Petitioner owns, as it always had been. As proposed, there will be no space for a yard and that the driveway will be constructed to be in close proximity of their property line.
- Councilor Victor Davila, from 130 Firglade Avenue, asked for a point of clarification, inquiring if approval from the Planning Board or a variance is required.
- James Sedlak, from 24 Spruceland Avenue, opined that the proposed building was too big for the neighborhood.
- Melisa Sedlak, from 24 Spruceland Avenue, opined that the abutting residence, also owned by the Petitioner, is an AirB&B that is not maintained, suggesting what could potentially happen if the proposed building was constructed. M. Sedlak also opined that the building was too big for the property.
- Chair A. Nardi inquired if the lot was one lot, which it was determine that the parcel was one lot. S. Jimenez confirmed that a variance would not be required. A discussion ensued about the project being on the path of something good; that it came a long way from the first iteration. Working with a licensed architect would help; the Commission needs more definitive information. Chair A. Nardi opined that he was having trouble with the scale of the building and would like see it in the context of the streetscape – the Commission also takes into consideration how development affects the streetscape.
- Commissioner K. Coffee read the written public comment submitted by the Springfield Preservation Trust. Commissioner V. Nespor read the written public comment submitted by Denise Moccia. Chair A. Nardi read the written public comment submitted by Hector Cruz. Commissioner K. Coffee read the written public comment submitted by Ralph Slate.
- A discussion commenced about continuing the hearing to March 5, 2026. Commissioner V. Nespor inquired about the number of bedrooms. S. Jimenez advised there will be four bedrooms, a studio, theater, study, and gym. The building will be owned by himself; he is investing a million dollars into building the house.
- Commissioner V. Walsh made a motion to continue the meeting to March 5, 2026. The motion was seconded by Commissioner V. Nespor. Staff Member A. Strniste advised that the February 19 meeting date likely would not be ideal in order to timely distribute new plans to the public and the Commission. The motion was approved unanimously.

X. *PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS – 52 BAY STREET*

- Staff Member A. Strniste informed the Commission that the Demo Delay application relating to 52 Bay Street was withdrawn.
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XI. **CPA-RELATED REQUESTS – 4 GARFIELD STREET**

MOTION TO FIND 4 GARFIELD STREET AS A HISTORIC RESOURCE AND TO ISSUE A LETTER OF SUPPORT	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>MOTION – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Elder E. Walker and Pastor S. Lee, were before the Commission seeking a determination that the building at 4 Garfield Street was a Historic Resource.
- Prior to commencing review of the 4 Garfield Street request, Staff Member A. Strniste and the Commission discussed the expectations from the Community Preservation Commission (CPC). The CPC is request that a determination be made that a property is a historic resource and/or historically significant. A letter of support by the Commission is at their discretion. The Commission discussed the benefits of issuing a letter of support, as well as what is required to make a determination of historic significance. Attorney R. Shewchuk will review what is required for a determination.
- Commissioner V. Nespor made a motion to find that the building at 4 Garfield Street was a historic resource and to issue a letter of support. The motion was seconded by Commissioner K. Coffee. With no further discussion on the motion, it was approved unanimously.

XII. **OTHER MATTERS PROPERLY BEFORE THE COMMISSION – ADMINISTRATIVE UPDATES**

- Staff Member A. Strniste informed the Commission about the Non-Applicability Certificates issued since the last meeting: 142 Westminster Street (installation of a brick driveway), 102 Thompson Street (fence), and 119 Maplewood Terrace (asphalt shingle roof to asphalt shingle roof).

XIII. **OTHER MATTERS PROPERLY BEFORE THE COMMISSION – CORRESPONDENCE TO THE COMMISSION**

- Staff Member A. Strniste presented the correspondence provided by Attorney R. Shewchuk regarding ADA accessible ramps, specifically that the Historical Commission has the authority to require specific design changes and criteria.

XIV. **OTHER MATTERS PROPERLY BEFORE THE COMMISSION – QUORUM CALL**

- Commissioners A. Nardi, V. Nespor, and K. Coffee will be present at the next meeting. Commissioner V. Walsh is likely, but remotely.

XV. **OTHER MATTERS PROPERLY BEFORE THE COMMISSION – PUBLIC SPEAK OUT**

- City Councilor K. Walsh commended the Historical Commission for how they run their meetings.

- Harry Seymour, from 68 Washington Road, recommended that the Commission complete the New Construction Guidelines, as applicants appear to have difficulty with new construction projects. The Commission responded that the turnover in Staff was the main reason why the guidelines have stalled. Staff Member A. Strniste advised that he had been working on finding the materials from his predecessors and assembling something for the Commission to review, hopefully by March.
- The resident from 30 Maplewood Terrace requested a copy of the email from Eversource relating to electric meters.
- Commissioner V. Walsh made a motion to adjourn. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously. The Commission adjourned at 7:36 PM.

DRAFT



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 21 Mountainview 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:

Forest Park Heights

DECISION:

DATE RECEIVED:

February 1, 2026

DECISION DATE:

HEARING DATE:

February 19, 2026

DATE DISCUSSED (NO HEARING):

DATE NOTICE POSTED:

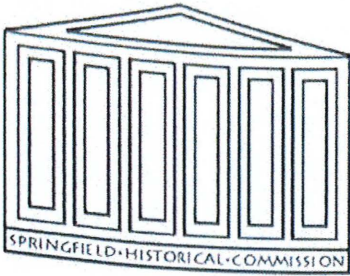
February 5, 2026

WAIVED BY COMMISSION:

DATE NOTICE MAILED:

February 5, 2026

WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 21 MOUNTAINVIEW ST

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).
Chimney collapsed & was removed
- 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.
roof, window, door
- 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) 787-4524 (fax)

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 21 MOUNTAINVIEW ST		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER <input type="checkbox"/>
PROPERTY OWNER: AAD REALTY LLC		
OWNER ADDRESS: 106 N. WEST ST, ACRAWAM, MA <input type="checkbox"/> Check box if same as property address		
OWNER PHONE NUMBER: OFFICE - 413-734-0231	REPRESENTATIVE/CONTRACTOR NAME: NIKOLAY DIPON	
OWNER EMAIL ADDRESS: ndipon@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-246-9477 - CELL	
PROPERTY CODE: 08875-0021	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: aadllc@gmail.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): PROPERTY WAS BADLY DAMAGED BY FIRE - SEE SEPARATE PAGES		PROPOSED MODIFICATIONS (Please check all that apply) <input checked="" type="checkbox"/> Windows (see Page 3) <input checked="" type="checkbox"/> Doors (see Page 4) <input type="checkbox"/> Siding (see Page 5) <input checked="" type="checkbox"/> Roofing (see Page 6) <input type="checkbox"/> Solar (see Page 6) <input type="checkbox"/> Signs (see Page 7) <input type="checkbox"/> Heat Pumps (see page 7) <input type="checkbox"/> Paint (see Page 8) <input type="checkbox"/> Renovations (e.g. Porches) (see Page 8) <input type="checkbox"/> New Construction (all of the above) <input checked="" type="checkbox"/> Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): - SEE SEPARATE PAGES		

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.

[Handwritten Signature]

PROPERTY OWNER'S SIGNATURE

1/30/2024

DATE

Project Description:

Property was badly damaged by fire. The roof and chimney collapsed and windows and front door burned up. The chimney was removed due to it being badly damaged and a new roof was installed with the same type of asphalt shingles. The windows were replaced with the same vinyl windows and a wooden lattice installed over the front ones to match what it looked like before. The front door was replaced with one that looks the same as the one that was there previously. The foundation was also recoated with concrete and a decorative stone design etched into it.

Justification For Certificate of Hardship:

The chimney was badly damaged and collapsed and needed to be removed. The foundation had surface cracks in it and was also damaged by the fire on the surface (not structurally) and so it had to be recoated. The windows melted and front door was badly burned so they needed to be replaced ASAP to prevent further damage to the interior of the structure due to weather. All of this work has already been completed.

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:

WINDOWS HAVE ALREADY BEEN REPLACED WITH
MATCHING VINYL WINDOWS

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

FIRE DAMAGE

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	38
NEW WINDOW MANUFACTURER:	VINYLMAX
MODEL NUMBER(S):	

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc.):	VINYL	VINYL
EXTERNAL COLOR(S) (e.g. black, white, etc.):	WHITE	WHITE
GRID PLACEMENT (Interior or Exterior):	EXTERIOR	EXTERIOR
GRID PATTERN (e.g. two-over-two; six-over-one, etc.):	DIAMOND GRID	DIAMOND GRID
WINDOW STYLE(S) (e.g. double-hung, etc.):	DOUBLE-HUNG	DOUBLE-HUNG
GLASS TYPE(S) (e.g. single-pane, double-pane, etc.):	DOUBLE-PANE	DOUBLE-PANE

ADDITIONAL INFORMATION:

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):

BURNED UP IN FIRE

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

SAME AS ABOVE

NUMBER OF DOOR(S) TO BE REPLACED/ADDED:	1 (FRONT DOOR)
NEW DOOR MANUFACTURER:	
MODEL NUMBER(S):	

	EXISTING	PROPOSED
MATERIAL (e.g. steel, fiberglass, etc):	WOOD	WOOD
EXTERNAL COLOR(S) (e.g. black, white, etc):	BROWN	BROWN
DOOR STYLE(S) (e.g. colonial, etc):		CRAFTSMAN
PANEL PATTERN (e.g. single, two panel, etc):	TWO PANEL	TWO PANEL
GLASS PLACEMENT:	TOP	TOP OF DOOR
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		DOUBLE PANEL

ADDITIONAL INFORMATION:

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

ROOF & CHIMNEY COLLAPSED, ~~ROOF REPLA~~
FOUNDATION DAMAGED ON EXTERIOR

PROPOSED CONDITIONS/DESCRIPTION

ROOF REPLACED W/ MATCHING SHINGLES
CHIMNEY REMOVED
FOUNDATION RECONSTRUCTED W/ CONCRETE &
DECORATIVE STONE DESIGN ETCHED IN

City of Springfield
Inspectional Services / Building Division
 70 Tapley Street
 Springfield, MA 01104



BUILDING PERMIT TO REPAIR ONE OR TWO FAMILY DWELLING

Plans Filed Block Plan Number Type of Construction Zone Lot Number
 088750021 2 (9th Ed.) Residence A

Description of Work: 1FAM- REPAIR FIRE DAMAGED PROPERTY. REMOVE AND REPLACE COMPLETE ROOF SYSTEM. REMOVE AND REPLACE INTERIOR FRAMING, INSULATION AND SHEETROCK. (2600)SQ FT TOTAL.

08875-0021

AAD LLC
 605 SOUTHWICK ST
 FEEDING HILLS, MA 01030

Permit Number: 23B1-2FAM-01337RE
 Permit Issue Date: October 06, 2023
 Cost of Job: \$14,000.00

Please call this Inspector between the hours of 7:00 AM - 8:00 AM and 3:00 PM - 3:45 PM to schedule inspections:

Yarelis Aquino
 YAquino@springfieldcityhall.com

Mark Hebert
 mhebert@springfieldcityhall.com

Thomas Kennedy (413) 886-5202
 tkennedy@springfieldcityhall.com

Daniel Laflamme (413) 787-6037
 DLaflamme@springfieldcityhall.com

David Markham (413) 750-2088
 dmarkham@springfieldcityhall.com

Maridalia Trinidad (413) 886-5345
 MTrinidad@springfieldcityhall.com

Permission is hereby granted to NIKOLAY GERASIMCHUK at 21 MOUNTAINVIEW ST

Provided applicant(s) conform(s) to the terms of the application on file in this office, the provision of law, and the Building and Zoning Ordinances of the City of Springfield. Any violation of the above noted terms may cause immediate revocation of this permit. If any change is made in said plans or specifications, or in the use for which the building is designed, the Building Commissioner must be notified, and a new permit must be obtained.

Number of Stories: Area: Height: Number of Rooms:

Authorized Signature

The following permits are also required. It is the permit holder's responsibility to be sure all sign offs are obtained.

Plumbing: No Electrical: No Gas Fitting: No Sprinklers: No Mechanical: No

PLEASE POST IN A VISIBLE LOCATION

DO NOT OCCUPY UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED

This permit must be kept posted on the job site. No inspection will be made if this is missing from the site.

<u>Type of Inspection</u>	<u>Inspector's Initials</u>	<u>Date</u>	<u>Rough</u>	<u>Final</u>
Foundation				
Electrical Wiring				
Plumbing				
Gas Fitting				
Framing				
Insulation				
Chimney				
Coal/Wood/Pellet Stove				
Oil Fired Heating Equipment				
Swimming Pool Installation				
Final Building and Occupancy				
Sprinkler System				
Fire Alarm				
Mechanical				

City of Springfield
INSPECTIONAL SERVICES / BUILDING DIVISION
70 Tapley Street, Springfield, MA 01104
(413)787-6031/TTY (413)787-6641



AAD LLC
605 SOUTHWICK ST
FEEDING HILLS, MA 01030

Permit Number: 23B1-2FAM-01337RE

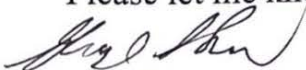
August 27, 2025

1FAM- REPAIR FIRE DAMAGED PROPERTY. REMOVE AND REPLACE COMPLETE ROOF SYSTEM. REMOVE AND REPLACE INTERIOR FRAMING, INSULATION AND SHEETROCK. (2600)SQ FT TOTAL.

CERTIFICATE OF COMPLIANCE

This letter is to inform you that a final inspection was performed at 21 MOUNTAINVIEW ST Springfield MA 01108. The construction performed pursuant to Building Permit 23B1-2FAM-01337RE was found to be substantially complete and in compliance with 780 CMR (the state building code). The nature and scope of the alteration/reconstruction is such that a new or adjusted Certificate of Occupancy is not required by 780 CMR. No more construction inspections of the site are necessary and Permit 23B1-2FAM-01337RE is considered closed out by this Department.

Please let me know if I can be of any further assistance.


George Shaw

Inspector

Sincerely,



Steven Desilets
Code Enforcement Commissioner



Nick Dipon <ndipon@gmail.com>

to aallen ▾

📧 Fri, Jun 30, 2023, 1:54 PM ☆ 😊 ↶ ⋮

Good afternoon Alvin. Attached is the application for appropriateness.

Please advise if there is anything else you need.

Thanks

One attachment • Scanned by Gmail ⓘ 📁 Add to Drive



Allen, Alvin <aallen@springfieldcityhall.com>

to me ▾

Fri, Jun 30, 2023, 2:38 PM ☆ 😊 ↶ ⋮

Paul,

Thanks for the application; however, in order to make the application complete, please send me photos of previous conditions of the home s well as existing conditions. Additionally, please send a brochure or order sheet with specifications of the windows as well as the siding material being proposed.

Thanks,

Alvin Allen, Principal Planner
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104
(413) 787-6020

CAUTION: This email originated outside our organization: please use caution.



Allen, Alvin <aallen@springfieldcityhall.com>

to David, me ▾

Oct 5, 2023, 8:45 AM



Good morning,

I don't have an application on file for the roof under appropriateness; however, I checked on Google Streetview and it appears you already have an asphalt roof; therefore, the matter would fall under "non-applicability", which does not require a public hearing as you are not changing materials. I have notified David Markham in the Building Department that you are all set to move forward with your building permit.

Alvin Allen, Principal Planner
Office of Planning & Economic Development
70 Tapley Street
Springfield, MA 01104
(413) 787-6020



CAUTION: This email originated outside our organization; please use caution.



Nick Dipon <ndipon@gmail.com>

to Alvin, David ▾

Oct 5, 2023, 11:41 AM



Thank you for the update.



↩ Reply

↩ Reply all

➦ Forward

























1915

1915

1915 Good





PLEASE KEEP
THIS AREA
CLEAR OF
ALL OBSTRUCTIONS

4

21





1904

21

PRIVATE
PROPERTY
NO TRESPASSING



vinylmax
windows

Passion for Homes and Families



THE
ECLIPSE
SERIES

STANDARD FEATURES

1. **Fusion welded frame and sash** provides an impenetrable barrier to air and water penetration.
2. **Deeply pocketed head with weather stripping** resists air infiltration.
3. **Soft curved sash design** mimics the look of traditional wood window sashes.
4. **Dual night locks** allow for ventilation with security and have passed AAMA Forced Entry Resistance Testing.
5. **Low profile recessed tilt latches** are color matched for a neat appearance.
6. **Composite cam lock and keeper** draws sashes closer together for positive lock.
7. **Dual tilt in sashes** allow for easy cleaning.
8. **Interlocking meeting rail** provides additional security and has passed AAMA Forced Entry Resistance Test.
9. **Heavy duty weatherstrip design** with double mylar fins resists air and water infiltration.
10. **IntelliGlass low-E glass with argon fill** provides ENERGY STAR thermal performance.
11. **Sunshield 100% vinyl** is an eco friendly and advanced vinyl compound with a proven weather beating formula.
12. **Half screen** provides an unobstructed view. Full screen upgrade available.
13. **5° positive sloped sill** provides water runoff, even in driving rain.
14. **Fully welded double wall interior dam leg** with fin-seal weather stripping improves strength and optimal air and water performance.
15. **Full length extruded lift rail** provides easy sash operation.
16. **Optional foamed filled frame and sash** improves thermal performance.
17. **Lifetime Limited Warranty**

THE ECLIPSE SERIES



GLASS PACKAGES

IntelliGlass
high performance

Ideal for Northern climates

**GLASS
PANES**

2

**LOW-E
TYPE**

Standard

**AIRSPACE
FILLING**

Argon

IntelliGlass **ESP**
extra performance

Sunny exposures in Northern and North Central climates

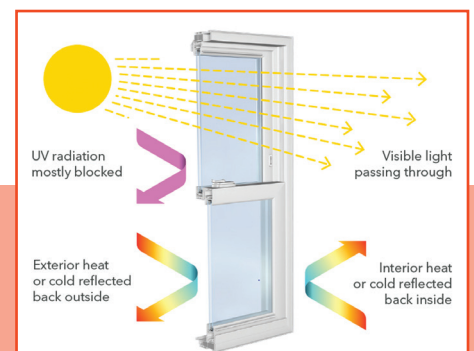
2

Solar

Argon

HOW DOES LOW-E GLASS WORK?

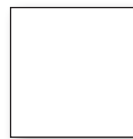
The microscopic coating on Low E glass reflects heat back to its source and filters damaging UV rays. This keeps your home comfortable year round.



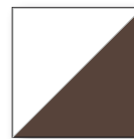


MAKE IT YOURS...

Color Options



White PVC
(standard)



Bronze
Exterior
Laminate



Black
Exterior
Laminate

Grid Options

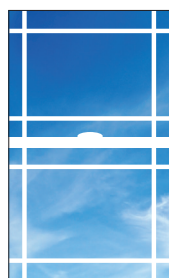
Grids are placed between the glass and are securely locked into place, so they'll always remain straight and true. Simulated Divided Lites available.



Colonial



Perimeter



Prairie

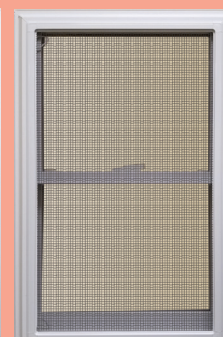


Valance

Screen Options



Standard 1/2
Screen



Optional Full
Screen

WINDOW STYLES

DOUBLE HUNG



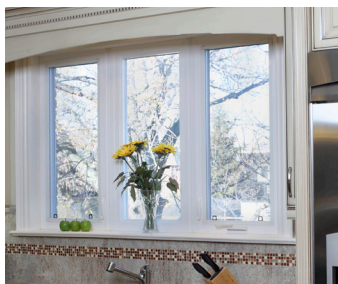
SLIDER



PICTURE



AURORA CASEMENTS



AURORA BAYS AND BOWS



EQUINOX PATIO DOORS



Upgrade Option: FlexScreen



X FLEXSCREEN

High-performance PVC coated spring steel frame is damage resistant, beautifully invisible and effortless to install. Simply hold the screen in your hands, bend the sides in, and fit FlexScreen in to your screen track.

WHY VINYLMAX?

MADE IN THE USA



Vinylmax is passionate about American jobs and the American economy. That is why we source the majority of our components from other American manufacturers and fabricate our windows in our Ohio and New York factories. When you buy a Vinylmax window, you can be sure you are not only getting American quality, but also supporting and sustaining local communities.



QUALITY FIRST

In our facility, we utilize the most modern manufacturing methods and technology to produce the highest quality vinyl replacement windows. This results in the best value for your home.



WARRANTY

To protect your investment and our reputation, we back our products with a Lifetime Limited Warranty so strong that it will exceed your expectations.

THE VINYLMAX STORY



Founded in 1982 in Cincinnati, Ohio by the Doerger family and manufacturing a mere five windows per day, the Vinylmax legacy began to unfold. As one of the very first vinyl window manufacturers in the United States, Vinylmax embraced the philosophy that quality custom windows manufactured quickly would inspire loyalty in its customers.

Today the next generation of the Doerger family continues to embrace that philosophy in its Ohio and New York manufacturing facilities. Millions of American homes are more beautiful and more energy efficient, thanks to Vinylmax windows.

vinylmax
windows

107 Pierce Rd
Clifton Park, NY. 12065
(518) 877-8670
www.vinylmax.com



906713-4

43

1/21/2020

Sched: 37953

Batch: 32

Unit: 1067

ABC Supply Co Inc - Springfield MA-#146

DH54 5DHFR-6-6 WH- - RF- HE- - -

27.75X45.5

43 (1-43)





CITY HALL
SPRINGFIELD,
MASSACHUSETTS
01103

NOTICE OF DECISION

**THE SPRINGFIELD HISTORICAL COMMISSION has approved a
Certificate of Hardship for the following property:**

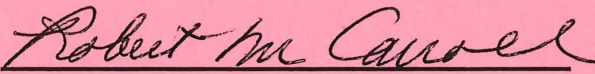
21 Mountainview Street
Property

Paul & Doris Murphy
Owner
21 Mountianview Street
Springfield, MA 01108

District: Forest Park Heights

To keep the one-over-one vinyl replacement windows on the third floor provided they are covered with an exterior wood grid pattern which matches diamond pane pattern of previous windows. Wood grids to be affixed permanently.

Date Issued August 4, 2006


Robert McCarroll, Chairman
Authorized Signature

This Certificate is issued with the understanding that all changes approved by the Springfield Historical Commission are in compliance with any related municipal agency's rules, regulations and/or codes. The Historical Commission will not assume responsibility for any violation of these regulations that might occur as a result of the above approval.

PLEASE POST THIS CERTIFICATE DURING CONSTRUCTION



70 Tapley Street
Springfield, MA 01104

Violation

10/21/2025

AAD, LLC
605 Southwick Street
Feeding Hills, MA 01030

Dear AAD, LLC:

Please be advised that Office of Planning & Economic Development, via the Staff liaison to the Springfield Historical Commission, confirmed that the building at 21 Mountainview Street is in violation of a 2006 Certificate of Hardship, specifically relating to the third-floor windows. As approved in 2006, the third-floor windows were to be covered with an exterior wood grid pattern to match the diamond pane pattern of the previous windows that were to be permanently affixed to the window. At a recent site visit, Staff observed that there were no wooden diamond-pane pattern grids affixed to the windows.

Furthermore, in reviewing your 2023 application relating to replacing all fire-damaged windows, please be advised that that part of the application was never resolved, and therefore, is not in effect, as the Commission only approved repairs to the building's siding during the August 3, 2023 hearing. The portion of the application pertaining to the fire-damaged windows was originally continued to the September 21, 2023 meeting agenda; however, due to the lack of someone appearing before the Commission on that date, the part of the application relating to the fire-damaged windows was denied. Consequently, approval relating to the windows is still required.

In consideration of these observations, the Historical Commission is respectfully requesting that you resubmit an application relating to the windows. The next available Springfield Historical Commission meeting is **Thursday, November 20, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting (**by Wednesday, November 5, 2025 at 12:00pm**). If you cannot make this meeting, please contact me for future meeting dates.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of this violation 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 Strmiste
Director of Community Planning

Return Address:

Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

cc: file, Springfield Law Department, Springfield Building Department, Class Realty, Inc



CITY HALL
SPRINGFIELD,
MASSACHUSETTS
01103

NOTICE OF DECISION

**THE SPRINGFIELD HISTORICAL COMMISSION has approved a
Certificate of Hardship for the following property:**

21 Mountainview Street
Property

Paul & Doris Murphy
Owner
21 Mountainview Street
Springfield, MA 01108

District: Forest Park Heights

To keep the one-over-one vinyl replacement windows on the third floor provided they are covered with an exterior wood grid pattern which matches diamond pane pattern of previous windows. Wood grids to be affixed permanently.

Date Issued August 4, 2006


Robert McCarroll, Chairman
Authorized Signature

This Certificate is issued with the understanding that all changes approved by the Springfield Historical Commission are in compliance with any related municipal agency's rules, regulations and/or codes. The Historical Commission will not assume responsibility for any violation of these regulations that might occur as a result of the above approval.

PLEASE POST THIS CERTIFICATE DURING CONSTRUCTION



09/29/2025 14:58



09/29/2025 14:58



70 Tapley Street
Springfield, MA 01104

Violation Second-Attempt

11/18/2025

AAD, LLC
605 Southwick Street
Feeding Hills, MA 01030

Dear AAD, LLC:

Please be advised that this is the second attempt by the Office of Planning & Economic Development, via the Staff liaison to the Springfield Historical Commission, to inform you that there is an existing violation relating to the building at 21 Mountainview Street pertaining to a 2006 Certificate of Hardship, specifically relating to the third-floor windows. As approved in 2006, the third-floor windows were to be covered with an exterior wood grid pattern to match the diamond pane pattern of the previous windows that were to be permanently affixed to the window. At a recent site visit, Staff observed that there were no wooden diamond-pane pattern grids affixed to the windows.

Furthermore, in reviewing your 2023 application relating to replacing all fire-damaged windows, please be advised that that part of the application was never resolved, and therefore, is not in effect, as the Commission only approved repairs to the building's siding during the August 3, 2023 hearing. The portion of the application pertaining to the fire-damaged windows was originally continued to the September 21, 2023 meeting agenda; however, due to the lack of someone appearing before the Commission on that date, the part of the application relating to the fire-damaged windows was denied. Consequently, approval relating to the windows is still required.

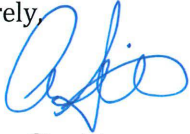
In addition to the unauthorized installation of the windows, Staff recently observed two more notable issues that did not receive approval from the Commission: 1) the unauthorized replacement of the first-floor front door, and 2) the unauthorized modification to the foundation. All of the aforementioned unauthorized renovations require approval from the Historical Commission.

In consideration of these observations, the Historical Commission is respectfully requesting that you submit an application to obtain approval for the aforementioned renovations. The next available Springfield Historical Commission meeting is **Thursday, December 18, 2025 at 5:30pm** and the application needs to be submitted two weeks in advance of the meeting (**by Wednesday, December 3, 2025 at 12:00pm**). If you cannot make this meeting, please contact me for future meeting dates.

If you do not comply, the Commission will be forced to take further action. In addition, the Building Department has been notified of this violation 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



11/18/2025 12:56



11/18/2025 12:56



11/18/2025 12:56

PRIVATE
PROPERTY
NO TRESPASSING

11/18/2025 12:56



1904

21

11/18/2025 12:57



**City of Springfield
Building Department Inspectional Services
70 Tapley Street, Springfield, MA 01104
(413)787-6031/TTY (413)787-6641**

March 11, 2022

MURPHY DORIS R & PAUL
21 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

NOTICE OF VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108

As the result of an inspection that was performed on the above property on March 4, 2022 at 8:31 AM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATIONS

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact David Markham at (413) 750-2088, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL

CC: David Markham, Building Inspector,
(413) 750-2088

Sincerely,



Steven Desilets
Code Enforcement Commissioner

Official Use Only

Date of Notification: 3/11/2022	Will Be Re-Inspected: 04/01/2022	File-
Compliance: No	Ticket Issue Date:	Docket #:



**FROM: INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION
70 TAPLEY STREET, SPRINGFIELD, MA01104**

VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108(Parcel: 088750021)

The following violations were found:

Two family structure damaged by fire. Please refer to checklist and photos below. A building permit to repair and/or demolish is required to be obtained by the homeowner. Send first Notice of Violation and re-inspect in 30 days.

IRC Chapter 1

R115.1 General. Unsafe or dangerous structures are governed by M.G.L. c. 143, §§ 6, 7, 8, 9 and 10.

Comments: The structure has sustained severe structural and non structural damage from fire. Fire damage is not limited to exterior. No access to interior at the time of inspection. Due to the fire damage the structure has been deemed unsafe. Please use proper boarding and securing procedures.

780 CMR

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall: 1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire. 2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing: a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: <http://www.interfire.org/pdf/USFA%20Board%20Up.pdf> continuously until such time as the building is reoccupied;

IRC Chapter 1

R105.1 Required. It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing a written application with the building official and obtaining the required permit.

Comments: A building and/or a demolition permit application must be submitted to the Building Department. The building permit application must be approved before any repairs and/or demolition begins.

IRC Chapter 1

101.4.4 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Comments: Homeowner to clean up fire damaged debris on property.

780 CMR

R102.8 Maintenance of Existing Buildings and Structures. All buildings and structures and all parts thereof, both existing and new, and all systems and equipment therein which are regulated by 780 CMR shall be maintained in a safe, operable and sanitary condition. All service equipment, means of egress, devices and safeguards which are required in a building or structure, or which were required by a previous statute in a building or structure, when erected, altered or repaired, shall be maintained in good working order.

Should you have any questions, I may be reached at (413) 750-2088, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
David Markham,
Building Inspector

1. Front of property. Damage can be observed on the roof and the third floor windows are broken. The windows must be replaced or boarded and secured.



20220304074727000.jpg

2. Address can be observed: 21 Mountainview St.



20220304074731000.jpg

3. Front and right elevation. Fire damage can be further observed on roof. Fire damaged debris in yard is required to be cleaned up by homeowner.



20220304074734000.jpg

4. Front and left elevation of property. Damage can be observed on siding, windows, and roof.



20220304074742000.jpg

5. Rear of property. Homeowner is required to clean up fire damaged debris.



20220304074745000.jpg

Right to Appeal Decisions or Orders

Right to Appeal per 780 CMR shall be addressed by the Building Code Appeals Board in accordance with MGL.c.143, Sec 100. The application for appeal shall be filed on a form obtained from the Building Official within 20 days after notice was served.



**City of Springfield
Building Department Inspectional Services
70 Tapley Street, Springfield, MA 01104
(413)787-6031/TTY (413)787-6641**

April 7, 2022

2nd Notice

MURPHY DORIS R & PAUL
21 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

NOTICE OF VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108

As the result of an inspection that was performed on the above property on April 4, 2022 at 9:21 AM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATIONS

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact David Markham at (413) 750-2088, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL

CC: David Markham, Building Inspector,
(413) 750-2088

Sincerely,

Steven Desilets
Code Enforcement Commissioner

Official Use Only

Date of Notification: 4/7/2022	Will Be Re-Inspected: 05/06/2022	File-
Compliance: No	Ticket Issue Date:	Docket #:



**FROM: INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION
70 TAPLEY STREET, SPRINGFIELD, MA01104**

VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108 (Parcel: 088750021)

The following violations were found:

4.1.22 Violations remain. Send second Notice of Violation and re-inspect in 30 days.

Should you have any questions, I may be reached at (413) 750-2088, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
David Markham,
Building Inspector

1. Front of property. Damage can be observed on the roof and the third floor windows are broken. The windows must be replaced or boarded and secured.



20220304074727000.jpg

2. Address can be observed: 21 Mountainview St.



20220304074731000.jpg

3. Front and right elevation. Fire damage can be further observed on roof. Fire damaged debris in yard is required to be cleaned up by homeowner.



20220304074734000.jpg

4. Front and left elevation of property. Damage can be observed on siding, windows, and roof.



20220304074742000.jpg

5. Rear of property. Homeowner is required to clean up fire damaged debris.



20220304074745000.jpg

Right to Appeal Decisions or Orders

Right to Appeal per 780 CMR shall be addressed by the Building Code Appeals Board in accordance with MGL.c.143, Sec 100. The application for appeal shall be filed on a form obtained from the Building Official within 20 days after notice was served.



**City of Springfield
 Building Department Inspectional Services
 70 Tapley Street, Springfield, MA 01104
 (413)787-6031/TTY (413)787-6641**

May 19, 2022

Board and Secure

MURPHY DORIS R & PAUL
 21 MOUNTAINVIEW ST
 SPRINGFIELD, MA 01108

NOTICE OF VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108

As the result of an inspection that was performed on the above property on May 19, 2022 at 11:15 AM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATIONS

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact David Markham at (413) 750-2088, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL
 CC: David Markham, Building Inspector,
 (413) 750-2088

Sincerely,

Steven Desilets
 Code Enforcement Commissioner

Official Use Only

Date of Notification: 5/19/2022	Will Be Re-Inspected: 06/14/2022	File-
Compliance: No	Ticket Issue Date:	Docket #:



**FROM: INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION
70 TAPLEY STREET, SPRINGFIELD, MA01104**

VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108 (Parcel: 088750021)

The following violations were found:

Two family structure damaged by fire. Previous violations remain. New violations found. Basement hatchway door and detached garage door open and accessible from exterior. Please follow proper boarding and securing procedures. Please acquire a building permit for repair and/ or demolition. Send third and final notice of violation and reinspect in 30 days.

IRC Chapter 1

R105.1 Required. It shall be unlawful to construct, reconstruct, alter, repair, remove or demolish a building or structure; or to change the use or occupancy of a building or structure; or to install or alter any equipment for which provision is made or the installation of which is regulated by this code without first filing a written application with the building official and obtaining the required permit.

Comments: A building permit application for repairs and or demolition must be submitted to the building department and approved prior to any work taking place.

IRC Chapter 1

101.4.4 Property maintenance. The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

Comments: Homeowner to clean up all fire damaged debris from property. Property has been deemed unsafe due to fire damage. Damage is not limited to exterior, no interior access at time of inspection.

Should you have any questions, I may be reached at (413) 750-2088, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
David Markham,
Building Inspector

Detached garage with opening on left side.



20220506110252000.jpg

Left side door to detached garage is open. Please use proper boarding and securing procedures.

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall: 1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire. 2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing: a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: <http://www.interfire.org/pdf/USFA%20Board%20Up.pdf> continuously until such time as the building is reoccupied; b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.



20220506110255000.jpg

Basement door to fire damaged home is accessible from exterior. Proper boarding and securing procedures are required.

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall: 1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire. 2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing: a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: <http://www.interfire.org/pdf/USFA%20Board%20Up.pdf> continuously until such time as the building is reoccupied; b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.



20220506110353000.jpg

Right to Appeal Decisions or Orders

Right to Appeal per 780 CMR shall be addressed by the Building Code Appeals Board in accordance with MGL.c.143, Sec 100. The application for appeal shall be filed on a form obtained from the Building Official within 20 days after notice was served.
--



**City of Springfield
 Building Department Inspectional Services
 70 Tapley Street, Springfield, MA 01104
 (413)787-6031/TTY (413)787-6641**

June 21, 2022

Board and Secure

MURPHY DORIS R & PAUL
 21 MOUNTAINVIEW ST
 SPRINGFIELD, MA 01108

NOTICE OF VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108

As the result of an inspection that was performed on the above property on June 17, 2022 at 11:44 AM, conditions were found that amount to a violation of the Massachusetts State Building Codes.

BUILDING VIOLATIONS

*****See Enclosed Photos*****

You are hereby notified in accordance with Massachusetts State Building Code 780 CMR, Ninth edition Chapter 1, Section R.113 (Violations) to immediately discontinue the illegal action and or cause the abatement of the Violations listed on the attached page.

Per the Massachusetts State Building Code you are also required to apply for any and all necessary building permits and or if any electrical, plumbing or gas fitting repairs need to be made, you are required to have a Massachusetts State Licensed Electrician or Plumber apply for the necessary permits to correct violations.

Should you have any questions, Please contact David Markham at (413) 750-2088, between the hours of 7:00am to 8:00am and 3:00pm to 3:45pm.

CERTIFIED MAIL
 CC: David Markham, Building Inspector,
 (413) 750-2088

Sincerely,

Steven Desilets
 Code Enforcement Commissioner

Official Use Only

Date of Notification: 6/21/2022	Will Be Re-Inspected: 07/15/2022	File-
Compliance: No	Ticket Issue Date:	Docket #:



**FROM: INSPECTIONAL SERVICES DEPARTMENT / BUILDING DIVISION
70 TAPLEY STREET, SPRINGFIELD, MA01104**

VIOLATIONS

Re: 21 MOUNTAINVIEW ST Springfield MA 01108(Parcel: 088750021)

The following violations were found:

Violations remain. Openings to garage and house have been addressed and are not accessible from exterior. Structure heavily damaged by fire. A permit for repairs or demo must be submitted to the building department. Reinspect in 30 days.

IRC Chapter 1

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

R116.1 General. The provisions of this section are established by and work in conjunction with the requirements of M.G.L. c. 143, §§ 6 through 12.

Comments: Structure has been deemed unsafe due to fire damage.

Should you have any questions, I may be reached at (413) 750-2088, between the hours of 7:00a.m. to 4:30p.m.

Sincerely,
David Markham,
Building Inspector

Detached garage with opening on left side.



20220506110252000.jpg

Left side door to detached garage is open. Please use proper boarding and securing procedures.

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall: 1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire. 2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing: a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: <http://www.interfire.org/pdf/USFA%20Board%20Up.pdf> continuously until such time as the building is reoccupied; b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.



20220506110255000.jpg

Basement door to fire damaged home is accessible from exterior. Proper boarding and securing procedures are required.

R116.2 Standards for Making Buildings Safe or Secure. Any owner of a building who has been notified that said building shall be made safe or secure under section 116, shall: 1. Remove all materials determined by the head of the fire department or building official to be dangerous in case of fire. 2. Secure all floors accessible from grade utilizing one of the following methods so long as such method is approved by the head of the fire department and building official in writing: a. Secure all window and door openings in accordance with the U.S. Fire Administration, National Arson Prevention Initiative Board Up Procedures found here: <http://www.interfire.org/pdf/USFA%20Board%20Up.pdf> continuously until such time as the building is reoccupied; b. Provide 24 hour watchman services, continuously until such time as the building is reoccupied; or c. Provide a monitored intruder alarm system at the perimeter of all floors accessible from grade, continuously until such time as the building is reoccupied.



20220506110353000.jpg

Right to Appeal Decisions or Orders

Right to Appeal per 780 CMR shall be addressed by the Building Code Appeals Board in accordance with MGL.c.143, Sec 100. The application for appeal shall be filed on a form obtained from the Building Official within 20 days after notice was served.
--



KINGDOM KING
1-781-282-7579

190

21









49054016

Detached garage with accessible opening on left side.

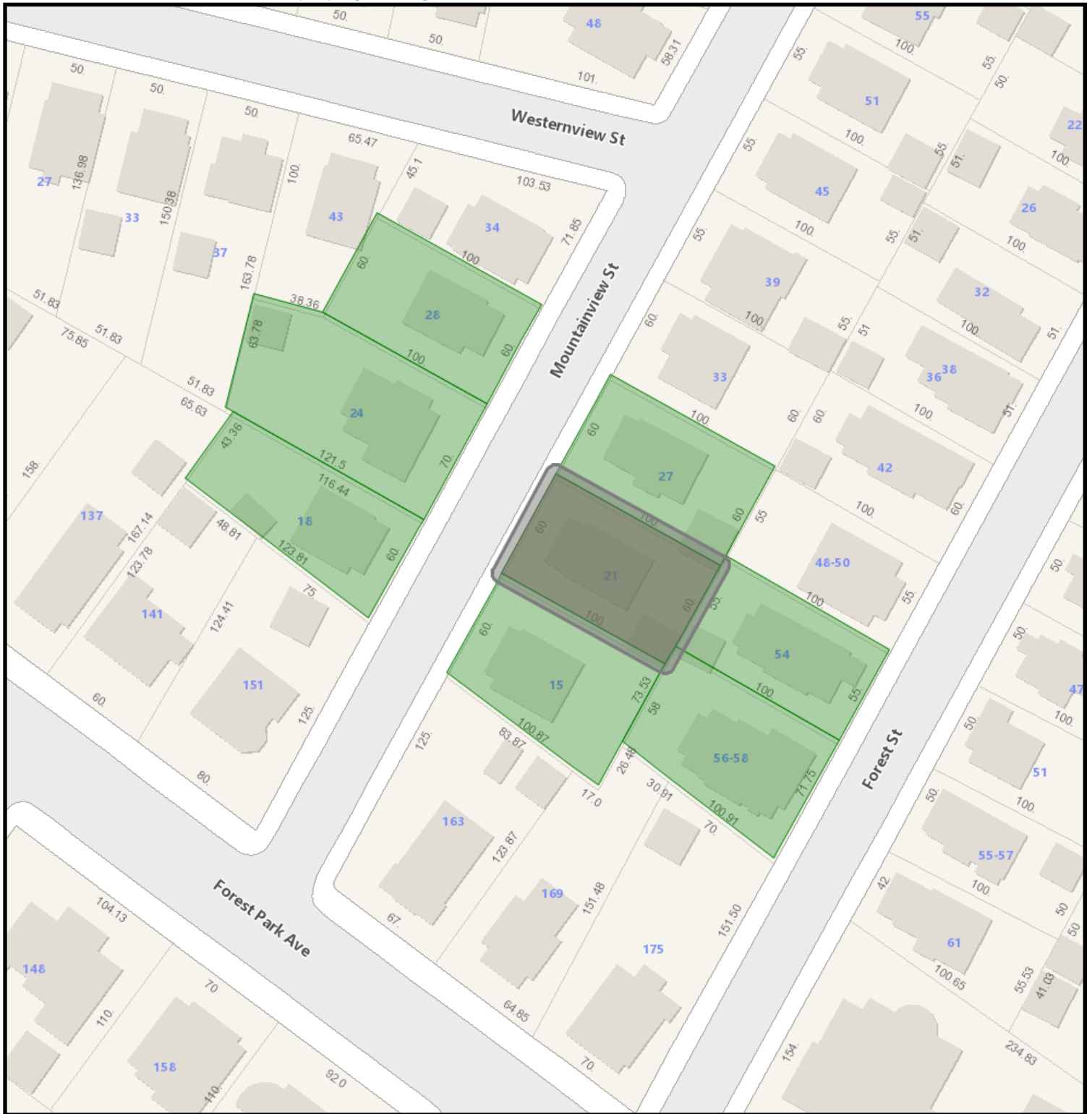


Left side door to detached garage open. Please use proper boarding and securing procedures.



Basement door to fire damaged home accessible from exterior. Proper boarding and securing procedures required.





21 Mountainview Street GIS

2/3/2026 9:27:44 AM

Scale: 1"=75'

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.

088750021
AAD LLC
605 SOUTHWICK ST
FEEDING HILLS, MA 01030

088750005
CROCCO NATHAN &
24 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

088750007
FLEURY-GERMAIN SABINE T
84 LEBANON ST
SPRINGFIELD, MA 01109

052600011
FOSTER BILSON M
56 FOREST ST
SPRINGFIELD, MA 01108

088750003
MCINTOSH MOSES & LEIDIS
18 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

052600010
MCKENZIE KATHLEEN ANN &
54 FOREST ST
SPRINGFIELD, MA 01108

088750022
SANTANA HELEN &
15 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

088750020
WILLIAMS NATALIE A
27 MOUNTAINVIEW ST
SPRINGFIELD, MA 01108

HISTORIC PRESERVATION STATEMENT OF INTENT

Property: 167 Berkshire St, Springfield, MA 01151

Owner: Manuel Edison Morocho

Date: February 2026

To the Community Preservation Committee,

My name is Manuel Morocho, and I am a professional carpenter and the proud owner of the historic property at 167 Berkshire St. Since purchasing this home two years ago, I have dedicated my skills and personal resources to stabilizing and protecting what I now know is a 1905 landmark, originally built for firefighter Fred W. Evans and later used as a convent.

As a carpenter, I have a deep respect for the craftsmanship of the early 20th century. My approach to this house has been "Preservation First." I have already performed significant structural work with my own hands, including:

- **Structural Stabilization:** I removed three layers of heavy, decaying ceiling materials that were compromising the original 1905 framing.
- **Weatherization:** I have restored and protected the porch to prevent further rot and water damage.
- **System Restoration:** I successfully repaired the historic steam radiator system, replacing rotted valves to bring the heating back to life.
- **Integrity:** I have carefully preserved the original "pure natural" elements, such as the wide-plank hardwood floors recognizing their historical value.

I am an immigrant who arrived in this country in 2019 under political asylum. I am working hard to build a future here, and I see myself as the guardian of this house's legacy. However, while I provide the labor and the tools for the interior, I lack the capital required for a professional historic restoration of the roof, windows, and exterior cornices.

I am also working with Mass Save to install energy-efficient heat pumps, but this modern efficiency will only work if the exterior envelope—the original windows and doors—is properly restored and sealed.

I am not seeking these funds for personal profit, but to ensure that this treasure of Springfield survives for another 100 years. I am a partner with the City: I provide the craftsmanship and daily care, and I ask for the CPA's support to help me protect the historic face of Indian Orchard.

Thank you for your time and for considering my commitment to our city's history.

Sincerely,
Manuel Morocho
774-946-8705

HISTORIC RESTORATION PROJECT: 167 BERKSHIRE ST.

The Fred W. Evans House / Former St. Aloysius Convent)

I. INTRODUCTION: A LEGACY OF SERVICE

This property is essential to understanding the history of Indian Orchard. It was built in 1905 by local firefighter Fred W. Evans, who lived here for six years. Its location was strategic: Evans lived just three steps away from his post at the corner fire station, always ready to protect the community.

In 1912, the house became the St. Aloysius Convent. For 50 years (until 1962), the sisters lived and served our neighborhood from within these walls. This building is listed on the MACRIS inventory and represents the identity and sacrifice of those who built our neighborhood.

II. DETAILED RESTORATION PLAN

- **Structural Protection (Roof, Cornices, and Eaves):** Full roof repair and restoration of the original wood cornices and eaves to stop deterioration and save the 1905 design.
- **Original Windows and Doors (Historic Integrity):** Technical restoration of the original 1905 wood, rejecting modern materials to maintain authentic craftsmanship.
- **Front Porch: Historical Restoration & Structural Reversion:** The porch was found in structural collapse because the original 1905 support beams and floorboards were made of interior-grade lumber—identical to the house's internal structure—which is non-compliant for exterior use. This improper wood absorbed moisture, causing severe rot and forcing previous owners to enclose the porch as a makeshift shield. To halt decay, I stabilized the structure with hydraulic jacks and pressure-treated plywood. This project seeks to replace the obsolete internal beams and floorboards with 2026-compliant treated lumber and revert the porch to its original 1905 open-air design.
- **Facade Restoration:** Historic treatment and painting to ensure the property becomes a visual point of pride on this prominent corner.

III. CONCLUSION

Restoring 167 Berkshire St. completes our street's historic puzzle. If the city is restoring the station where firefighter Fred W. Evans worked, we have a duty to rescue the home where he lived. We do this to honor both the firefighter who protected us and the St. Aloysius sisters who served us for decades. The history of Indian Orchard cannot be told without preserving this building.

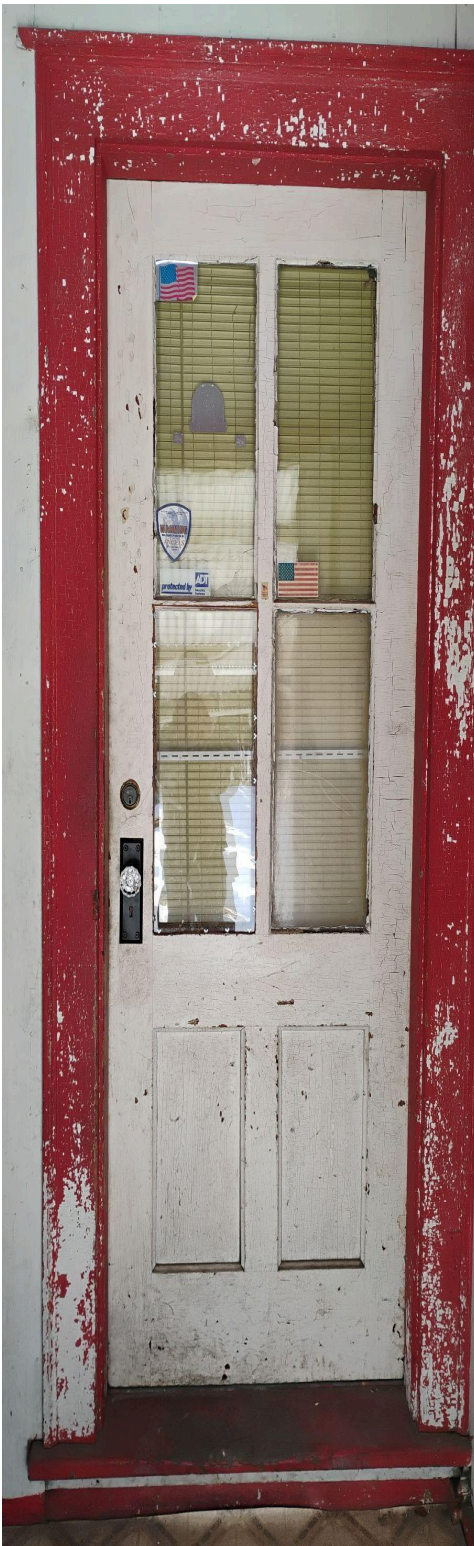


Deterioration of original cornices and eaves



Urgent restoration: historic cornice, eaves and drainage system integration

Restoration: main and rear entrance



Restoration of historic open porch: reverting to original 1905 design



Restoration of 1905 original windows: historical wood preservation, (scope of work: approximately 40 units in various stages of deterioration)





Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SPR.3272
Historic Name:	Evans, Fred W. House
Common Name:	
Address:	167 Berkshire St
City/Town:	Springfield
Village/Neighborhood:	Indian Orchard;
Local No:	
Year Constructed:	C 1905
Architectural Style(s):	Colonial Revival;
Use(s):	Convent; Single Family Dwelling House;
Significance:	Architecture; Religion;
Area(s):	
Designation(s):	
Building Materials:	Roof: Asphalt Shingle; Wall: Aluminum Siding; Wood; Foundation: Brick;
Demolished	No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Saturday, February 7, 2026 at 6:30 AM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 294 WASHINGTON STREET, BOSTON, MA 02108

AREA	FORM NO.
	3272

*PI- INDIAN
 US69-SPRING, N
 SECT A*



Springfield
 167 Berkshire St.
 Name F. W. Evans House
 Content residential
 Material "
 DATE: c1905
 Spfld. Directories

geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

ARCHITECT _____

Exterior wall fabric alum. siding

Outbuildings _____

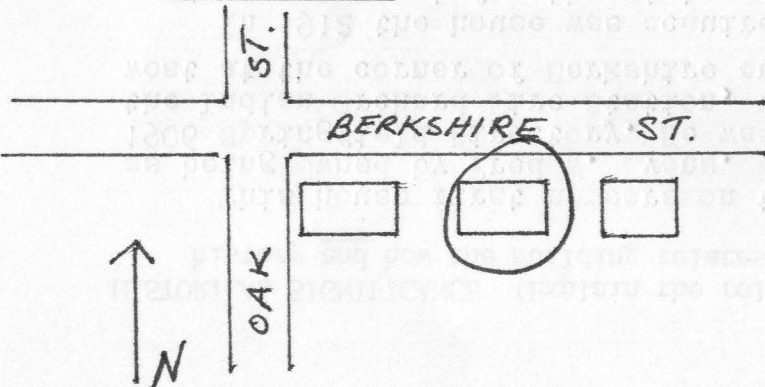
Major alterations (with dates) _____

siding & porch enclosure (mid 20th c)

Moved --- Date _____

Approx. acreage _____

Setting _____



Recorded by Ed Lonergan

Organization Spfld. Pres. Trust

Date May 1984

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This house is two stories in height and has a hip roof with gabled dormers. There is a two-story bay window on the facade and a one-story porch that extends from the bay across the facade. The porch has been enclosed but still has its original Tuscan columns. The house is representative of the residential development in Indian Orchard in the early twentieth century.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

This house first appears on the 1910 atlas, where it is listed as being owned by Fred W. Evans. Evans was first listed here in the 1906 Springfield Directory. He was the driver for Steamer No. 5 at the Indian Orchard Fire Station, which was located just to the west at the corner of Berkshire and Oak Sts.

In 1912 the house was acquired by St. Matthew's parish, to be used as a convent for the Sisters of Saint Joseph who taught at St. Matthews School. The house continued as a convent residence for the sisters until 1962.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

- Spfld. Atlases: 1899, 1910, 1920
- Spfld. Directories: 1900 - 1970

Project Description for the Springfield Community Preservation Funds

“And to Think I Saw it on Mulberry Street” Springfield resident and famous author Theodor Geisel’s aka Dr. Seuss first published book in 1937, was inspired by the unique enclave neighborhood in which his grandmother lived. There is a plaque commemorating the home on Mulberry Street.

The Mulberry House was erected in 1955 and with its turquoise and beige stone façade, reflects the art deco style captured in many of Dr. Seuss’ children’s books. It is located at 101 Mulberry Street in Springfield, Massachusetts within the Ridgewood Local Historic District. The condominium has 120 units.

When The Amazing World of Dr. Seuss Museum located in the William Pynchon Memorial Building at the Springfield Quadrangle opened in June, 2017, the parade proceeded down Mulberry Street which drew a few hundred spectators from the Mulberry House itself!

Last year, the Mulberry House Board of Trustees applied for a Community Preservation Grant to repair and restore the roof on this symbolic and culturally relevant building. The competition was steep and unfortunately, we were not granted the funds for our project. The Board of Trustees attempted to fund the roof project through increased HOA fees however, other more immediate emergency situations arose. That being stated, we are still in need of funds for the roof repair and restoration.

The exterior roof, 21,544 square feet is in very poor condition and is in dire need of repair and restoration. Previously, it was proposed to cut out and dispose of the top layer of the existing roof membrane to expose insulation. Then remove and dispose of all penetration and perimeter flashings, take cores throughout the roof, furnish and install a lay of 50 mil white membrane over the entire roof. All seams, laps and transitions will be mechanically fastened using FM approved fasteners and plates. Then furnish and install new PVC membrane, flashings, sealants and clamping rings on 9 roof drains and install 1100 inft of snap fascia. Once the roof is repaired, it will be maintained through regular inspection at least twice per year, cleaning debris, addressing any signs of leak or water damage including inspecting flashings and seals around roof penetrations. Under the guidance of the Board of Trustees of The Mulberry House, the project will be overseen by our new management company, Premier Property Management, specialists in condominium buildings (i.e. Classical and Georgetown). Premier will identify reputable roofing companies and will obtain a minimum of three (3) bids to present to the Board prior to hiring.









