



70 TAPLEY STREET
SPRINGFIELD, MA 01104
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MEETING AGENDA

DATE: Thursday, March 5, 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) *WS BOWDOIN STREET (01680-0015):* Single-Family Dwelling
- 2) *ES LONGHILL STREET (07900-0129):* Single-Family Dwelling

IV. PUBLIC HEARINGS (New)

- 1) *175 MILL STREET:* Solar Powered Panels
- 2) *169 WESTMINSTER STREET:* Windows
- 3) *30 COLONY ROAD:* Windows

V. PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

- 4) *135 LYMAN STREET:* Demolition of a Six-Story Brick Building

VI. SECTION 106 REVIEWS

- 5) *271 CAREW STREET:* Replacement of Telecommunications Equipment

VII. CPA-RELATED REQUESTS - HISTORIC DETERMINATIONS

- 1) *NS STATE STREET (11110-0045):* Exterior Restoration
- 2) *49 CHESTNUT STREET:* Restoration of Doors
- 3) *52 SUMNER AVENUE:* Stained-Glass Windows & Fire Sprinklers
- 4) *7-9 STOCKBRIDGE STREET:* Door, Windows, and Paint
- 5) *32 BYERS STREET:* Window Replacements, Roof Improvements and Façade Restoration Improvements
- 6) *68-70, 76, 84-88 BYERS STREET:* Window Replacements, Roof Improvements, and Façade Restoration Improvements
- 7) *643 UNION STREET:* Roof Replacement and Restoration of Stained-Glass Windows

VIII. 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

WS BOWDOIN STREET (01680-0015) (APPROPRIATENESS)

- **REASON FOR CONTINUANCE:** The hearing was continued to allow the Commission to conduct a site visit and to allow the Petitioner to update the application. Updated materials have been submitted, but are restricted documents. Materials will be sent once access to the documents are granted.
- **LOCAL HISTORIC DISTRICT:** McKnight
- **APPLICATION SUBMISSION DATE:** Wednesday, December 17, 2025
- **APPLICATION EXPIRATION DATE:** Sunday, February 15, 2026
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of constructing a Single-Family Dwelling. The Petitioner is specifically proposing the following:
 - Pella Lifestyle Series True Divided Light white aluminum clad wood, double-hung, double-pane, six-over-two windows (Product # 300001);
 - Simpson Door Company (#77504 Nantucket) white wood, traditional single-pane, Nantucket style glass placement door;
 - Hardie Plank Lap Siding (Model: Select Cedarmill);
 - Landmark 30-year architectural asphalt shingles, [REDACTED] in color;
 - Heat pump design as provided on the floor plan.
- **APPROVED WINDOW STATUS:** The Pella Reserve Lifestyle Double-Hung Aluminum Exterior Cladding window was approved in an Application for Certificate of Appropriateness in November 2024 relating to the property at 52 Mattoon Street.
- **LETTER OF AUTHORIZATION:** Yes (Steve Jablonski on behalf of Guidewire)
- **SUBMITTED WRITTEN COMMENT:**
 - Jim Boone (Submitted January 9, 2026)
 - Sarah Murray (Submitted January 14, 2026)
 - John Toms (Submitted January 15, 2026)

ES LONGHILL STREET (07900-0129) (APPROPRIATENESS)

- **REASON FOR CONTINUANCE:** The hearing was continued for the purposes of allowing the Petitioner to update their plans in response to the comments provided at the previous hearing. At this time (February 27, 2026), no updated materials have been submitted.
- **LOCAL HISTORIC DISTRICT:** Forest Park Heights
- **APPLICATION SUBMISSION DATE:** Sunday, January 12, 2026
- **APPLICATION EXPIRATION DATE:** Thursday, March 13, 2026

- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of constructing a Single-Family Dwelling. The Petitioner is specifically proposing the following:
 - Staff is unable to definitively determine the window model being proposed, as two windows are mentioned in the application:
 - *Application:* Jeld-Wen black vinyl, double-hung, double-pane windows containing in-glass six-over-one grids;
 - *Product Specifications Document:* 7400 Series RDH black vinyl, double-hung windows with in-glass six-over-one grids.
 - Staff is unable to ascertain the specific door being proposed, as two doors are mentioned in the application:
 - MMI Full Glass Fiberglass Double Door; or
 - Jeld-Wen Fiberglass Double Door.
 - Stucco siding, light cream in color;
 - Owens Corning Duration Line Architectural Asphalt Shingles, [REDACTED] in color
- **APPROVED WINDOW STATUS:** The proposed 7400 Series RDH window is not on the Approved Window List (thru December 2024); however, the Jeld-Wen window has been approved multiples times and is on the approved window list.
- **LETTER OF AUTHORIZATION:** No
- **SUBMITTED WRITTEN COMMENT:**
 - Springfield Preservation Trust (Submitted January 29, 2026)
 - Ralph Slate (Submitted January 31, 2026)
- **DRAFT CONTINUANCE MOTION:**

To continue the hearing to the Commission's next meeting agenda – February 5, 2026.

NEW HEARINGS

175 MILL STREET (APPROPRIATENESS)

- **LOCAL HISTORIC DISTRICT:** Maple Hill
- **APPLICATION SUBMISSION DATE:** Thursday, February 5, 2026
- **APPLICATION EXPIRATION DATE:** Sunday, April 6, 2026
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing 19 solar powered panels onto the south roof of the accessory building with the utility equipment being placed on the western side of the accessory structure and northern side of the primary building – located towards the rear of the property. The conduit will be placed on the west side of the accessory building and is currently planned to remain unpainted silver piping.
 - The panels located on the southern roof of the accessory building will visible from the public way (see Roof Sections R1 & R2 on the submitted plans).
- **STAFF COMMENTS:**
 - The Commission should ascertain if the exactly location of the conduit and whether the conduit can be painted to match the surface it is affixed to.

- **LETTER OF AUTHORIZATION:** Yes (Momentum Solar on behalf of Conrad Blake)
- **SUBMITTED WRITTEN COMMENT:** n/a
- **DRAFT APPROVAL MOTION:**

To approve the installing 19 solar powered panels onto the south roof of the accessory building with the utility equipment being placed on the western side of the accessory structure and northern side of the primary building – located towards the rear of the property; the conduit will be placed on the west side of the accessory building and shall be painted to match the exterior surface it is affixed to, as presented in the application and during this evening's hearing.

169 WESTMINSTER STREET (APPROPRIATENESS)

- **LOCAL HISTORIC DISTRICT:** McKnight
- **APPLICATION SUBMISSION DATE:** Friday, February 13, 2026
- **APPLICATION EXPIRATION DATE:** Monday, April 14, 2026
- **STAFF COMMENTS:**
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of replacing three (3) wooden windows with Okna 800 Series (double-hung, Two-Lite Slider, Picture,) white vinyl, double-pane, windows containing no grids.
- **APPROVED WINDOW STATUS:** While Okna windows have been approved in the past, the 800 Series has not been approved.
- **LETTER OF AUTHORIZATION:** No
- **SUBMITTED WRITTEN COMMENT:** None
- **DRAFT APPROVAL MOTION:**

To approve the proposed replacement three (3) wooden windows with Okna 800 Series (double-hung, Two-Lite Slider, Picture,) white vinyl, double-pane, windows containing no grids, as presented in the application and during this evening's hearing.

30 COLONY ROAD (APPROPRIATENESS)

- **LOCAL HISTORIC DISTRICT:** Colony Hills
- **APPLICATION SUBMISSION DATE:** Wednesday, February 11, 2026
- **APPLICATION EXPIRATION DATE:** Saturday, April 12, 2026
- **STAFF COMMENTS:**
- **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of replacing three (3) wooden windows with Pella Lifestyle Series Direct Set Fixed Frame (Model #: PEL-N-18-04162-00001) wood windows with linen white aluminum cladding (confirmed via email). The exterior grides and grid pattern (two-over-four and five-over-four) will remain the same.
- **APPROVED WINDOW STATUS:** Pella wooden windows have been approved in the past; however, Staff did not discover Pella Lifestyle Series on the list.
- **LETTER OF AUTHORIZATION:** Yes (Tom Dennis on behalf of Tim Ashe)
- **SUBMITTED WRITTEN COMMENT:** None

- **DRAFT APPROVAL MOTION:**

To approve the proposed replacement of three (3) wooden windows with Pella Lifestyle Series Direct Set Fixed Frame (Model #: PEL-N-18-04162-00001) wood windows with linen white aluminum cladding (confirmed via email); the exterior grides and grid pattern (two-over-four and five-over-four) will remain the same, as presented in the application and during this evening's hearing.

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

135 LYMAN STREET (DEMO DELAY)

- **LOCAL HISTORIC DISTRICT:** None
 - **APPLICATION SUBMISSION DATE:** Thursday, February 6, 2026
 - **APPLICATION EXPIRATION DATE:** Saturday, March 8, 2026
 - **APPLICATION OVERVIEW:** The Petitioner has submitted a Preservation of Historically Significant Building Application for the purpose of demolishing a six-story brick building.
 - **LETTER OF AUTHORIZATION:** n/a
 - **SUBMITTED WRITTEN COMMENT:**
 - n/a
 - **DRAFT MOTION:**

To lift the demolition delay restriction and allow for the demolition at 135 Lyman Street, as presented in the submitted application and during this evening's hearing.
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SECTION 106 REVIEW

271 CAREW STREET (SECTION 106)

- **LOCAL HISTORIC DISTRICT:** None
 - **APPLICATION SUBMISSION DATE:** Thursday, February 20, 2026
 - **APPLICATION EXPIRATION DATE:** Saturday, March 22, 2026
 - **APPLICATION OVERVIEW:** As provided by the applicant: "the project is an upgrade that will involve the in-kind replacement of telecommunications equipment on the interior of the building. The project will take place largely within the 2nd Floor mechanical room and will not involve any ground disturbance. The technical details of the equipment replacement are included in the provided site plans."
 - **LETTER OF AUTHORIZATION:** n/a
 - **SUBMITTED WRITTEN COMMENT:** n/a
 - **DRAFT APPROVAL MOTION:**

To find that the proposed project, as presented in the submitted materials and during the evening's meeting, will not be detrimental to the building and that the project will have no adverse impact.
-

CPA RELATED REQUESTS

Review Standard:

1. Must be listed on the Massachusetts State Register of Historic Places; ***OR***
2. It must be determined by the local Historical Commission that the historic resource is locally significant.

If a resource is not listed on the State register, it can still be considered an historic resource under the CPA statute if the local Historical Commission determines it to be locally significant. Although there is no guideline in the Act for how the Historical Commission should make this determination, the Commission should consider using well-established National Register criteria for making determinations of local significance.

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; ***OR***
- b. That are associated with the lives of persons significant in our past; ***OR***
- c. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; ***OR***
- d. That have yielded, or may be likely to yield, information important in prehistory or history.

NS STATE STREET (11110-0045) (GEORGE WALTER VINCENT SMITH MUSEUM)

- ***LOCAL HISTORIC DISTRICT:*** Quadrangle Mattoon
- ***REQUEST OVERVIEW:*** The Requester is seeking a determination that the George Walter Vincent Smith Museum is a Historic Resource.
- ***PROPOSED PROJECT:*** The proposed project involves exterior restoration.
- ***SUBMITTED WRITTEN COMMENT:*** None
- ***DRAFT CONTINUANCE MOTION:***

To find that the George Walter Vincent Smith Museum is a historic resource and to issue a letter of support.

49 CHESTNUT STREET (D'AMOUR MUSEUM OF FINE ARTS)

- ***LOCAL HISTORIC DISTRICT:*** Quadrangle Mattoon
- ***REQUEST OVERVIEW:*** The Requester is seeking a determination that the D'Amour Museum of Fine Arts is a historic resource.
- ***PROPOSED PROJECT:*** The proposed project involves restoration of doors.

- **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the D'Amour Museum of Fine Arts is a historic resource and to issue a letter of support.
-

52 SUMNER AVENUE

- **HISTORIC DISTRICT:** Forest Park Heights
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that the building at 52 Sumner Avenue is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves installation of the sprinklers and repair stained-glass repairs.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the building at 52 Sumner Avenue is a historic resource and to issue a letter of support.
-

7-9 STOCKBRIDGE STREET

- **LOCAL HISTORIC DISTRICT:** National Register to Historic Places
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that the building at 7-9 Stockbridge Street is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves installation of the sprinklers and repair stained-glass repairs.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the building at 7-9 Stockbridge Street is a historic resource and to issue a letter of support.
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32 BYERS STREET (THE RAINVILLE APARTMENTS)

- **LOCAL HISTORIC DISTRICT:** Federal Square-Upper State Street
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that 32 Byers Street is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves window replacements, roof improvements, and façade restoration improvements.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the building at 32 Byers Street is a historic resource and to issue a letter of support.
-

68-70, 76, 84-88 BYERS STREET (NEW COURT TERRACE APARTMENTS)

- **HISTORIC DISTRICT:** Byers-Spring Quadrangle Mattoon National Historic District

- **REQUEST OVERVIEW:** The Requester is seeking a determination that 68-70, 76, 84-88 Byers Street is a Historic Resource.
- **PROPOSED PROJECT:** The proposed project involves window replacements, roof improvements, and façade restoration improvements.
- **SUBMITTED WRITTEN COMMENT:** None
- **DRAFT CONTINUANCE MOTION:**
To find that the buildings at 68-70, 76, 84-88 Byers Street are historic resources and to issue a letter of support.

643 UNION STREET (ST. JOHN'S CONGREGATIONAL CHURCH)

- **LOCAL HISTORIC DISTRICT:** Ridgewood
 - **REQUEST OVERVIEW:** The Requester is seeking a determination that St. John's Congregational Church at 643 Union Street is a Historic Resource.
 - **PROPOSED PROJECT:** The proposed project involves roof replacement and the restoration of stained-glass windows.
 - **SUBMITTED WRITTEN COMMENT:** None
 - **DRAFT CONTINUANCE MOTION:**
To find that the building at 643 Union Street is a historic resource and to issue a letter of support.
-

OTHER MATTERS BEFORE THE COMMISSION

NONE

ADMINISTRATIVE UPDATES

- **QUESTIONS TO THE COMMISSION**
 - **NONE**
- **RECENTLY APPROVED CERTIFICATES OF NON-APPLICABILITY**
 - **59 INGERSOLL GROVE** → Repair Existing Side
 - **37 GEORGE STREET** → TBD
- **LETTERS OF SUPPORT ISSUED**
 - **140 CHESTNUT STREET**
 - **241 MAPLE STREET**
 - **275 MAPLE STREET**
- **NEW VIOLATIONS ISSUED**
 - **NONE**
- **VIOLATION RESOLUTION IN PROGRESS**

- **174 PINEYWOODS 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**

DRAFT



SPRINGFIELD HISTORICAL COMMISSION MEETING MINUTES

THURSDAY, FEBRUARY 19, 2026

COMMISSIONERS IN ATTENDANCE:

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

STAFF AND ELECTED OFFICIALS IN ATTENDANCE:

*Andrew Strniste, Director of Community Planning (in-person)
Attorney Robert Shewchuk, Associate City Solicitor (remote)*

PUBLIC IN ATTENDANCE:

*Gary White (14 Fairfield Street | in-person)
Harry Seymour (68 Washington Road | in-person)
Kimothy Jones (101 Mulberry Street | in-person)
Robert McDonald (101 Mulberry Street | in-person)
Jeremy Young (30 Westernview Street | in-person)
Christi Young (30 Westernview Street | in-person)
Ellen Gallagher (34 Mountainview Street | in-person)
Tom Gallagher (34 Mountainview Street | in-person)
Paul Yusenko (34 Allen Street | in-person)
Nick Nipon (60 Southwick Street, Agawam, MA | in-person)
Johanna Hodge (40 Westernview Street | in-person)*

I. OPENING REMARKS

- Chair A. Nardi opened the meeting at 5:30 PM and informed the attending 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>Present – In-Person</i>
<i>Vana Nespor</i>	<i>Present – In-Person</i>
<i>Vincent Walsh</i>	<i>Present – Remote</i>
<i>Marisa Zorzi</i>	<i>Present – In-Person</i>

III. **ACCEPTANCE OF MINUTES – FEBRUARY 5, 2026**

MOTION TO APPROVE THE MINUTES OF FEBRUARY 5, 2026	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>YAY</i>
VANA NESPOR	<i>MOTION – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>YAY</i>

- Commissioner V. Nespor made a motion to accept the Commission's meeting minutes of February 5, 2026. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

IV. **CPA-RELATED REQUEST – 50 ELM STREET (OLD FIRST CHURCH)**

MOTION TO FIND 50 ELM 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>YAY</i>
JUDI CROWELL	<i>RECUSED</i>
VANA NESPOR	<i>YAY</i>
VINCENT WALSH	<i>SECONDED – YAY</i>
MARISA ZORZI	<i>MOTION – YAY</i>

- Staff Member A. Strniste advised that he would be presenting the matter on behalf of the City regarding the agenda item relating to 50 Elm Street (Old First Church). The City is seeking a determination that the building at 50 Elm Street is a Historic Resource, as well as seeking a Letter of Support to submit with the Community Preservation Community Application.
- Staff Member A. Strniste advised that the City will be applying for \$300,000, which will address façade improvements, which is currently considered an out-of-scope budgeted item. Staff Member A. Strniste was unsure as to whether lead abatement would be required.
- Staff Member A. Strniste opined that the building was considered a Historic Resource since it is one of a handful of buildings within the National Register

District – suggesting that the building was intentionally picked to be in the district and therefore, historically significant. The current building was build in 1890.

- After a brief discussion, the Commission, Attorney R. Shewchuk, and Commissioner J. Crowell agreed that she (Commissioner J. Crowell) should recuse herself for CPC-related requests since she an actively sitting Community Preservation Committee member.
- Commissioner M. Zorzi made a motion to find that the building is a historic resource and to issue a Letter of Support to the City of Springfield regarding the façade restoration project. The motion was seconded by Commissioner V. Walsh. With no other discussion, the motion was approved five (5) to zero (0), noting that Commissioner J. Crowell recused herself.

V. CPA-RELATED REQUEST – 167 BERKSHIRE STREET

MOTION TO FIND 167 BERKSHIRE 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>MOTION – YAY</i>
JUDI CROWELL	<i>RECUSED</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>YAY</i>

- There was no representative present to present the CPA-Related Request to the Commission. Chair A. Nardi read the project overview from the Hearing Overviews document. Staff Member A. Strniste advised that this particular property was not in a local or national historic district, and therefore, a different process, as provided in Attorney R. Shewchuk’s memorandum, would need to be followed.
- Commissioner K. Coffee advised that the applicant outlined the rationale as to why the building was considered a Historic Resource in the materials submitted to the Commission. The Commissioner discussed the various criteria to considered and determined that both 2b and 2c criteria were applicable, with Commissioner V. Walsh noting that the information relating to the use was not significant to the structure specifically since this was a common use of buildings at the time throughout the City; that location is not alone a justification to be considered a historic resource.
- Commissioner V. Nespor surmised that the totality of information provided weaved an important historic story.
- Commissioner K. Coffee made a motion to find the building located at 167 Berkshire Street is a historic resource and is important to the community because of its history, architecture, and culture, and is associated with lives of persons that are significant to our past and embodies the distinctive characteristic or type and method of construction, and represents a significant or distinguishable entity, and is therefore a historic resource. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved five (5) to zero (0) with Commissioner J. Crowell recusing herself.

VI. **CPA-RELATED REQUEST – 101 MULBERRY STREET**

MOTION TO FIND 167 BERKSHIRE STREET AS A HISTORIC RESOURCE AND TO ISSUE A LETTER OF SUPPORT	
CHAIR ALFONSO NARDI	YAY
VICE CHAIR WALTER KROLL	ABSENT
KEVIN COFFEE	MOTION – YAY
JUDI CROWELL	RECUSED
VANA NESPOR	SECONDED – YAY
VINCENT WALSH	YAY
MARISA ZORZI	YAY

- Kimothy Jones and Robert McDonald, both from 101 Mulberry Street, were both before the Commission to present the application relating to a roof replacement project at 101 Mulberry Street.
- K. Jones advised the Commission that the Mulberry Street Condominiums is submitting another request for CPA funds through the Community Preservation Committee for the purposes of replacing the roof. They had submitted the application last year; however, was denied an award, and are therefore resubmitting the application. The building was built in 1955 and is currently located in the Ridgewood Local Historic District. K. Jones opined that the building has cultural significant.
- Chair A. Nardi advised that he was familiar with the building; that it contains unique architecture that was unusual at the time it was built. Since the time he was on the roof, it has gotten significantly worse.
- K. Jones advised that they obtained a new property management company that will hopefully be more proactive in maintaining the building.
- Commissioner V. Walsh opined that there were a number of historic buildings on Mulberry Street and that the building subject to the request contributes to the historic significance of the area.
- Commissioner V. Nespor made a motion to find that the building is a historic resource. The motion was seconded by Commissioner M. Zorzi. With no further discussion on the motion, it was approved five (5) to zero (0) with Commissioner J. Crowell recusing herself.

VII. **NEW PUBLIC HEARING – 21 MOUNTAINVIEW STREET**

- Paul Yusenko, whom resides at 34 Allen Street, and Nick Nipon, who resides at 605 Southwick Street in Agawam, Massachusetts, were before the Commission to present their application relating to unapproved exterior renovations at 21 Mountainview Street. Chair A. Nardi read the hearing overview from the Hearing Overviews packet distributed prior to the meeting.
- Staff Member A. Strniste proceeded with an overview of why P. Yusenko and N. Nick were before the Commission, identifying five outstanding issues that were unapproved: 1) the replacement roof, 2) the unauthorized deconstruction of the chimney, 3) the unauthorized foundation modifications, 4) the unauthorized

replacement doors, and 5) the unauthorized replacement windows. The Commission determined that the roof-related issue was resolved due to the Building Department issuing a permit, as well as issued a Certificate of Completion. The Commission then decided to handle and vote on each remaining outstanding issue separately.

- A discussion ensued about the collapsed chimney and whether the past liaison, Alvin Allen, had given authorization to remove the chimney. Commissioner V. Walsh opined that A. Allen would not have given that authorization; however, the deconstruction of chimney was likely something the Commission would have agreed to, especially if it was not functional, as likely the case here. The Commission reviewed all of the submitted photographs from after the fire and determined that the fire was the cause that the chimney had at least partially collapsed. Staff Member A. Strniste confirmed that no building permits relating to the chimney were issued. Chair A. Nardi found and showed the Commission an article from MassLive that depicted firefighters working on the spot of the collapsed chimney. The chimney had previously been used for the furnace.
- Harry Seymour, from 68 Washington Road, expressed his support for removal of the chimney.
- Commissioner V. Nespor made a motion to approve of the removal of the chimney. The motion was seconded by Commissioner V. Walsh. With no other discussion, the motion was approved unanimously.

<i>MOTION TO ACCEPT THE REMOVAL OF THE CHIMNEY AT 21 MOUNTAINVIEW STREET</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>ABSENT</i>
<i>KEVIN COFFEE</i>	<i>YAY</i>
<i>JUDI CROWELL</i>	<i>YAY</i>
<i>VANA NESPOR</i>	<i>MOTION – YAY</i>
<i>VINCENT WALSH</i>	<i>SECONDED – YAY</i>
<i>MARISA ZORZI</i>	<i>YAY</i>

- After discussion of the chimney issue, the Commission moved to discussing the foundation. P. Yussenko and N. Nipon informed the Commission that they made the modifications to cover up the damaged foundation that was needing repair. Rather than patching the foundation, which would have resulted in different patterns through at the foundation, they went with a more consistent look. Prior to the repair work, brick covered by mortar previously existed – work performed by the previous owner.
- The Commission agreed that the previously brick and mortar was failing; Commissioner V. Walsh opining that he would not have approved of what was proposed, but could as a hardship. Attorney R. Shewchuk reminded the Commission to articulate the hardship. Chair A. Nardi opined that the foundation likely took a beating during the fire with the pressure of the water from the house.
- Commissioner V. Walsh clarified the hardship relating to the chimney motion – that the hardship was as a result of chimney collapsing during the fire.

- Ellen Gallagher, from 34 Westernview Street, advised that she had been living in the area for 40 years and that they had done a lot of repointing over the years. What was done to the foundation does not look like the other houses in the area and is not in favor of the modification.
- Tom Gallagher, from 34 Westernview Street, was opposed to the foundation modification.
- Christi Young, from 30 Westernview Street, was opposed to the foundation modification.
- Johanna Hodge, from 40 Westernview Street, opined that the previous mortar looked as if it was peeling paint.
- A member of the public asked about the previously submitted public comment letters. Staff Member A. Strniste advised that he did not receive any written public comment for the new hearing. Commissioner J. Crowell opined that a lot of that feedback related to the use of the building as a rooming house. The Petitioners advised that that real estate deal relating to the rooming house had fallen through.
- Chair A. Nardi sought clarification as to the material and process of the foundation work. The Petitioners advised that the material is concrete that was scoured to look like stones, which was affixed to mesh anchored to the old foundation. A possible solution includes applying another layer of concrete on top of what is existing.
- Commissioner V. Walsh recommended that the foundation be painted one solid color to resemble stucco, thereby remediating the issue rather than removing the work that was done. Chair A. Nardi advised that removing the work that had been performed would cause a lot of damage to the original foundation and agreed painting the foundation would be better. The Petitioners were amenable to painting the foundation; the Commission agreed that painting the foundation a lighter color would be ideal.
- Commissioner V. Walsh made a motion to have the faux stone foundation painted one solid color, lighter than the house in order to remediate the unauthorized work. The hardship was the result of the fire necessitating the repairs. Commissioner J. Crowell seconded the motion. With no other discussion, the motion was approved unanimously.

MOTION TO REMEDIATE THE FOUNDATION AT 21 MOUNTAINVIEW STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>SECONDED – YAY</i>
VANA NESPOR	<i>YAY</i>
VINCENT WALSH	<i>MOTION – YAY</i>
MARISA ZORZI	<i>YAY</i>

- The Commission next moved to the unauthorized door installment. The Commission reviewed the pictures of the door from what previously existed to what was installed – a panel door was installed compared to a half-glass door that was previously there. The Petitioner advised that the door is the same size; however,

they built up the trim and frame of the door. Due to the door suffering from severe fire damage, they attempted to find a door that was old and similar.

- The Commission reviewed the pictures depicting the fire damage to the door. The cause of the fire was from an air fryer on the first floor that traveled upwards. Commissioner K. Coffee advised that the door is not the appropriate style for the house, noting that the swing of the door had been changed to the opposite side due to the door that was found and replaced. The Petitioners reinforced that the door was the same size as the previous door.
- Christi Young, from 30 Westernview Street, was opposed to the unauthorized door, as the installation was done without permits, as well as opining that everyone else needs to get approval prior to performing work.
- Tom Gallagher, from 34 Westernview Street, agreed with Christi Young.
- Harry Seymour, from 68 Washington Road, opposed the proposed door noting the lack of building permits.
- Chair A. Nardi informed the petitioners that replicating the door is possible, as well as finding similar door or having one made. The Commission recommended coming back to the Commission with a more appropriate door proposal. Commissioner V. Walsh opined he would not have approved the door as proposed; that he was open to a time frame to remove and replace the door with one more appropriate – eight (8) to ten (10) weeks. Commissioner J. Crowell recommended that the time period does not exceed four months.
- Commissioner V. Walsh made a motion to come back to the Commission with a remediation plan within one month with an additional three months to execute that plan, which includes a proposed replacement door and trim & frame remediation plan. The motion was seconded by Commissioner K. Coffee. The motion was approved unanimously after the Commission reviewed the details and pictures of the existing door.

MOTION TO REMEDIATE THE DOOR AT 21 MOUNTAINVIEW STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>ABSENT</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>SECONDED – YAY</i>
VANA NESPOR	<i>YAY</i>
VINCENT WALSH	<i>MOTION – YAY</i>
MARISA ZORZI	<i>YAY</i>

- The Commission then moved forward to discuss the last outstanding issue – the unauthorized windows. The Commission first discussed the grid pattern of the windows, confirming that the third-floor windows contained interior diamond pattern grid.
- Commissioner V. Walsh opined that the windows looked like slimline version, but they were not quite; and that the windows do not set low on the sill. The Petitioners advised that 38 windows were replaced after the fire. Commissioner V. Nespor expressed confusion about why the windows were replaced without approval.

- Christi Young, from 30 Westernview Street, spoke against the windows for many of the same reasons she expressed about the door, also noting that the Petitioners should have known what to expect having bought a house in a historic district.
- Jeremy Young, from 30 Westernview Street, opposed the replacement windows, and suggested that some of the windows on the second floor were resized.
- Harry Seymour, from 68 Washington Road, was opposed to the unauthorized replacement windows.
- Ellen Gallagher, from 34 Westernview Street, was opposed to the unauthorized replacement windows and suggested that additional windows were added to the third floor.
- Tom Gallagher, from 34 Westernview Street, was opposed to the unauthorized replacement windows.
- Johanna Hodge, from 40 Westernview Street, was opposed to the unauthorized replacement windows.
- Commissioner V. Walsh opined that the replacement windows were inappropriate, that they were resized, and the grids were incorrect; that he would have a hard time approving the application even as a hardship.
- Commissioner V. Walsh made a motion to approve the application for hardship for the unauthorized replacement windows. The motion was seconded by Commissioner V. Nespor. With no discussion, the motion was denied unanimously.

<i>MOTION TO APPROVE THE UNAUTHORIZED WINDOWS AT 21 MOUNTAINVIEW STREET</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>NAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>ABSENT</i>
<i>KEVIN COFFEE</i>	<i>NAY</i>
<i>JUDI CROWELL</i>	<i>NAY</i>
<i>VANA NESPOR</i>	<i>SECONDED – NAY</i>
<i>VINCENT WALSH</i>	<i>MOTION – NAY</i>
<i>MARISA ZORZI</i>	<i>NAY</i>

- Chair A. Nardi advised that the Petitioners will need to find an appropriate replacement window and come back to the Commission. The Petitioners did not have any questions at that time.

VIII. *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: 238 Sumner Avenue (replacement of existing asphalt shingles with new asphalt shingles) and 32 Spurceland Avenue (fence).
- He then proceeded to inquire about two questions that have emerged: 1) whether prospective Letter of Support-seekers with the exact same project from a previous year needed to come back before the Commission to present the project, and 2) whether a specific project needed to come before the Commission. The Commission

responded no to the first question and responded no to the second questions, assuming the work is inside the building.

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

- Staff Member A. Strniste presented the correspondence provided by the Massachusetts Historical Commission. Chair A. Nardi read parts of the letter into the record.

X. ***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 will attend remotely. Commissioner J. Crowell is unavailable.
- Staff Member A. Strniste is unavailable for the March 19, 2026 meeting. He is currently coordinating a potential staff substitute.

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

- Chair A. Nardi thanked Harry Seymour for attending the meeting over the years, whom will be retiring. Commissioner V. Walsh also thanked H. Seymour and opined that he had many good thoughts and the Commission hoped to see more of that type of feedback. H. Seymour may come to meetings in the future, and strongly urged the Commission to finish their new construction guidelines.
- Johanna Hodge from 40 Westernview Street opined about Old First Church, specifically hoping to see the rooster weather vane be reestablished.
- Commissioner J. Crowell made a motion to adjourn. The motion was seconded by Commissioner M. Zorzi. With no discussion on the motion, it was approved unanimously. The Commission adjourned at 7:24 PM.



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: WS Bowdoin Street, Springfield MA

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:

DECISION:

DATE RECEIVED:

DECISION DATE:

HEARING DATE: January 15, 2025

DATE DISCUSSED (NO HEARING):

DATE NOTICE POSTED: December 30, 2025

WAIVED BY COMMISSION:

DATE NOTICE MAILED: December 30, 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: WS Bowdoin Street, Springfield MA

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)



Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: WS Bowdoin Street, Springfield MA		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Guidewire INC		
OWNER ADDRESS: 1974 Westover Rd, Chicopee MA 01022 ☐ Check box if same as property address		
OWNER PHONE NUMBER: 413-726-8275	REPRESENTATIVE/CONTRACTOR NAME:	
OWNER EMAIL ADDRESS: dlauber@guidewireinc.org	REPRESENTATIVE/CONTRACTOR PHONE NUMBER:	
PROPERTY CODE: 01680-0015	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): New construction of a 5 bedroom single family residence on the currently vacant property.		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.

02/26/2026

PROPERTY OWNER'S SIGNATURE

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:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

Per rendering

NEW WINDOW MANUFACTURER:

Basis of Design; Pella

MODEL NUMBER(S):

Product # 300001; Lifestyle Series
True Divided Light

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):		Aluminum Clad Wood
EXTERNAL COLOR(S) (e.g. black, white, etc):		Dark Brown/Black/Burgundy
GRID PLACEMENT (Interior or Exterior):		Exterior
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		Per rendering
WINDOW STYLE(S) (e.g. double-hung, etc):		Double-hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		Double-pane

ADDITIONAL INFORMATION:

Pella® Lifestyle Series Double-Hung

Aluminum EnduraClad® Exterior

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Jamb liner shall be [Gray, high-impact polyvinyl chloride] [Black, chlorinated polyvinyl chloride] backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.
- Optional factory-installed Pella Steady Set Installation System.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [SunDefense+ Low-E] [AdvancedComfort] [NaturalSun Low-E] [NaturalSun+ Low-E] with argon].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain₁]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Brass] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
 - 7/8" Grilles permanently bonded to the interior and exterior of glass.
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain₁]]. Exterior grilles to match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

– or –

- Grilles-Between-the-Glass₂

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
- Interior color is [White] [Ivory] [Tan₃] [Brickstone] [Black] [Putty₃] [Brown₃] [Harvest] [Cordovan].
- Exterior color [matched to the exterior cladding color] [White]₄.

Flat Insect Screen

- InView™ screens
 - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match window cladding.
- Hidden Screen₅
 - Vinyl-coated 18/18 mesh fiberglass screen cloth, set in aluminum channels hidden within the sash, supplied complete with all necessary hardware.
 - Finish color [White] [Black] [Brown] [Fossil] [Iron Ore].

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs, color options and regional market availability.

(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.

(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

(5) Not compatible with Limited Opening Hardware.

Patterns

Grilles give the appearance of individual windowpanes. Pella offers many grille options to help enhance your home's style.



Grille Profiles

Grilles are permanently sealed between the panes of insulating glass, attached to the inside of your window with latches and removed when cleaning, or permanently bonded to the inside and outside of your glass with optional spacer.



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):

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

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

Per rendering

NEW DOOR MANUFACTURER:

Basis of Design; Simpson Door Company

MODEL NUMBER(S):

77504 Nantucket

EXISTING

PROPOSED

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

Wood

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

Clear Stained Fir

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

Traditional

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

See Cut Sheet

GLASS PLACEMENT:

Nantucket Style

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

Thermo Pane

ADDITIONAL INFORMATION:

Simpson Stile and Rail Wood Door Specifications

Specifier Note: These doors have been tested for air, water and structural performance to rated design pressures and, when used in conjunction with our WaterBarrier technology option, are ideally suited for coastal areas or other regions affected by severe weather.

A. Exterior Doors: Nantucket Collection as manufactured by Simpson Door Company.

1. Construction
 - a. Mortise-and-tenon joinery with face-driven pins
 - b. Two-piece laminated stile-and-rail construction
 - c. Divided lite doors made with SDL construction
 - d. Design pressure ratings of (Specify Design Pressure Rating); with additional hardware if required.
2. Door Design #: (____), Glass Detail #: (____)
3. Sidelight Design #: (____), Glass Detail #: (____)
4. Wood species: Douglas fir, western hemlock, sapele mahogany, nootka
5. Tenon Made of hardwood
6. Face pins to match wood species of door
7. Thickness: 1-3/4" or 2-1/4"
8. Stiles: 5-1/2" wide
9. Panel Detail: 3/4" flat panel or 1-7/16" Innerbond Double Hip-raised Panel
10. Moulding: Ovolo sticking or shaker sticking.

Specifier Note: Not all designs offer a glass options. Refer to manufacturer's literature. Delete if not required.

11. Glass Detail:
 - a. 3/4" insulated glazing options – P-516, Broze, Grey, Green Solex or Glue Chip, White Laminate, Clear Laminate, Seedy Baroque, Low-E Argon
12. Extended Warranty: 10-year warranty on doors made from Douglas Fir, western hemlock, sapele mahogany and nootka cypress



Image shown is of a standard 77504 design in Douglas fir, 3'0" x 6'8"

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:	Basis of Design; Hardie	
MODEL NUMBER(S):	Select Cedarmill	
BUILDING SIDE(S) FOR PROPOSED SIDING:	All sides	
	EXISTING	PROPOSED
MATERIAL (e.g. wood, stucco, brick, non-wood shingle):		Plank Lap Siding
SIDING PATTERN (e.g. clapboard, bevel etc):		Clapboard
WINDOW CASING DIMENSIONS:		Per rendering
DOOR CASING DIMENSIONS:		Per rendering
CORNER BOARD DIMENSIONS:		Per rendering
CORNICES DIMENSIONS:		Per rendering
FRIEZE BOARD DIMENSIONS:		Per rendering
SHUTTER DIMENSIONS:		Per rendering

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING SIDING:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE SIDING:

ADDITIONAL INFORMATION:

Hardie® Plank Lap Siding

Submittal Form

01
Submitted to:

☐ **HZ5® Product Zone** ☐ **HZ10® Product Zone**
Project Name:

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Submitted by:

Product Finish: ☐ **Primed** ☐ **ColorPlus® Technology**
Date:

Product Texture: ☐ **Smooth** ☐ **Select Cedarmill®** ☐ **Colonial Roughsawn®**
☐ **Colonial Smooth®** ☐ **Rustic Cedar**

Hardie® Plank Lap Siding

Specification Sheet

01
DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION
SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

* HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.

Weight 2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
THERMAL	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
DURABILITY	Thermal Conductivity	ASTM C177	(BTU/(hr·ft²·°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		0.48
	Actual Thermal Resistance		(R)		0.15
FIRE CHARACTERISTICS	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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):		Gable
MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):		Asphalt Shingle
PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:		
PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:		
ADDITIONAL INFORMATION: Roofing Manufacture: Basis of design; Certainteed, 30-year architectural asphalt shingles		

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):	



LANDMARK®

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty*
- 25-year **StreakFighter®** algae-resistance warranty
- **NailTrak®** extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact

Resistance:

- UL2218 Class 3



Quality Standards:

- ICC-ES ESR-1389 & ESR-3537

COLOR AVAILABILITY



Scan code for more information

SIGNS

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

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

APPLICATION TYPE:

☐

REPLACEMENT SIGN

☐

NEW SIGN

ILLUMINATION:

☐

NON-ILLUMINATED

☐

ILLUMINATED

NUMBER OF SIGNS TO BE REPLACED/ADDED:

SIGN MANUFACTURER:

EXISTING

PROPOSED

MATERIAL (e.g. wood, vinyl, aluminum, etc):

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

DIMENSIONS:

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING SIGN:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE SIGN (E.G. DETERIORATION, NEW BUSINESS, ETC.):

ADDITIONAL INFORMATION:

HEAT PUMPS

☒ Check box indicating that you are submitting plans of the proposed heat pump project.

☐ Check box indicating that you are submitting photographs of the existing conditions of the applicable building side(s).

SIDING MATERIAL (e.g. wood, vinyl, brick, etc):

HEAT PUMP MANUFACTURER:

NUMBER OF COMPRESSOR UNITS:

LOCATION OF COMPRESSOR UNITS (e.g. rear side of building):

See floor plan for compressor location

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):

From: [Steve Jablonski](#)
To: [Strniste, Andrew](#)
Subject: [External] Bowdoin
Date: Thursday, January 22, 2026 10:29:25 AM

Andrew: my Client has decided to request at 30 day extension on our upcoming hearing for the WS Bowdoin St. Project. I will attend the Feb meeting of the McKnight Neighborhood Council to present the proposed project and seek feedback. My understanding is that the new meeting date will be March 5th at 5:30 pm.

Stephen Jablonski AIA
Jablonski DeVriese Architects
22 Green Lane
Springfield, MA 01107
413 747 5285

jdarchitects.com

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



Guidewire

Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

To members of the Springfield Historical Commission.

This letter is to inform the Historical Commission that Stephen Jablonski has been appointed to represent Guidewire.

Best regards,

Daniel Lauber
Facilities Director

Guidewire Inc.
1974 Westover Rd
Chicopee, MA 01022
dlauber@guidewireinc.org

Business Office:
1974 Westover Rd.
Chicopee, MA 01022
V/TTY 413.733.6100
Fax 413.331.3196
www.guidewireinc.org

Human Resources
& Training Center:
551 East Columbus Ave.
Springfield, MA 01105
V/TTY 413.733.6100
Fax 413.733.3237
www.guidewireinc.org

Berkshire Office:
34 Depot Street
Union Station, Suite 303
Pittsfield, MA 01201
V/TTY 413.443.3295
Fax 413.443.1175

Jim Boone
97 Florida St
McKnight

January 9, 2026

Springfield Historical Commission

Re: New Construction WS Bowdoin St

Bowdoin St is made up of 9 homes built between 1870 and 1911. They are of Italianate, Colonial Revival, Stick Style and Queen Anne as per MACRIS. What is the Style of this proposed home?

One has to ask if this home is an appropriate architectural addition in the middle of a very different style neighborhood.

I have the following observations about the current proposal, which is somewhat better than the first one story suggestion, that was denied by the Commission, but still does meet the standards the Commission should require within the McKnight Historic District.

There are inconsistencies between the colored drawing at the start of the application and the details shown on the forms. The windows on the drawing are a dark color, the application indicates a White Aluminum exterior. Dark colors are more appropriate. The Drawing shows windows with 6/2 divisions and the application shows 4/1. 6/2 preferable.

The Front door in the drawing is single pane, the application shows 2/2 door. Single pane looks less like the typical side or back door.

It is important that porch railings do not go higher than the lower part of window casing. Not clear what design of railings are, size or materials.

Other houses on the street have a higher foundation, this one hugs the ground.

The house lacks Symmetry as windows are oddly placed which makes it out of balance, and haphazard.

The low slung roof line needs some elevation. What is height of building, does it look dwarfed compared to other houses on the street?

Specific measurements of height of building as well as size of windows and trim should be included.

This proposal is a start but more work is needed.

Is this the place to introduce a totally new architectural design into an established Historic District? Does it do justice to the neighborhood and contribute to the neighborhood? I would say it does not.

Thank You

Jim Boone

Sarah Murray
79 Bowdoin St
McKnight District Springfield

January 14, 2026

Springfield Historical Commission

Re: New Construction WS Bowdoin St

Bowdoin St is comprised of homes built between 1870 and 1911 and are of Italianate, Colonial Revival, Stick Style and Queen Anne designs.

The proposed home by Guidewire is a little better than the one proposed originally but still doesn't fit in with the existing homes. It is even difficult to determine what style the building is trying to present. When I asked neighbors what they thought they told me that it just looks industrial. This appearance is in part because of its extremely low foundation, clearly not fitting in, and its low slung roof line.

One would hope that the architectural rendering of the proposed building would accurately reflect the listed items on the following pages. This however doesn't seem to be the case. The 'drawing' shows brown or dark windows each with 6 panes over 2 yet page 3 of the document states white windows and the circled design shows 4 panes over 2. The door provides the same confusion to the observer as the drawing shows a dark door with a single pane of glass yet the door design included in the application on page 4 says white door.

These differences almost imply that the architect or the firm just didn't care enough to be accurate or that we would not bother to look further than a drawing on the front.

This second attempt is better than the one originally submitted and rejected by the Commission but still falls far short of what we should expect from a well known architect who should be more knowledgeable of what is expected

This proposed building is still far from acceptable and we hope that it will be rejected by the Commission

Thank You

Sarah Murray

Springfield MA Historic Commission.

70 Tapley St

Springfield MA 01104

Please reject the proposal for a single family "house" etween 86 and 104 Bowdoin St. Not only does the design disregard compatibility with the other residential and historic houses in this Historic District but it still has more the appearance of a commercial building than a residence. It would greatly detract from the appeal and value of our neighborhood.

John Toms

79 Bowdoin St

Springfield MA 01109



**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
incorporated 1972

January 27, 2026

Andrew Strniste
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

Re: New Construction on Bowdoin Street

Dear Historical Commission:

When there is new construction proposed for lots within a Local Historic District, the Springfield Preservation Trust wants to reiterate the importance of new construction adding value to the neighborhood and not distracting from it by the introduction of inappropriate designs.

New construction should reflect the styles of the other properties on its street. It is important that the size and massing of new buildings as well as the symmetry, materials, windows, trim, porch depth, railing height, roof angle are all considered and are of similar style to those around it.

The two designs submitted on Bowdoin Street do not meet these requirements. As a result, we oppose the design as submitted, but are available for the builder, should they like to brainstorm and bounce ideas off of us. We, however, are not architects or architectural historians. So, we also recommend engaging the appropriate assistance in your plan development/selection process.

We might suggest shopping a site like America's Best House Plans (houseplans.net) to search specific styles. Past McKnight new constructions have had success finding fitting plans on that site.

The Trust applauds the good work the Commission has done in approving designs on other new houses in McKnight in meeting these needs.

On this topic, does the Commission have an updated timeline for approval and publication of the New Construction Guidelines?

Thank you for your ongoing attention to the needs of our Historic Districts.

Sincerely,

Erica Swallow
President



Exterior Render



Consultants:

WS Bowdoin Street
Springfield MA

Revisions:

Date 02/26/2026
File Name
Drawn By: Mary Donnelly
Reviewed By: Steve J.
Scale

Drawing No.



Consultants:



WS Bowdoin Street
Springfield MA

Revisions:

Date: 02/26/2026
File Name:
Drawn By: Mary Donnelly
Reviewed By: Steve J.
Scale:

Drawing No.

A3-04
____ of ____
Total Sheets

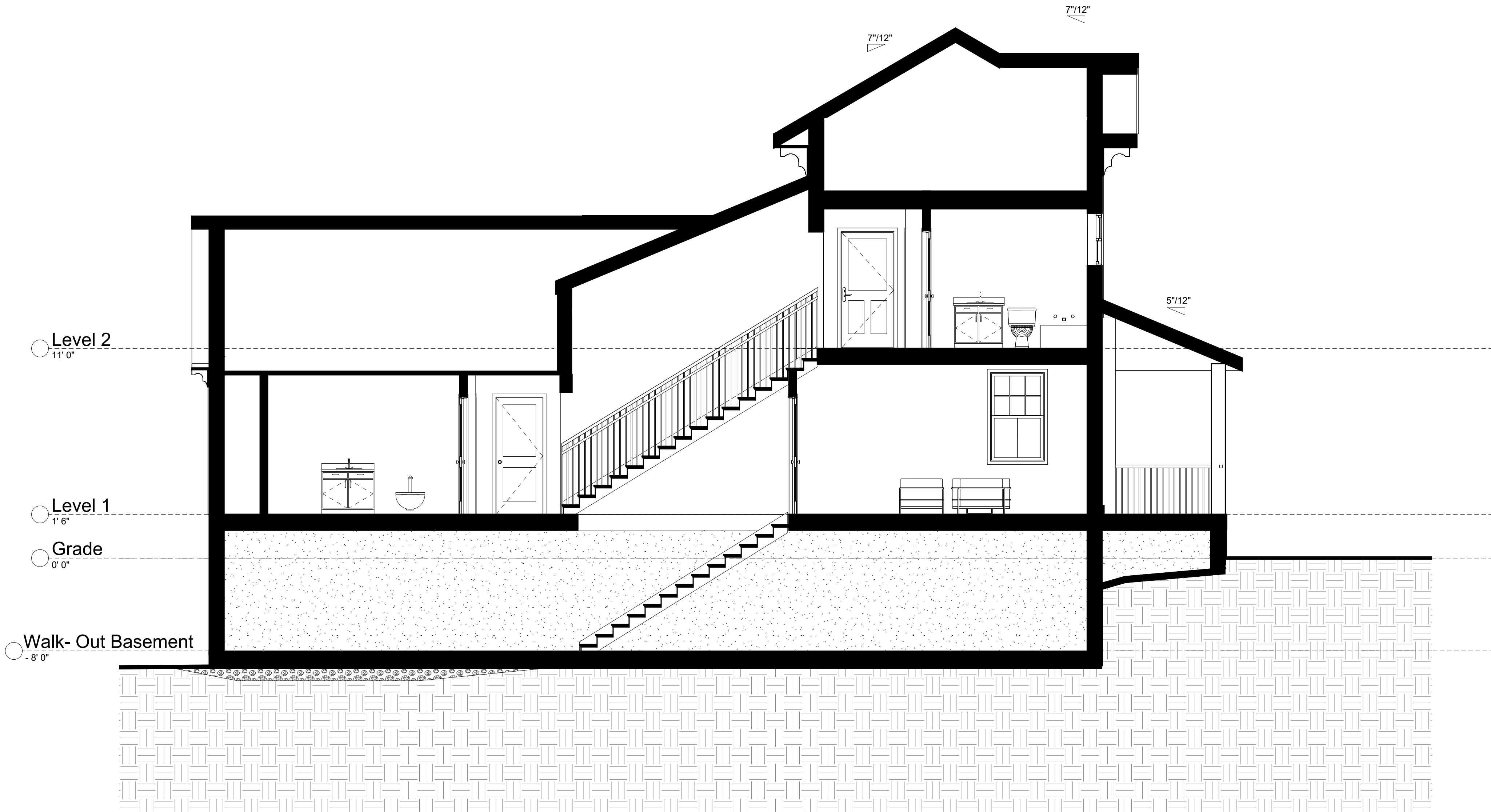
1

Neighboring Elevations Showing Cornice Height Above Grade

Scale: 1/8" = 1'-0"



Consultants:



WS Bowdoin Street
Springfield MA

Revisions:

Date: 02/26/2026
File Name:
Drawn By: Mary Donnelly
Reviewed By: Steve J.
Scale:

Drawing No.

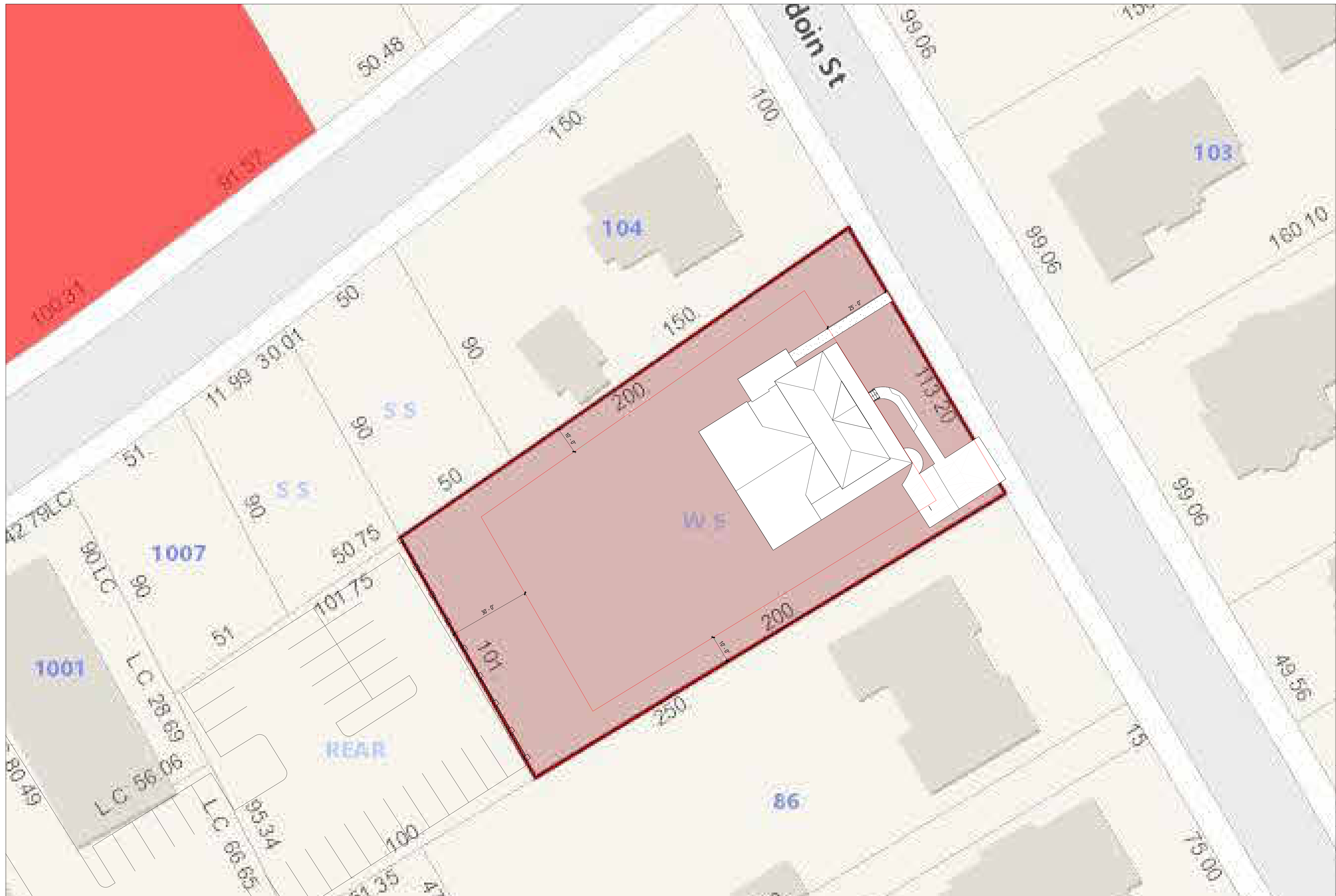
A-2

of
Total Sheets

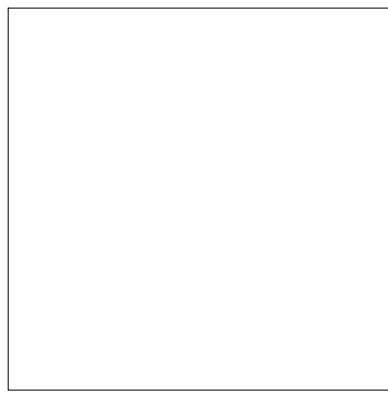
1

Section 1

Scale: 1/4" = 1' 0"



JABLONSKI | DEVRIESE
ARCHITECTS
www.jdarchitects.com
member: American Institute of Architects
22 Green Lane | Springfield, MA 01107
T: 413.747.5285



Consultants:

WS Bowdoin Street
Springfield MA

Revisions:

Date 02/26/2026
File Name
Drawn By: Mary Donnelly
Reviewed By: Steve .J.
Scale

Drawing No. _____

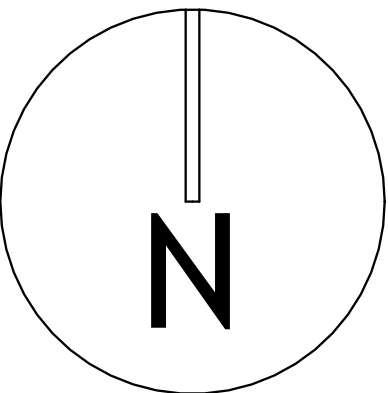
A1

of

Total Sheets

WS Bowdoin Street Site Plan

Scale: 1' = 30'-0"



Consultants:

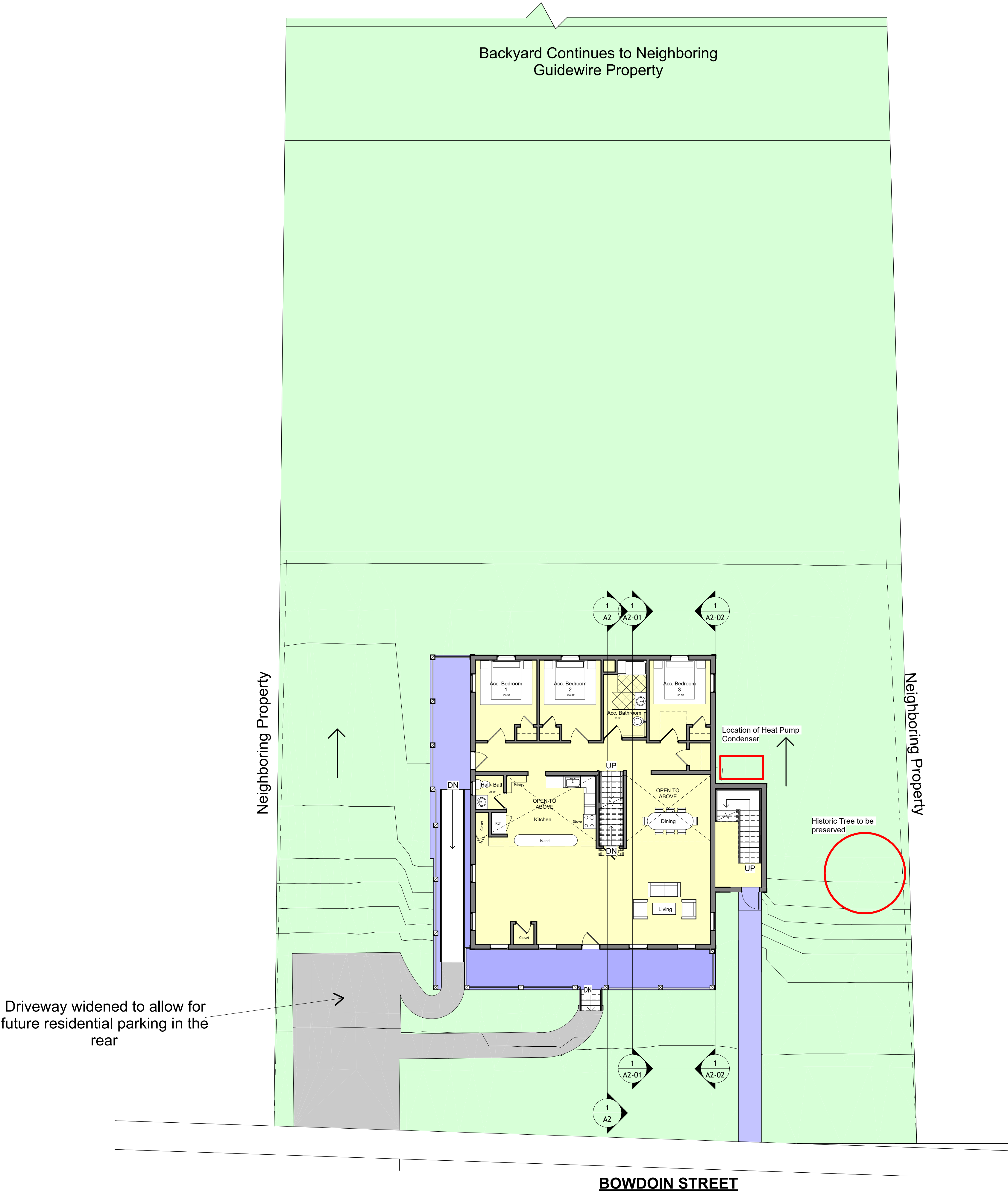
WS Bowdoin Street
Springfield MA

Revisions:

Date: 02/26/2026
File Name:
Drawn By: Mary Donnelly
Reviewed By: Steve J.
Scale:

Drawing No.

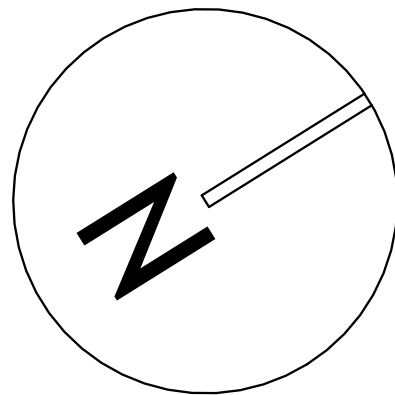
A1-01
of
Total Sheets



1

W.S Bowdoin St Level 1 Floor Plan

Scale: 1" = 10'-0"





Consultants:

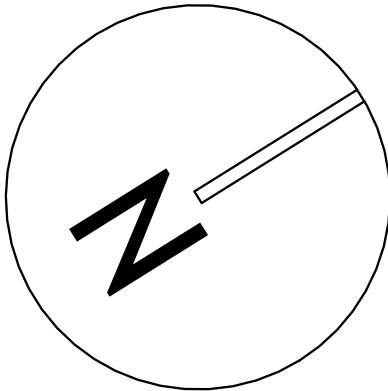
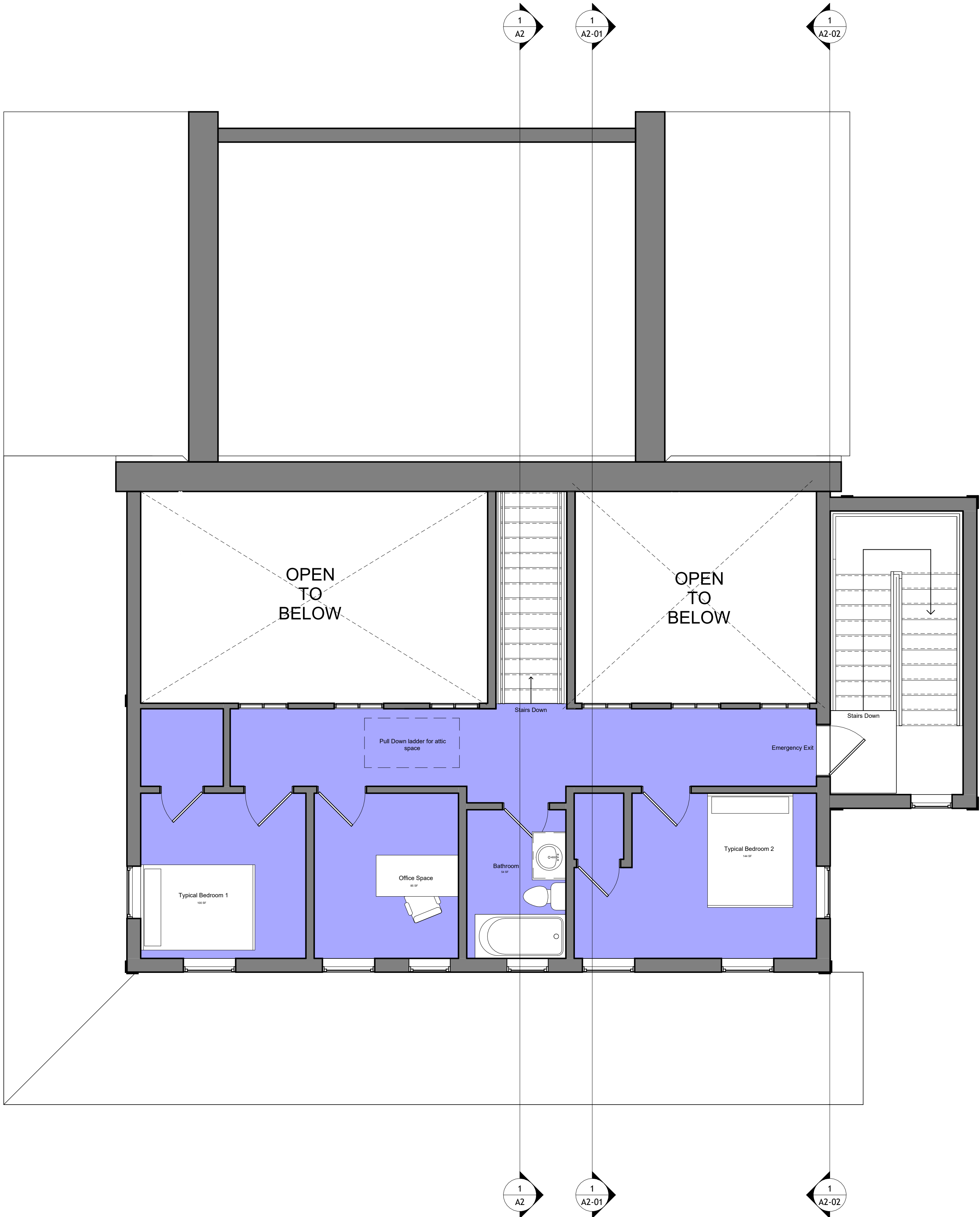
WS Bowdoin Street
Springfield MA

Revisions:

Date: 02/26/2026
File Name:
Drawn By: Mary Donnelly
Reviewed By: Steve J.
Scale:

Drawing No.

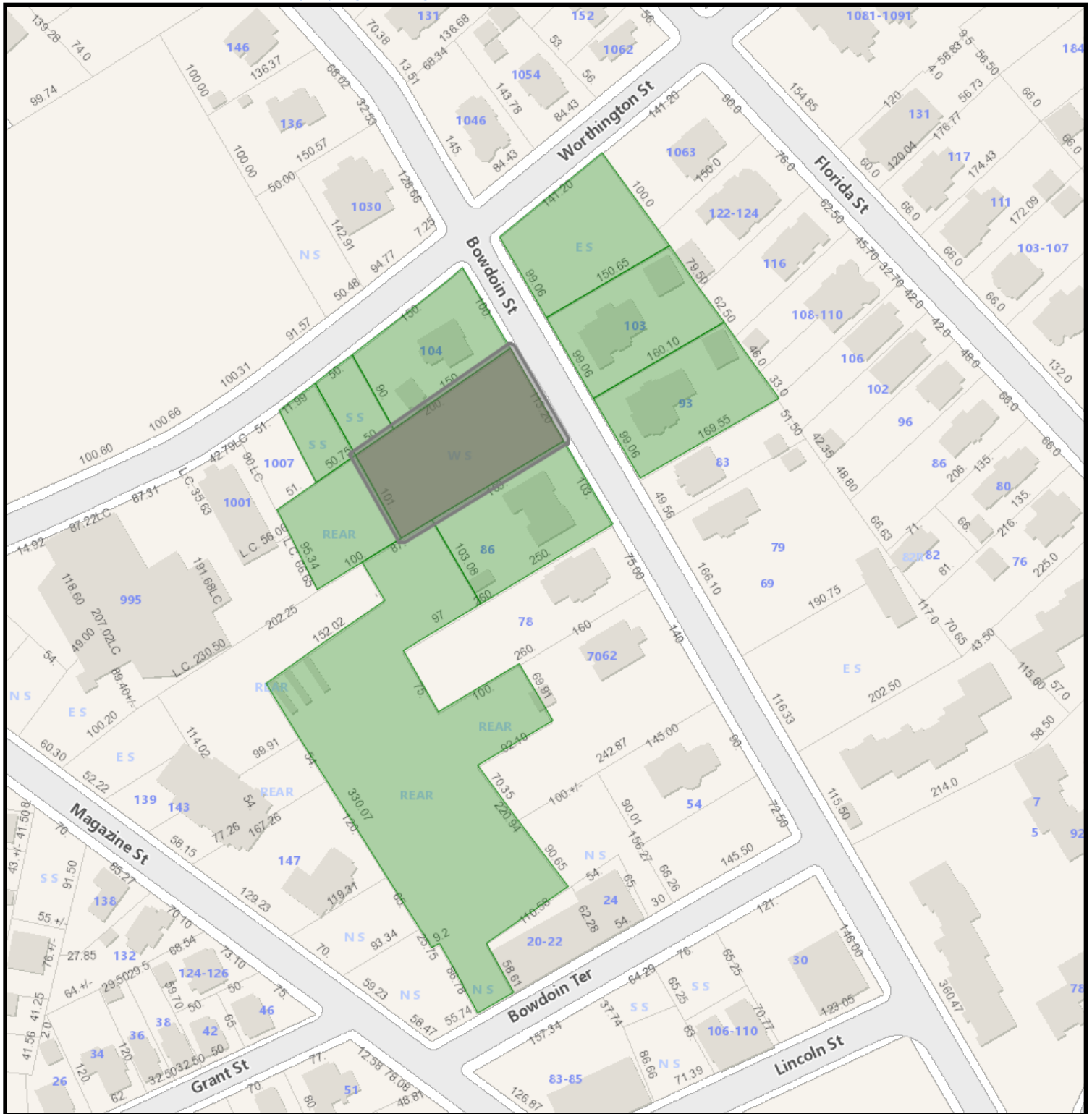
A1-02
of
Total Sheets



1

W.S Bowdoin St Level 2 Floor Plan

Scale: 1/4" = 1' 0"



WS Bowdoin Street (01680-

12/30/2025 10:56:28 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.

016800052
CRUZ-VELEZ LIZBETH
103 BOWDOIN ST
SPRINGFIELD, MA 01109

016800054
CRUZ-VELEZ LIZBETH
103 BOWDOIN ST
SPRINGFIELD, MA 01109

016800017
DUVERT MAUDELINE
104 BOWDOIN ST
SPRINGFIELD, MA 01109

016820001
GRAY STEPHEN P
120 CLARENDON ST
SPRINGFIELD, MA 01109

016800015
GUIDEWIRE INC
551 E COLUMBUS AVE
SPRINGFIELD, MA 01105

125350189
GUIDEWIRE INC
551 E COLUMBUS AVE
SPRINGFIELD, MA 01105

125350186
IGLESIA EVANGELISTICA
19 HICKOX ST
SPRINGFIELD, MA 01104

125350187
IGLESIA EVANGELISTICA
19 HICKOX ST
SPRINGFIELD, MA 01104

016800056
PARCIAK JAMES E
93 BOWDOIN ST
SPRINGFIELD, MA 01109

016800012
SEYMOUR JAMAL S
86 BOWDOIN ST
SPRINGFIELD, MA 01109



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 257 Longhill Street (empty parcel)

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: <i>Forest Park Heights</i>	DECISION:
DATE RECEIVED: <i>January 12, 2026</i>	DECISION DATE:
HEARING DATE: <i>February 5, 2026</i>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <i>January 22, 2026</i>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <i>January 22, 2026</i>	WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 257 Longhill 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).



Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 257 Longhill Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Siervo Jimenez		
OWNER ADDRESS: 80 Cornell Street ☐ Check box if same as property address		
OWNER PHONE NUMBER: 7814281950	REPRESENTATIVE/CONTRACTOR NAME: Pro Builders Home Improvement LLC	
OWNER EMAIL ADDRESS: siervo21@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 4135190902	
PROPERTY CODE: 07900-0129	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Build a new home confirming to historical features from the neighboring area.		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

01/09/2026

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:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	Per rendering
NEW WINDOW MANUFACTURER:	Basis of Design; Pella
MODEL NUMBER(S):	Product # 300001; Lifestyle Series True Divided Light

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):		Aluminum Clad Wood
EXTERNAL COLOR(S) (e.g. black, white, etc):		Dark Brown/Black/Burgundy
GRID PLACEMENT (Interior or Exterior):		Exterior
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		Per rendering
WINDOW STYLE(S) (e.g. double-hung, etc):		Double-hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		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):

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

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

Per rendering

NEW DOOR MANUFACTURER:

Basis of Design; Simpson Door Company

MODEL NUMBER(S):

77504 Nantucket

EXISTING

PROPOSED

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

Wood

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

Clear Stained Fir

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

Traditional

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

See Cut Sheet

GLASS PLACEMENT:

Nantucket Style

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

Thermo Pane

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:	Basis of Design; Hardie	
MODEL NUMBER(S):	Select Cedarmill	
BUILDING SIDE(S) FOR PROPOSED SIDING:	All sides	
	EXISTING	PROPOSED
MATERIAL (e.g. wood, stucco, brick, non-wood shingle):		Plank Lap Siding
SIDING PATTERN (e.g. clapboard, bevel etc):		Clapboard
WINDOW CASING DIMENSIONS:		Per rendering
DOOR CASING DIMENSIONS:		Per rendering
CORNER BOARD DIMENSIONS:		Per rendering
CORNICES DIMENSIONS:		Per rendering
FRIEZE BOARD DIMENSIONS:		Per rendering
SHUTTER DIMENSIONS:		Per rendering

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING SIDING:

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):		Gable
MATERIAL (e.g. asphalt shingle, slate, clay tile, etc):		Asphalt Shingle
PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING ROOFING:		
PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:		
ADDITIONAL INFORMATION:		
Roofing Manufacture: Basis of design; Certainteed, 30-year architectural asphalt shingles		

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:

PAINTING OF OTHER STRUCTURES (e.g. porch, deck, sunroom, etc.):

EXISTING

PROPOSED

COLORS:

Light cream color

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

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

Empty Lot

PROPOSED CONDITIONS/DESCRIPTION

New proposed house design has been done with 325 Longhill Street as the main inspiration. As well as the following addresses:

1 Florentine Gardens 0.2 miles

152 Sumner Ave 0.5 miles

LINE #	DESCRIPTION	QTY	PRICE	EXTENDED PRICE
200-1	PRODUCT: Series 7400 Replacement Double Hung Black Coextrusion / White Vinyl Sizes GLASS: Low-E7-N, Double Strength, Argon, Intercept Spacer SASH: Black/White GRILLES: Unit 1: Upper Glass: Dimensional Grid, Colonial, Black/White, 3W2H Lower Glass: None ROUGH OPENING: 34.25-in x 65.25-in	2	\$447.27	\$894.54



UNIT DIMS: 34-in x 65-in
 OPERATION / VENTING: Operating
 SCREEN: Standard Screen , Black , 1/2 , Fiberglass Mesh
 HARDWARE: White Hardware , Double Locks
 INTERIOR CASING:

Egress: Yes 5.7 Sq. Ft. , Net Clear Opening Height: 27.625 , Net Clear
 Opening Width: 29.75

UValue: 0.26 , SHGC: 0.46 , VT: 0.55 ,
 R-PG30 , DP: 30 , STC: 30 , OITC: 24

IMPORTANT: PRODUCT VIEWED FROM EXTERIOR

Comments: None Assigned

Total Quantity	SUB-TOTAL:	\$1,341.82
TotalQuantity	FREIGHT:	\$0.00
	LABOR:	\$0.00
	SALES TAX:	\$0.00
	TOTAL:	\$1,341.82

CUSTOMER SIGNATURE _____ DATE _____

WE APPRECIATE YOUR BUSINESS!



**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
incorporated 1972

January 27, 2026

Andrew Strniste
Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

Re: New Construction at 257 Longhill Street

Dear Historical Commission:

While we are heartened to see a proposal for increasing housing in Springfield, the new construction home proposed at 257 Longhill Street in the Forest Park Heights Historic District (FPHHD) does not conform to neighborhood design and historic district restrictions.

Architecture in FPHHD is quite plentiful, representing Queen Anne, Colonial Revival, Shingle Style, Tudor Revival, and Arts and Crafts. New construction should reflect the styles of the other properties in the neighborhood. In fact, there are multiple strong examples of new construction in FPHHD, including the two-unit condos at 134-136 Firglade Avenue, and the three condo buildings on Sumner Avenue between Washington Road and Forest Park Avenue.

It is important that the size and massing of new buildings as well as the symmetry, materials, windows, trim, porch depth, railing height, roof angle are all considered and are of similar style to those around it.

While the size of the home seems to be in line with existing structures in the immediate vicinity, the home's style, massing, and windows do not conform. A general inspiration from 325 Longhill Street can be gleaned, but the structural elements which make 325 Longhill Street a part of the historic district are mostly lost in the proposal for the new construction. Similarly, the massing and style are lost in the noted inspiration from 1 Florentine Gardens and 152 Sumner Avenue. All three of these inspiration homes are beautiful contributors to the district—we would recommend working with an architect who understands historic architecture and can properly translate elements from inspiration to design.

We might suggest shopping a site like America's Best House Plans ([houseplans.net](https://www.houseplans.net)) to search specific styles. A few examples which the builder might find of interest include:

Colonial Plan 7922-00037

<https://www.houseplans.net/floorplans/792200037/colonial-plan-3920-square-feet-4-bedrooms-3.5-bathrooms>

Classical Plan 4195-00016

<https://www.houseplans.net/floorplans/419500016/classical-plan-5699-square-feet-5-bedrooms-5.5-bathrooms>

Luxury Plan 7922-00080

<https://www.houseplans.net/floorplans/792200080/luxury-plan-3136-square-feet-4-bedrooms-3.5-bathrooms>

Georgian Plan 7922-00054

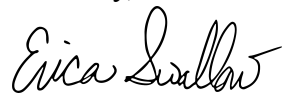
<https://www.houseplans.net/floorplans/792200054/georgian-plan-5380-square-feet-4-bedrooms-5.5-bathrooms>

The above are just a few home plans which seem to match more closely to the neighborhood architectural style, while also having the character the builder seems to be going for. These plans were found from just a quick search—many more options can be found on that site or others. We, however, are not architects or architectural historians. So, we recommend engaging the appropriate assistance in your plan development/selection process.

As more new construction proposals come before the Commission, we would like to encourage the Commission to publish its New Construction Guidelines in 2026, so that potential builders and homeowners can have greater City guidance prior to coming to a hearing for their petition. This might help reduce back-and-forth as builders try to understand and conform to neighborhood guidelines.

We oppose the design as submitted, but are available for the builder, should Mr. Jimenez like to brainstorm and bounce ideas off of us.

Sincerely,



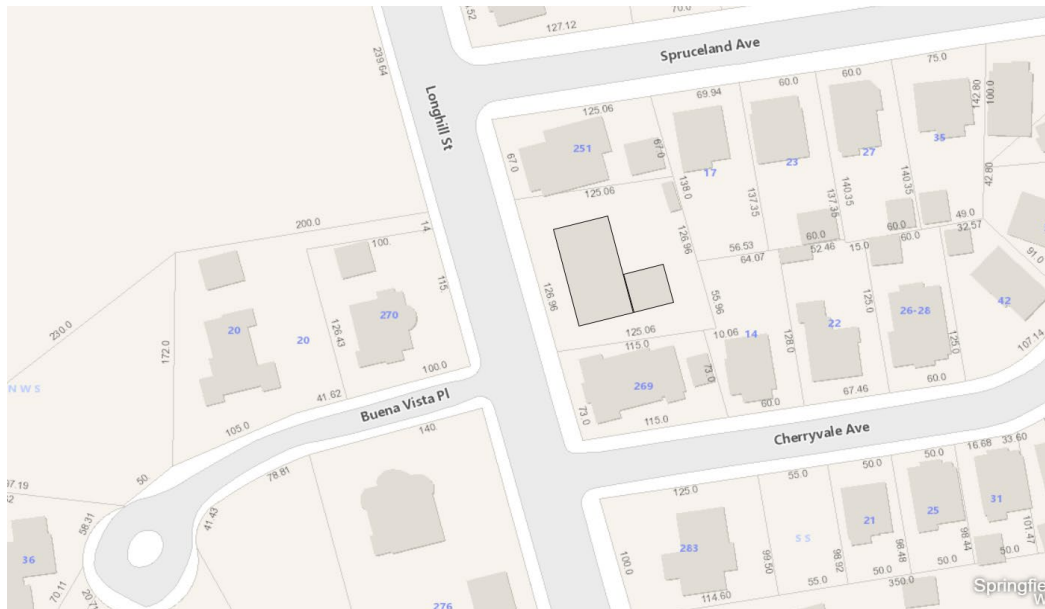
Erica Swallow
President

January 31, 2026

Dear members of the Springfield Historical Commission:

I am writing about the proposal for new construction on the parcel across from my property at 270 Longhill Street. I welcome a house in this location, but said house should be congruous with the rest of the neighborhood. The house proposed has a significant issue - **it is far wider than any other house in the neighborhood.**

The lot in question is drawn as 126 x 125, though the house at 251 Longhill seems to be over the lot line. The proposed house is shown to be 79 feet wide, and 44 feet deep (plus 32 feet deeper for the garage). I have superimposed such a structure on the lot:



The house to the left is about 44 feet wide at the front facade. The house to the right is about 45 feet wide at the front facade. That makes the proposed house **78% wider** than either of those houses. The widest nearby house, at 283 Longhill, is about 66 feet wide. The proposed house is still **20% wider** than that. **The proposed house is simply too wide for the lot**, and at this width, would dominate all other houses to their detriment.

There are many other issues with the proposed design, but the extreme width (especially with a 2-story design) is the overarching problem.

I would suggest to the proponent that he could find a house plan from the 1860 to 1925 period (which is the era of construction in this neighborhood) and use that as a template to propose a new design.

Sincerely,

Ralph C. Slate
270 Longhill St.
Springfield

Hector Cruz

17 Spruceland Ave Spfld, Ma 01108

02/03/2026

Historical Commission

70 Tapley St. Spfld, MA 01104

RE: Opposition to Proposed Construction at Vacant lot of 451 Longhill St for (07900-0129 single family dwelling)

To the Members of the Planning Board or relevant party.

I am writing as a concerned homeowner on Spruceland Ave, directly adjacent to the proposed development at 079000129. While I support responsible growth, I am formally submitting my opposition to this project due to significant concerns regarding its potential use as a **Short-Term Rental (STR)** and the associated negative impacts on our residential neighborhood.

Our primary concerns include:

- **Commercial Activity in Residential Zones:** Short-term rentals are often considered a **commercial use of property** rather than residential. Introducing a high-turnover business next door fundamentally alters the character and tranquility of our established community. The addition of additional possible adjacent STRs exacerbates these concerns.
- **Safety and Privacy Intrusions:** We are deeply concerned about the security risks posed by transient guests. It is common for STR patrons to mistakenly attempt to access neighboring homes, especially when using **keypad entry systems**. This creates an environment of fear and constant disruption for my family. This has already been a recurring issue with the current STR at 451 Longhill St; an additional STR would only increase our safety concerns.
- **Parking and Traffic Congestion:** Frequent turnover and high occupancy often lead to guests exceeding on-site parking capacity and can result in overflow into the street. This creates an issue during winter months as parking bans are implemented but patrons of the STR do not adhere to them impeding the snow plowing of our streets. Additionally, we

are already having issues with vehicles from the current STR/Airbnb property at 451 Longhill St. parking on the sidewalk and impeding pedestrian access.

It is our understanding that all operators must submit a detailed **parking plan** to the Planning Department for approval before a permit is issued that should help address these concerns.

- **Environmental and Health Nuisances:** We anticipate increased **car idling** and noise from guests arriving at late hours, which directly impacts our air quality and peace. Unlike permanent residents, transient guests have no long-term stake in maintaining neighborhood standards. We are currently having excessive idling on the driveway and street from transients guests at current STR.
- **Lack of Oversight:** Without **owner occupancy**, issues like trash accumulation, loud events, and unauthorized occupancy often go unaddressed until they become police matters.

Specific city ordinance concerns that apply to the above:

- **Primary Residency Requirement:** Springfield law generally requires STR operators to be the **primary owner-occupant** of the property. If the new build is intended as an investment property where no owner will reside, it may be ineligible for a full-year STR permit. It is our understanding; this owner has several STRs listed as Airbnbs in the Springfield area and does not currently live on 451 Longhill St.(currently listed as an airbnb property).
- **Abutter Notification:** The city requires operators to notify all neighbors within **300 feet** within 30 days of registration. We argue that previous notice of current STR on 451 Longhill was never received and notice "after-the-fact" is insufficient given the permanent impact of a new construction project.
- **Noise Curfews:** Springfield's noise ordinance prohibits "unreasonable noise" in residential areas, particularly between **10:00 p.m. and 8:00 a.m.**. I will note that transient guests, unlike long-term neighbors, are less likely to adhere to these local peace-and-quiet standards.
- **Sidewalk Obstruction and Pedestrian Safety:** Short-term rentals frequently result in more vehicles than a property can accommodate. We are particularly concerned about

vehicles **blocking the public sidewalk**, which forces pedestrians—including children and seniors—into the street to bypass the obstruction. This is a direct violation of Springfield City Code § 338-42 and [Springfield City Code § 338-33](#), which prohibit the obstruction of public footwalks.

- **Car Idling:** Transient guests often engage in **excessive car idling** during arrivals and departures at odd hours, contributing to noise and air pollution directly outside our bedroom windows.
- **Security and Mistaken Entry:** The transient nature of STRs poses a unique security risk. Guests unfamiliar with the layout of our street frequently mistake neighboring properties for their rental, attempting to **access our home using keypad entry codes**. This creates an environment of constant alarm and intrusion for my family.
- **Commercial Exploitation of Residential Space:** According to the [Springfield Good Neighbor Handbook](#), residential zones must be maintained for the benefit of permanent residents. Converting a new build into a high-turnover rental business bypasses the intent of our zoning laws and places a commercial burden on a private residential block.

I urge the board to disapprove this application / require a binding covenant prohibiting short-term rentals to protect the integrity and safety of our neighborhood.

Sincerely,

Hector Cruz

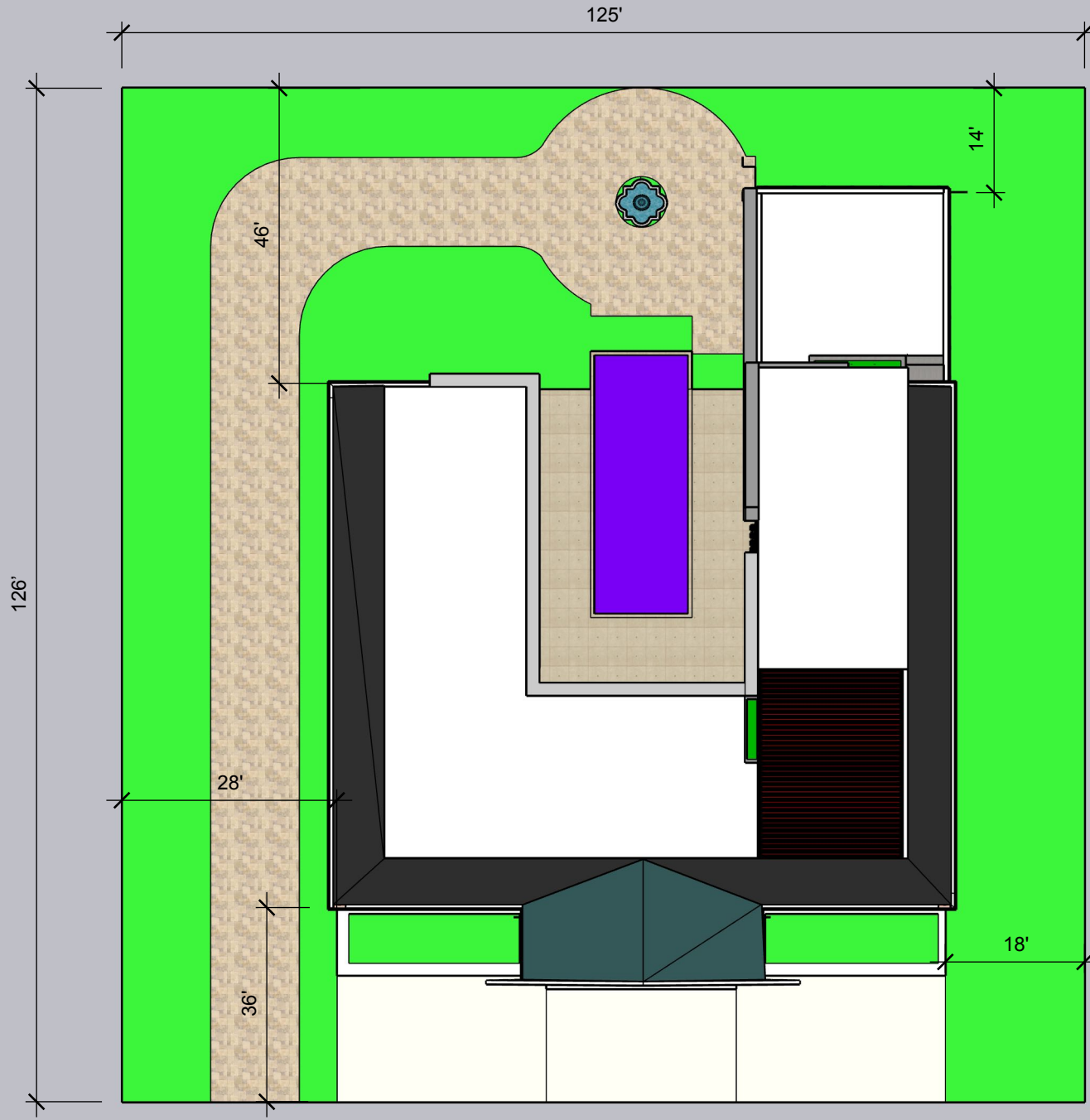
413 455 5333



Proposal of new construction at 251 (NEXT)
Longhill Street

Proposed build will correlate with historic
buildings around the area such as 325 Longhill
Street

	CLIENT Siervo Jimenez	PROJECT NewVictorian	PROJECT NO. 245.170	ISSUE MM.DD.YY	DRAWN BY NH, MB	DESCRIPTION Sheet Description	
--	---------------------------------	--------------------------------	-------------------------------	--------------------------	---------------------------	---	--



DRAWN BY
Siervo Jimenez
DESCRIPTION
Plot Plan

PROJECT NO.
245.170
PROJECT
NewVictorian

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA



DRAWN BY
Siervo Jimenez
DESCRIPTION
Front Elevation

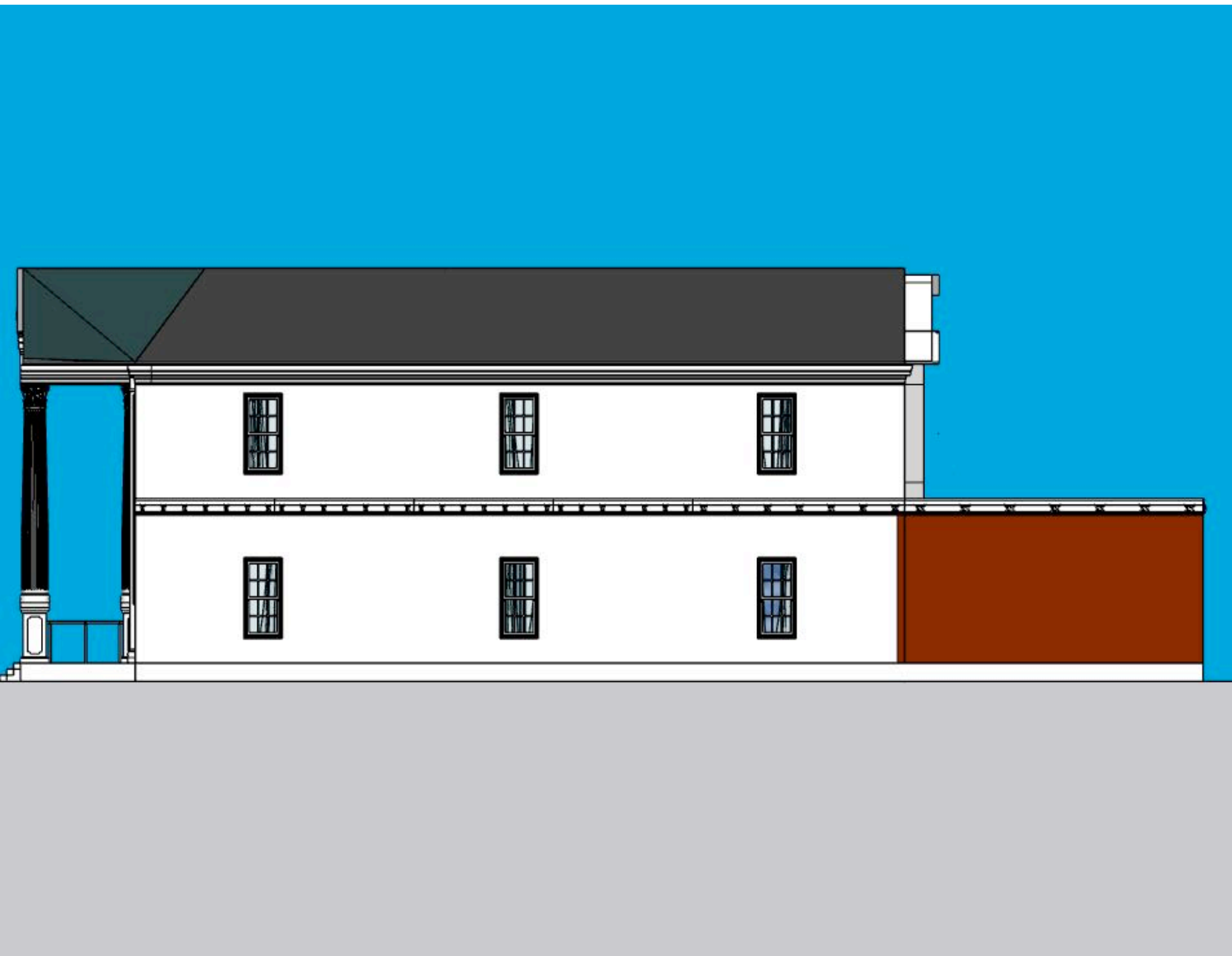
a

02

PROJECT NO.
245.170
PROJECT
NewVictorian

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA



DRAWN BY
Siervo Jimenez

DESCRIPTION
Right Elevation

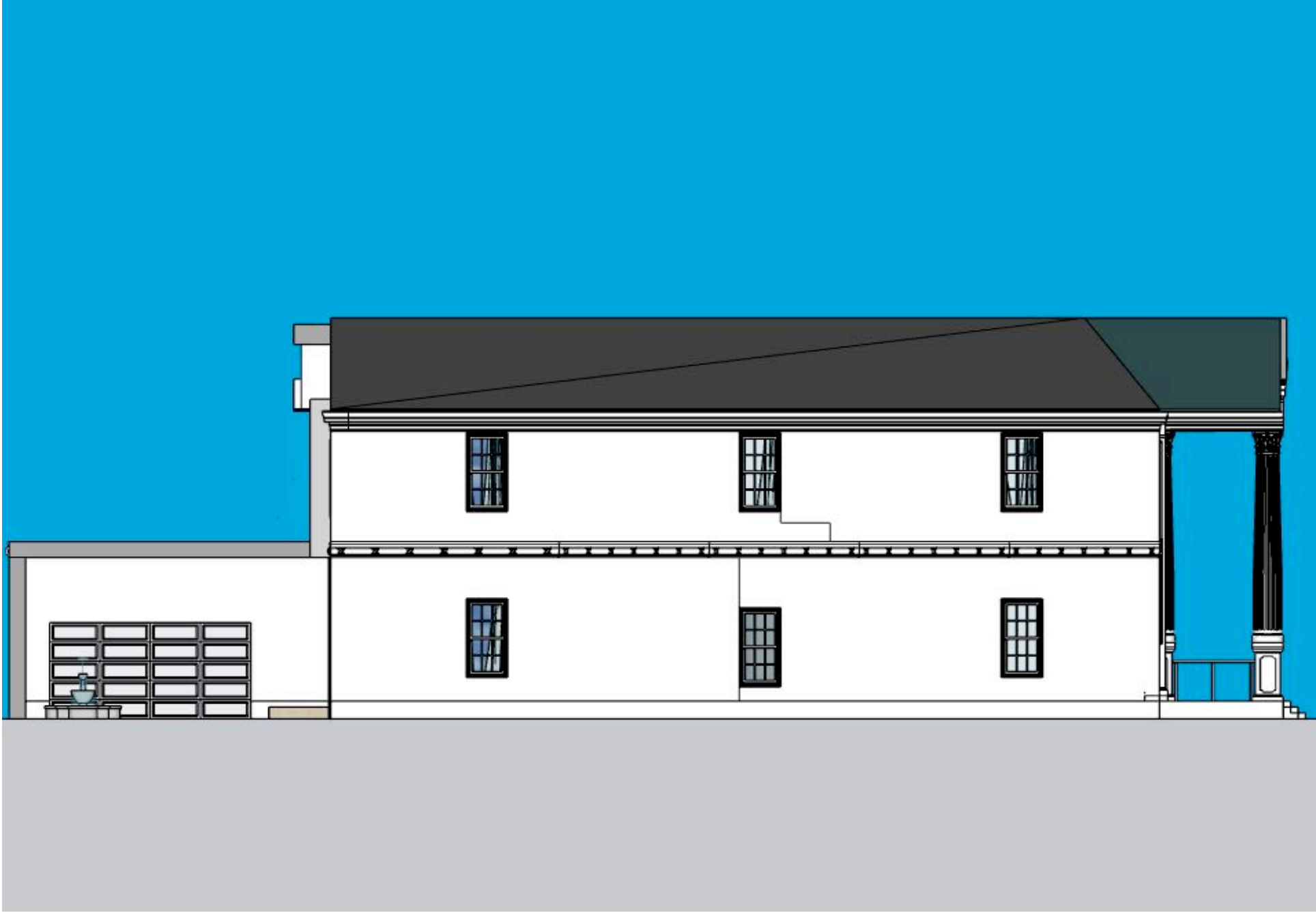
PROJECT NO.
245.170

PROJECT
NewVictorian

ISSUE
MM.DD.YY

RE-ISSUE
MM.DD.YY

CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA



DRAWN BY

Siervo Jimenez

DESCRIPTION

Left Elevation

PROJECT NO.

245.170

PROJECT

NewVictorian

ISSUE

MM.DD.YY

RE-ISSUE

MM.DD.YY

CLIENT

Siervo Jimenez

251 Longhill St

Springfield, MA



DRAWN BY
Siervo Jimenez
DESCRIPTION
Rear Elevation

a

05

PROJECT NO.
245.170
PROJECT
NewVictorian

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA



DRAWN BY
Siervo Jimenez
DESCRIPTION
Rear 3D

a

06

PROJECT NO.
245.170
PROJECT
NewVictorian

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA



CLIENT
Siervo Jimenez
251 Longhill St
Springfield, MA

ISSUE
MM.DD.YY
RE-ISSUE
MM.DD.YY

PROJECT NO.
245.170
PROJECT
NewVictorian

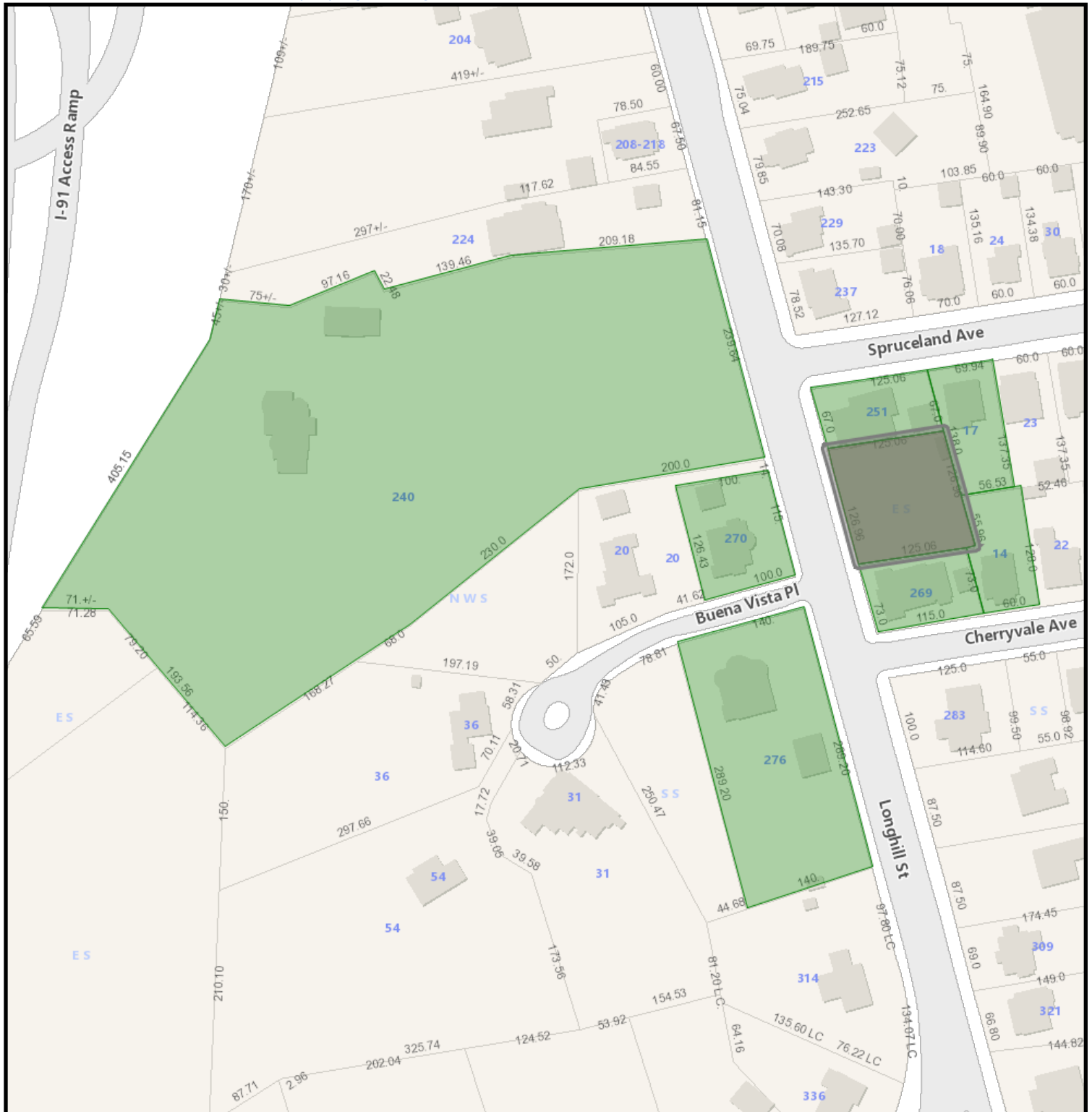
DRAWN BY
Siervo Jimenez
DESCRIPTION
Front 3D

a

07







ES Longhill Street (07900-

1/21/2026 9:21:04 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.

079000126
BARNETT SHERIDAN S
269 LONGHILL ST
SPRINGFIELD, MA 01108

079000078
CAMPBELL YVONNE
276 LONGHILL ST
SPRINGFIELD, MA 01108

079000068
CARANDO RAMON P
240 LONGHILL ST
SPRINGFIELD, MA 01108

110650046
CRUZ HECTOR M & THOMAS E
17 SPRUCELAND AVE
SPRINGFIELD, MA 01108

079000072
GULLUNI MARIA A & RALPH
270 LONHHILL ST
SPRINGFIELD, MA 01108

079000129
JIMENEZ SIERVO & DIAZ-
251 LONGHILL ST
SPRINGFIELD, MA 01108

079000130
JIMENEZ SIERVO & DIAZ-
251 LONGHILL ST
SPRINGFIELD, MA 01108

027200004
MOCCIA DENISE E & CARL J
14 CHERRYVALE 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: 175 Mill 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>Maple Hill</u>	DECISION:
DATE RECEIVED: <u>February 5, 2026</u>	DECISION DATE:
HEARING DATE: <u>March 5, 2026</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>February 19, 2026</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>February 19, 2026</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: 175 Mill 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: 175 Mill St, Springfield, MA 01108		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Conrad Blake		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: 617-905-1461	REPRESENTATIVE/CONTRACTOR NAME: Craig Orn/Momentum Solar LLC	
OWNER EMAIL ADDRESS: Soulpower101@yahoo.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 774-318-0950	
PROPERTY CODE: 08675-0133	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: permitsma@momentumsolar.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Installing rooftop railed solar PV of 7.79 KW and 19 modules (no ESS installation). Panels will be installed on the structure behind the main dwelling only.		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

see Authorization
letter

DATE

2/5/26

Cy m. Orn

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:		
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):	Asphalt	
NUMBER OF SOLAR POWERED PANELS:	19	
SOLAR MANUFACTURER:	HANWHA	
LOCATION OF SOLAR POWERED PANELS (e.g. north side of roof):	Southwest side of roof (rear structure)	
LOCATION OF MAIN SERVICE PANEL & METER (e.g. rear of building):	Northeast side of main dwelling	
LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):	Northwest side of secondary dwelling	
LOCATION OF CONDUIT (e.g. side of building, inside the house):	Northwest side of secondary dwelling	
PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):	Silver	

BUILDING/ZONING/ELECTRIC/ UTILITY LETTER OF AUTHORIZATION

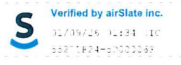
I, Conrad Blake (Owner's Name),

THE OWNER OF THE PREMISES LOCATED AT: 175 Mill st Springfield ma 01108
(Address)

HEREBY DESIGNATE: MOMENTUM SOLAR

TO REPRESENT AND ACT ON MY BEHALF AS MY AGENT, TO SIGN ANY AND ALL
PERMITS/INTERCONNECTION DOCUMENTS AND TO FILE SUCH DOCUMENTS NECESSARY
TO OBTAIN REQUIRED PERMITS AND APPROVALS TO INTERCONNECT FOR THE
INSTALLATION OF SOLAR PANELS AT THE ABOVE-REFERENCED ADDRESS.

(Owner)

Conrad Blake  31/03/20 14:34 110
55011824-51000049

3096 Hamilton Blvd
South Plainfield, NJ 07080

D: 732-361-1854

F: 732.902.6223

W: momentumsolar.com

PLAN KEY

COVER PAGE
PANEL LAYOUT
ELECTRICAL
EQUIPMENT LABEL

An aerial photograph of a residential area. A red location pin is placed on a blue-roofed house. The house is labeled '167'. To the right, another house is labeled '165'. A street labeled 'MILL ST' runs diagonally across the top left. A parking lot with several cars is visible in the bottom left. A blue location pin icon is in the bottom left corner, and the text 'Mill Street Housing' is overlaid on the image.

SYSTEM INFORMATION

MODULE	HANWHA Q.PEAK DUO BLK ML-G10.C+ 410
INVERTER	ENPHASE IQ8HC-72-M-DOM-US
RACKING	SNAPNRACK ULTRA RAIL & ULTRAFOOT
TEM SIZE (DC)	7.79 KW
LOCATION	42.0929210,-72.5741398

- FASTENER:**
REFER TO STRUCTURAL CERTIFICATION LETTER FOR ALL STRUCTURAL
INFORMATION OF EXISTING BUILDING STRUCTURE.

ATTACHMENT SPACING NOT EXCEED MANUFACTURERS SPECIFICATIONS FOR WIND LOADS AS PER ASCE 07-10. RISK CATEGORY II TOPOGRAPHIC EFFECTS B,C, & D AND ROOF WIND ZONES 1,2,& 3. ROOF ZONES 2 & 3 ARE WITHIN 48" OF ANY OUTER EDGE, HIP, RIDGE, OR GUTTER LINE FOR STRUCTURES 30'- 0" OR LESS MEAN ROOF HEIGHT.



ROOF WIND ZONES AS PER IRC R301.2(7)
ROOF ZONES 2 & 3 ARE 48" FROM OUTER ROOF
EDGES, RIDGES, HIPS, RAKES, AND GUTTER EDGES
FOR STRUCTURES BELOW 30'-0" MEAN ROOF HT.

BILL OF MATERIALS

NON SH MODULES	19
SH MODULES	0
INVERTERS	19
DOT ATTACHMENT W/ ULTRAFOOT	70
PHASE COMBINER BOX	1
AC FUSIBLE DISCONNECT	1
40A FUSES	2
125A LINE TAPS	2
168 RAILS	9
NON FUSIBLE AC DISCONNECT	1

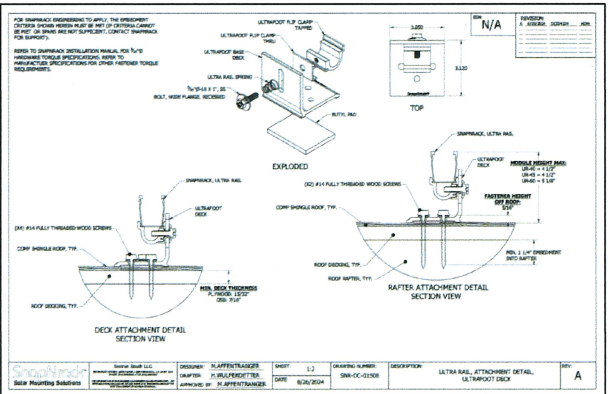
THIS PV SYSTEM DESIGN COMPLIES
THE NPF1-2021 EDITION WITH
MASSACHUSETTS AMENDMENTS 527
CMR 1.00 MASSACHUSETTS
COMPREHENSIVE FIRE SAFETY CODE
AND 527 11.12.3.2.3, 527
CMR11.12.3.2.4 AND 527 CMR 52.9

DESCRIPTION	
SNAPNRACK, TDS, UR-45 RAIL (USA)	
PART NUMBER(S):	
232-10095-USA, 232-10096-USA, 232-10097- 232-10130-USA	
UNITS: IN, LB, DEG [MM, KG, DEG]	SHEET: 1:1

SKU	FINISH	RAIL LENGTH (X)	WEIGHT (lb)
232-10095-USA	MILL	172 in	5.55
232-10096-USA	BLACK	172 in	5.55
232-10097-USA	MILL	94 in	3.03
232-10130-USA	MILL	186 in	6.00

SECTION PROPERTIES	
A	0.319 in ²
I _{xx}	0.134 in ⁴
I _{yy}	0.121 in ⁴
S _x (TOP)	0.152 in ³
S _x (BOT)	0.156 in ³
S _y (LEFT)	0.164 in ³
S _y (RIGHT)	0.164 in ³

MATERIALS:	6005-T5 ALUMINUM
DESIGN LOAD (LBS):	N/A
ULTIMATE LOAD (LBS):	N/A
TORQUE SPECIFICATION:	N/A FT-LBS
CERTIFICATION:	UL 2703, FILE E359313
WEIGHT (LBS):	VARIES, SEE PROPERTIES TABLE



FASTENER CONFIGURATIONS

(A) WOOD SCREWS
IN TO DRILL

(B) SELF-DRILLING BIT
IN TO METAL PLATE
(PRE-DRILL)

(C) WOOD SCREWS
IN TO METAL PLATE
(PRE-DRILL)

(D) SELF-DRILLING SCREW
IN TO METAL PLATE
(ALTERNATIVE)

[illegible]

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3096 HAMILTON BLVD. BUILDING B
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MOMENTUMSOLAR.COM

PROFESSIONAL ENGINEERING

MICHAEL REZK, P.E. MA LICENSE # 58210 (732)-902-6224
3096B HAMILTON BLVD SOUTH PLAINFIELD, NJ 07080
ENGINEERING LETTER ATTACHED HAS SPECIFICATIONS FOR WIND
AND LOAD CALCULATIONS FOR SOLAR INSTALLATION SPANS &
ATTACHMENTS TO MEET LOCAL AND STATE BUILDING CODE
COMPLIANCE. WARNING THAT IT IS A VIOLATION OF THE LAW FOR
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1/9/2026

CUSTOMER INFORMATION

CONRAD BLAKE - MS180288
175 MILL ST
SPRINGFIELD, MA 01108
6179051461

UTILITY: EVERSOURCE
UTILITY ACCT #: 72002901402
UTILITY METER #: 10002878

PV SYSTEM INFORMATION

SYSTEM SIZE (DC): 7.79 KW
SYSTEM DESIGN CAPACITY (AC):7.22 KVA
19 MODULES: HANWHA Q.PEAK DUO BLK
ML-G10.C+ 410
(SAFE HARBOR MODULES: 0)
19 INVERTERS: ENPHASE
IQ8HC-72-M-DOM-US

PROJECT INFORMATION

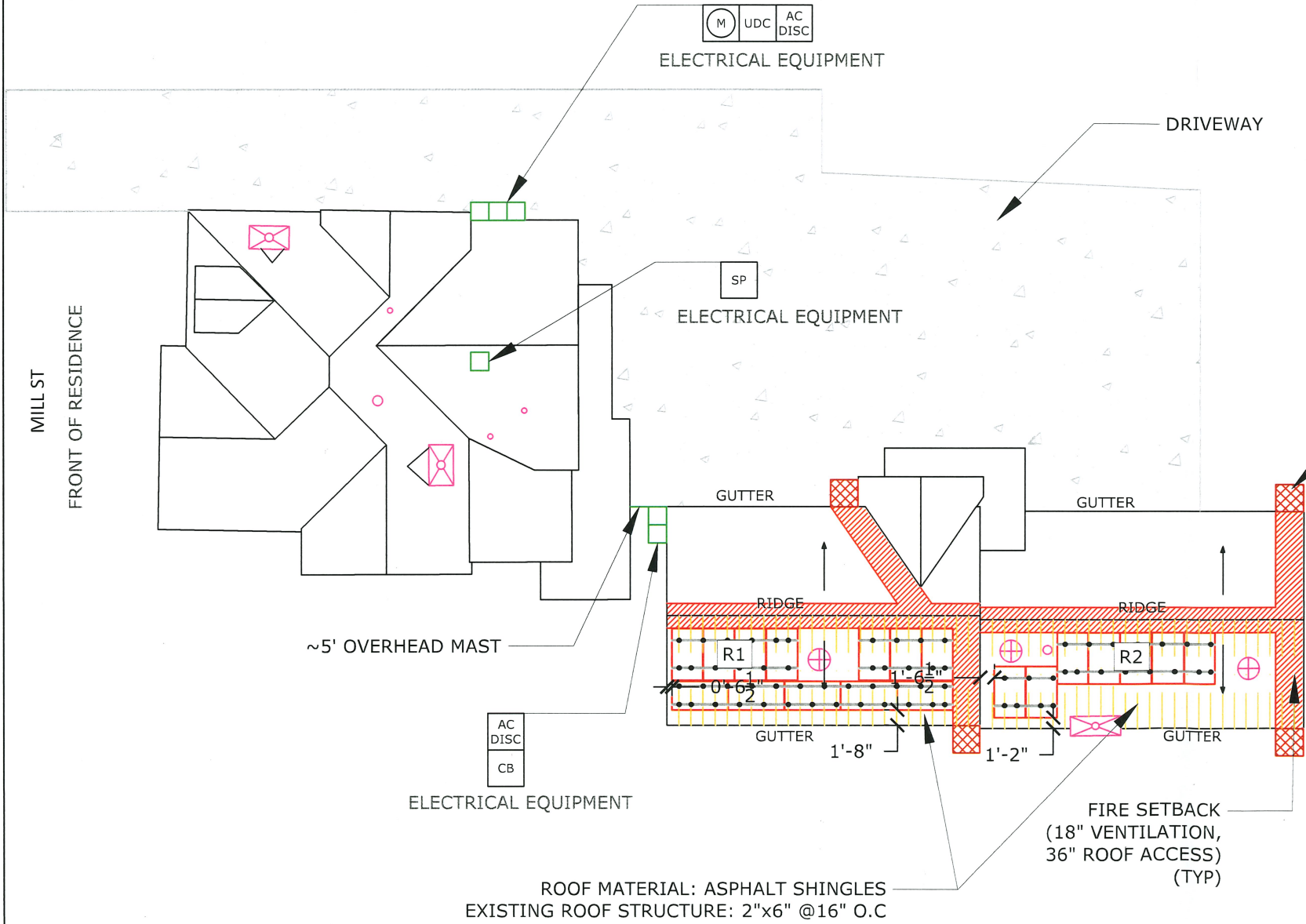
INITIAL	DATE: 1/9/2026	DESIGNER: SF
REV:	DATE:	DESIGNER:
REV:	DATE:	DESIGNER:

COVER PAGE

PV-1

SCALE: 1/16" = 1'-0"

MILL ST
FRONT OF RESIDENCE



ROOF	MODULE COUNT	TILT	AZIMUTH	SHADING	LANDSCAPE MAX SPAN (ROOF AREA 1/2/3)	PORTRAIT MAX SPAN (ROOF AREA 1/2/3)
R1	12	23°	218°	99%	48 /48 /48	48 /48 /48
R2	7	24°	219°	81%	48 /48 /48	48 /48 /48



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PANEL LAYOUT

PV-2

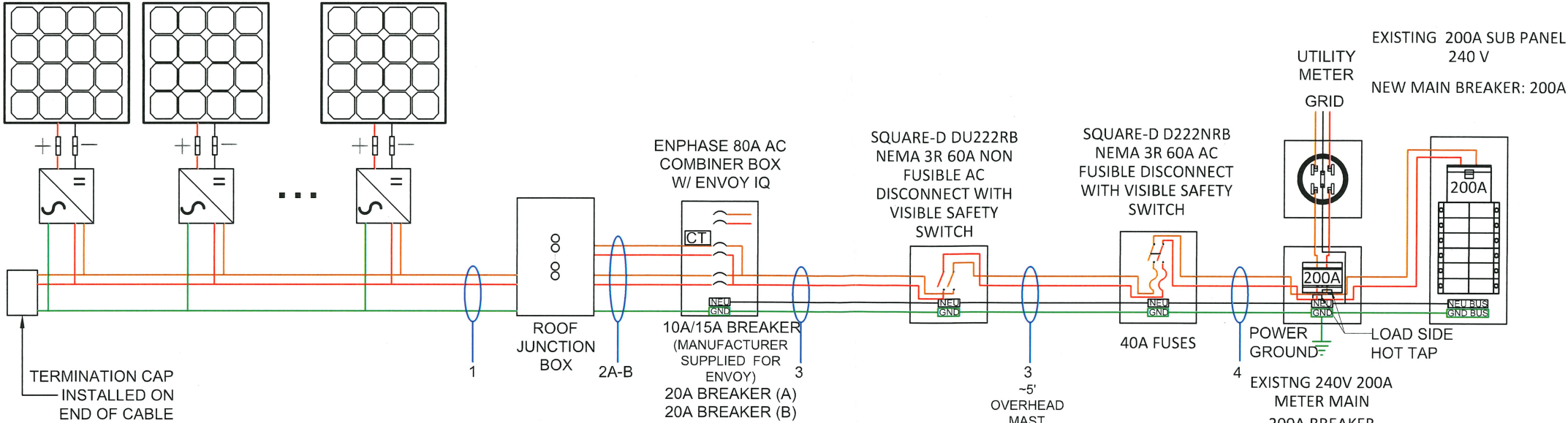
- NOTE:
1. ROOF COVERING MATERIAL IS COMPOSED OF ASPHALT SHINGLES
 2. THE CLAMPING MAX SPACING IS 48" O.C

TOTAL SQUARE FOOTAGE OF ROOF: 1969 SQFT			
SQUARE FOOTAGE OF SOLAR ARRAY: 401.3 SQFT			
PERCENTAGE OF SOLAR ROOF COVERAGE: 20.39%			
18" RIDGE SETBACK SHALL BE REQUIRED			
SYMBOL LEGEND			
MSP	MAIN SERVICE PANEL	TAP BOX	TAP BOX
SP	SUB-PANEL	PF	PRODUCTION METER
M	UTILITY METER	CHIMNEY	CHIMNEY
AC DISC	AC DISCONNECT	SKYLIGHT	SKYLIGHT
UDC	UTILITY DISCONNECT	FAN	FAN
LC	LOAD CENTER	SATELLITE DISH	SATELLITE DISH
N3R	NEMA 3R BOX W/ ENVOY-S	FIRE SETBACKS	FIRE SETBACKS
CB	COMBINER BOX	GROUND ACCESS	GROUND ACCESS
ATS	AUTOMATIC TRANSFER SWITCH	PITCH DIRECTION	PITCH DIRECTION
MTS	MANUAL TRANSFER SWITCH	MODULE	MODULE

19 HANWHA Q.PEAK DUO BLK ML-G10.C+ 410 410W MODULES PAIRED
WITH
19 ENPHASE IQ8HC-72-M-DOM-US MICRO-INVERTERS

SOLAR INSTALLER NOTES:
**INSTALL NEW 200A MAIN BREAKER IN EXISTING SUB
PANEL**

BRANCH CIRCUIT A
9 MICRO-INVERTERS
BRANCH CIRCUIT B
10 MICRO-INVERTERS



TEMPERATURE DERATE FACTOR BASED ON 32°C

ELECTRICAL NOTES:

1. ALL CALCULATIONS FOR VOC, VMAX, IMP AND ISC HAVE BEEN CALCULATED USING THE MANUFACTURED STRING CALCULATOR BASED ON ASHRAE 2% HIGH AND EXTREME MINIMUM TEMPERATURE COEFFICIENTS.
2. THE ENTIRE ARRAY IS BONDED ACCORDING TO 690.43(A) THROUGH (D) WITH 250.134 OR 250.136.
3. SYSTEM IS CONSIDERED AN AC MODULE SYSTEM. NO DC CONDUCTORS ARE PRESENT IN CONDUIT, COMBINER, JUNCTION BOX, DISCONNECT AND COMPLIES WITH 690.6 - NO DC DISCONNECT AND ASSOCIATED DC CABLING ARE REQUIRED.

4. SYSTEM COMPLIES WITH 690.12 RAPID SHUTDOWN AND ASSOCIATED LABELING AS PER 690.56(C). AC VOLTAGE AND SYSTEM OPERATING CURRENT SHALL BE PROVIDED AS PER 690.51.
5. CONDUCTORS IN CONDUIT ARE AC CONDUCTORS - BRANCH CIRCUITS. AND NOT PV SOURCE CIRCUITS. 690.6.
6. ALL GROUNDING SHALL COMPLY WITH 690.47(A) IN THAT THE AC MODULES WILL COMPLY WITH 250.64.
7. NO TERMINALS WILL BE ENERGIZED IN THE OPEN POSITION IN THIS AC MODULE SYSTEM - 690.13(B), 690.6.
8. THIS SYSTEM COMPLIES WITH 2023 MASSACHUSETTS ELECTRICAL CODE.

9. WHERE APPLICABLE: INTERCONNECTION SHALL COMPLY WITH 705.11(A) THROUGH (E) AND 750.12(A) THROUGH (E)
10. BRANCH CIRCUIT CALCULATION FOR WIRE TAG 1 DISPLAYS THE LARGEST BRANCH CIRCUIT IN SYSTEM. OTHER BRANCH CIRCUITS WILL HAVE LOWER DESIGN CURRENT THAN THE ONE SHOWN.
11. ALL CONDUCTORS ARE SIZED BASED ON 2023 MASSACHUSETTS ELECTRICAL CODE ARTICLE 310.
12. ALL EQUIPMENT TERMINAL IS RATED AT 75°C.
13. INVERTER NOC (NOMINAL OPEN CURRENT) OBTAINED FROM EQUIPMENT DATASHEET



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**PROFESSIONAL
ENGINEERING**

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1/9/2026

ELECTRICIAN

PRO CUSTOM SOLAR DBA MOMENTUM SOLAR
JEFFREY MARINELLO
3096 HAMILTON BLVD. BUILDING B
SOUTH PLAINFIELD, NJ 07080
(732) 902-6224

**CUSTOMER
INFORMATION**

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175 MILL ST
SPRINGFIELD, MA 01108
6179051461

UTILITY: EVERSOURCE
UTILITY ACCT #: 72002901402
UTILITY METER #: 10002878

**PV SYSTEM
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(SAFE HARBOR MODULES: 0)
19 INVERTERS: ENPHASE
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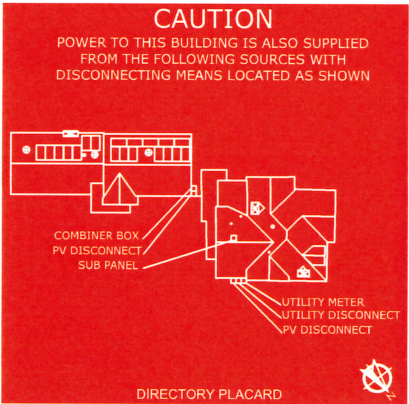
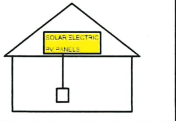
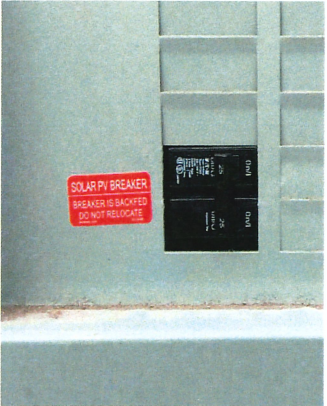
PROJECT INFORMATION

INITIAL	DATE: 1/9/2026	DESIGNER: SF
REV:	DATE:	DESIGNER:
REV:	DATE:	DESIGNER:

ELECTRICAL

PV-3

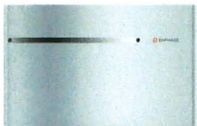
Wire Tag	Conduit	Wire Qty	Wire Gauge	Wire Type	Temp. Rating	Wire Ampacity (A)	Temp. Derate	Conduit Fill Derate	Derated Ampacity (A)	Inverter Qty	NOC (A)	NEC Correction	Design Current (A)	Ground Size	Ground Wire Type
1	OPEN AIR	2	12 AWG	Trunk Cable	90°C	30	0.96	1	28.80	10	1.58	1.25	19.75	12 AWG	Trunk Cable
2A	3/4" EMT	2	10 AWG	THWN-2	90°C	40	0.96	0.8	30.72	9	1.58	1.25	17.78	08 AWG	THWN-2
2B	3/4" EMT	2	10 AWG	THWN-2	90°C	40	0.96	0.8	30.72	10	1.58	1.25	19.75	08 AWG	THWN-2
3	3/4" EMT	3	06 AWG	THWN-2	75°C	65	0.96	1	62.40	19	1.58	1.25	37.53	08 AWG	THWN-2
4	3/4" EMT	3	06 AWG	THWN-2	75°C	65	0.96	1	62.40	19	1.58	1.25	37.53	08 AWG	THWN-2

TAG	LABEL		QUANTITY	LOCATION	NOTE	EXAMPLES										
Ⓐ	⚠CAUTION AC SOLAR VOLTAGE		12	AC CONDUITS	1 AT EVERY SEPARATION BY ENCLOSURES / WALLS / PARTITIONS / CEILINGS / FLOORS <u>OR</u> NO MORE THAN 10'	 Ⓐ  Ⓑ										
Ⓑ	WARNING: PHOTOVOLTAIC POWER SOURCE	PHOTOVOLTAIC SYSTEM EQUIPPED WITH RAPID SHUTDOWN	1	COMBINER BOX	1 AT ANY COMBINER BOX											
Ⓒ	⚠WARNING ELECTRICAL SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION		1	JUNCTION BOX	1 AT ANY JUNCTION BOX											
Ⓓ	PHOTOVOLTAIC SYSTEM ⚠ AC DISCONNECT ⚠ RATED AC OUTPUT CURRENT 30.02^A NOMINAL OPERATING AC VOLTAGE 240 V PHOTOVOLTAIC AC DISCONNECT	⚠WARNING ELECTRICAL SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM	1	AC DISCONNECT	1 OF EACH AT FUSED AC DISCONNECT COMPLETE VOLTAGE AND CURRENT VALUES ON DISCONNECT LABEL	 Ⓒ  Ⓓ										
Ⓔ	PV METER		1	PV METER SOCKET	1 AT PV METER SOCKET AND ONE DIRECTORY PLACARD											
Ⓕ	⚠WARNING DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM	REVENUE METER	1	UTILITY METER	1 AT UTILITY METER AND ONE DIRECTORY PLACARD	 Ⓕ  Ⓖ										
Ⓖ	SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY 	⚠WARNING DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM ⚠WARNING ELECTRICAL SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION	1	INTERCONNECTION POINT	1 OF EACH AT BUILDING INTERCONNECTION POINT AND ONE DIRECTORY PLACARD											
	⚠WARNING POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE	1	BACKFEED PANEL	 Ⓖ BACKFEED												
						 momentum SOLAR PRO CUSTOM SOLAR LLC D.B.A. MOMENTUM SOLAR 3096 HAMILTON BLVD. BUILDING B SOUTH PLAINFIELD, NJ 07080 (732) 902-6224 MOMENTUMSOLAR.COM PROFESSIONAL ENGINEERING MINA MAKAR, P.E. MA LICENSE # 58030 (732)-902-6224 3096B HAMILTON BLVD SOUTH PLAINFIELD, NJ 07080 ENGINEERING LETTER ATTACHED HAS SPECIFICATIONS FOR WIND AND LOAD CALCULATIONS FOR SOLAR INSTALLATION SPANS & ATTACHMENTS TO MEET LOCAL AND STATE BUILDING CODE COMPLIANCE. WARNING THAT IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY.  1/9/2026 CUSTOMER INFORMATION CONRAD BLAKE - MS180288 175 MILL ST SPRINGFIELD, MA 01108 6179051461 UTILITY: EVERSOURCE UTILITY ACCT #: 72002901402 UTILITY METER #: 10002878 PV SYSTEM INFORMATION SYSTEM SIZE (DC): 7.79 KW SYSTEM DESIGN CAPACITY (AC):7.22 KVA 19 MODULES: HANWHA Q.PEAK DUO BLK ML-G10.C+ 410 (SAFE HARBOR MODULES: 0) 19 INVERTERS: ENPHASE IQ8HC-72-M-DOM-US PROJECT INFORMATION <table><tr><td>INITIAL</td><td>DATE:1/9/2026</td><td>DESIGNER: SF</td></tr><tr><td>REV:</td><td>DATE:</td><td>DESIGNER:</td></tr><tr><td>REV:</td><td>DATE:</td><td>DESIGNER:</td></tr></table> EQUIPMENT LABELS PV-4		INITIAL	DATE:1/9/2026	DESIGNER: SF	REV:	DATE:	DESIGNER:	REV:	DATE:	DESIGNER:
INITIAL	DATE:1/9/2026	DESIGNER: SF														
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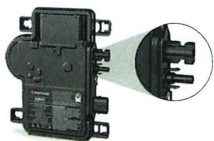


IQ8HC Microinverter

Our newest IQ8 Series Microinverters are the industry's first microgrid-forming*, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC), which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55-nm technology with high-speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



Connect PV modules quickly and easily to the IQ8 Series Microinverters that have integrated MC4 connectors.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



IQ8 Series Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

Easy to install

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produces power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB)

NOTE:

- IQ8 Series Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, and so on) in the same system.
- IQ Microinverters ship with default settings that meet North America's IEEE 1547 interconnection standard requirements. Region-specific adjustments may be requested by an Authority Having Jurisdiction (AHJ) or utility representative, according to the IEEE 1547 interconnection standard. An IQ Gateway is required to make these changes during installation.

*Meets UL 1741 only when installed with IQ System Controller 2 or 3.

IQ8HC Microinverter

INPUT DATA (DC)		UNITS	IQ8HC-72-M-US/IQ8HC-72-M-DOM-US ¹		
Commonly used module pairings ²		W	320–540		
Module compatibility	—	To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I _{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator .			
MPPT voltage range	V	29.5–45			
Operating range	V	18–58			
Minimum/Maximum start voltage	V	22/58			
Maximum input DC voltage	V	60			
Maximum continuous operating DC current	A	14			
Maximum input DC short-circuit current	A	25			
Maximum module I _{sc}	A	20			
Overvoltage class DC port	—	II			
DC port backfeed current	mA	0			
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires max. 20 A per branch circuit			
OUTPUT DATA (AC)		IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC		IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US @ 208 VAC	
Peak output power	VA	384		366	
Maximum continuous output power	VA	380		360	
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°		208, single-phase (L-L), 120°	
Minimum and maximum grid voltage ³	V	211-264		183-229	
Maximum continuous output current	A	1.58		1.73	
Nominal frequency	Hz	60			
Extended frequency range	Hz	47-68			
AC short-circuit fault current over three cycles	A _{rms}	2.70			
Maximum units per 20 A (L-L) branch circuit ⁴	—	10		9	
Total harmonic distortion	%	<5			
Overvoltage class AC port	—	III			
AC port backfeed current	mA	18			
Power factor setting	—	1.0			
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging			
Peak efficiency	%	97.3		97.2	
CEC weighted efficiency	%	97.0		96.5	
Nighttime power consumption	mW	22		26	
MECHANICAL DATA					
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)				
Relative humidity range	4% to 100% (condensing)				
DC connector type	Stäubli MC4				
Dimensions (H × W × D); Weight	212 mm (8.3") × 175 mm (6.9") × 30.2 mm (1.2"); 1.1 kg (2.43 lb)				
Cooling	Natural convection – no fans				
Approved for wet locations; Pollution degree	Yes; PD3				
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure				
Environmental category; UV exposure rating	NEMA Type 6; outdoor				

¹IQ8HC-72-M-DOM-US is made in the USA, and the PCBA, electrical parts, and enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder.

²No enforced DC/AC ratio.

³Nominal voltage range can be extended beyond nominal if required by the utility.

⁴Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

COMPLIANCE

Certifications

CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01.

This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.

Revision history

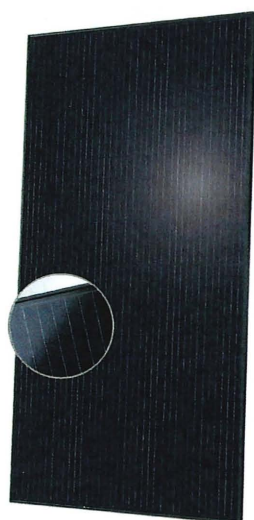
REVISION	DATE	DESCRIPTION
DSH-00047-6.0	October 2024	Updated a footnote of the specifications table.
DSH-00047-5.0	July 2024	Added US DOM SKU.
DSH-00047-4.0	February 2024	Updated information about IEEE 1547 interconnection standard requirements.
DSH-00047-3.0	October 2023	Included NEC 2023 specification in the “Compliance” section.
DSH-00047-2.0	September 2023	Updated module compatibility information.
DSH-00047-1.0	May 2023	Preliminary release.

Q.PEAK DUO BLK ML-G10+ SERIES



385-410 Wp | 132 Cells
20.9% Maximum Module Efficiency

MODEL Q.PEAK DUO BLK ML-G10+



6 busbar
cell technology



12 busbar
cell technology



Breaking the 20% efficiency barrier

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



A reliable investment

Inclusive 25-year product warranty and 25-year linear performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID Technology, Anti PID Technology² and Hot-Spot Protect.



Extreme weather rating

High-tech aluminium alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behaviour.



The most thorough testing programme in the industry

Qcells is the first solar module manufacturer to pass the most comprehensive quality programme in the industry: The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.

¹ See data sheet on rear for further information.

² APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96 h)

The ideal solution for:



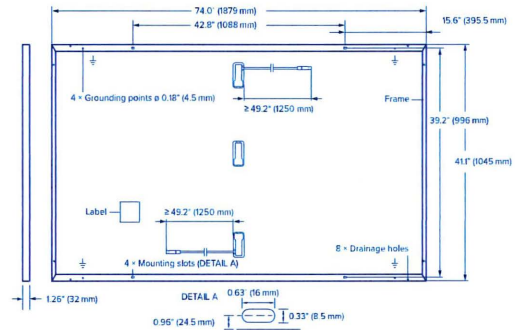
Rooftop arrays on
residential buildings



Q.PEAK DUO BLK ML-G10+ SERIES

Mechanical Specification

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodised aluminium
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4; IP68



Electrical Characteristics

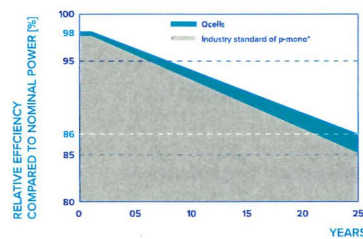
POWER CLASS			385	390	395	400	405	410
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W/-0 W)								
Minimum	Power at MPP ¹	P_{MPP} [W]	385	390	395	400	405	410
	Short Circuit Current ¹	I_{SC} [A]	11.04	11.07	11.10	11.14	11.17	11.20
	Open Circuit Voltage ¹	V_{OC} [V]	45.19	45.23	45.27	45.30	45.34	45.37
	Current at MPP	I_{MPP} [A]	10.59	10.65	10.71	10.77	10.83	10.89
	Voltage at MPP	V_{MPP} [V]	36.36	36.62	36.88	37.13	37.39	37.64
	Efficiency ¹	η [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6	≥ 20.9

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT²

Minimum	Power at MPP	P_{MPP} [W]	288.8	292.6	296.3	300.1	303.8	307.6
	Short Circuit Current	I_{SC} [A]	8.90	8.92	8.95	8.97	9.00	9.03
	Open Circuit Voltage	V_{OC} [V]	42.62	42.65	42.69	42.72	42.76	42.79
	Current at MPP	I_{MPP} [A]	8.35	8.41	8.46	8.51	8.57	8.62
	Voltage at MPP	V_{MPP} [V]	34.59	34.81	35.03	35.25	35.46	35.68

¹Measurement tolerances $P_{MPP} \pm 3\%$; I_{SC} , $V_{OC} \pm 5\%$ at STC: 1000 W/m², 25 ± 2 °C, AM 1.5 according to IEC 60904-3 • ²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

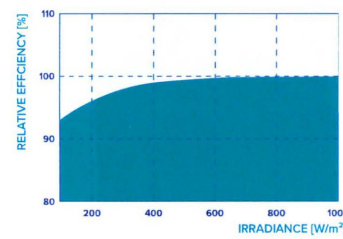


*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25 °C, 1000 W/m²).

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I_{SC}	α [%/K]	+0.04	Temperature Coefficient of V_{OC}	β [%/K]	-0.27
Temperature Coefficient of P_{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3 °C)

Properties for System Design

Maximum System Voltage	V_{SYS} [V]	1000 (IEC)/1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	20	Fire Rating based on ANSI/UL 61730	TYPE 2
Max. Design Load, Push/Pull ³	[lbs/ft ²]	75 (3600 Pa)/55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push/Pull ³	[lbs/ft ²]	113 (5400 Pa)/84 (4000 Pa)		

³ See Installation Manual

Qualifications and Certificates

UL 61730, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells),



Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.
Hanwha Q CELLS America Inc. 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL hqc-inquiry@qcells.com | WEB www.qcells.com

qcells

175 Mill St

Roof Top Solar

Legend

- 175 Mill St
- Chateau Douillet
- Corrina V. Houston, MSW
- Feature 1
- Gospel Power Church
- Veritas Prep Charter School

Google Earth

Image Landsat / Copernicus

100 ft



175 Mill St

Roof Top Solar

Legend

- 175 Mill St
- Chateau Douillet
- Feature 1
- School

175 Mill St 175

171

Mill Street Housing

Google Earth

Image Landsat / Copernicus

70 ft







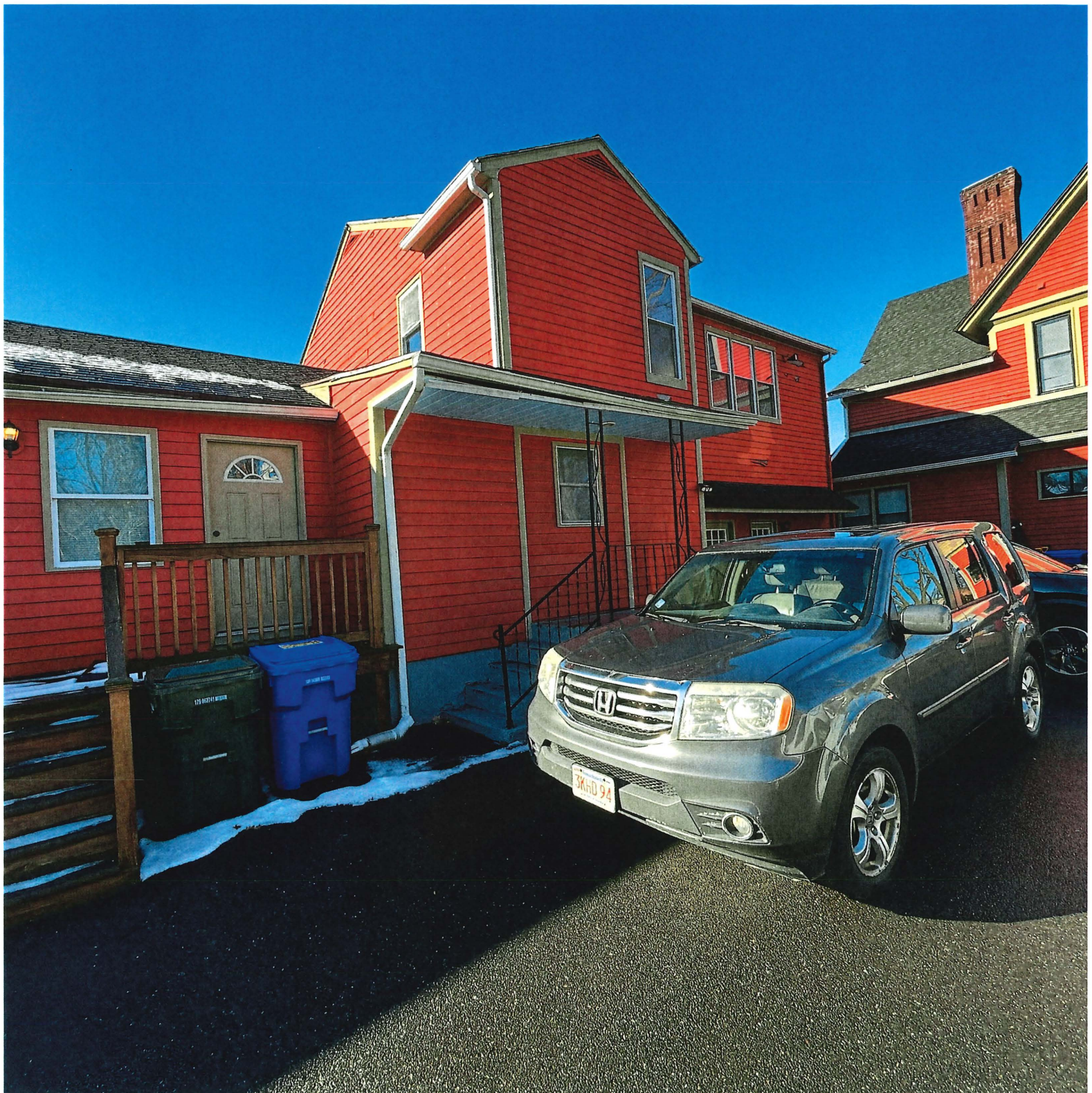




















+042.092720° / -072.573931° ↑ 154ft

01/08/26



10:16:40

270° S90W 4800mils TRUE

240

W

300

COLOR

1.0 X

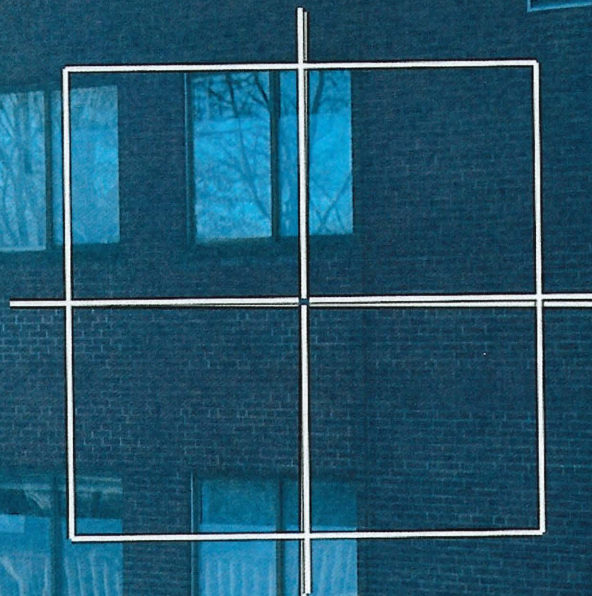
+042.092719° / -072.573906°

↑ 147ft

01/08/26

◀ N ▶

10:16:25



180° S00E 3200mils TRUE

A-B

CAL



150



S

210

COLOR

1.0 X









175 Mill Street GIS Map

2/17/2026 10:50:16 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.

086750126
227 MILL STREET LLC
75 MARCI AVE
EAST LONGMEADOW, MA

086750131
AMITY LODGE 172 I O O F
185 MILL ST
SPRINGFIELD, MA 01108

086750133
BLAKE CONRAD
175 MILL ST
SPRINGFIELD, MA 01108

097150096
HALPIN DEBORAH L &
7 CRESCENT HL
SPRINGFIELD, MA 01105

086750136
MILL STREET ICONIC LLC
566 MADISON AVE
WEST HEMPSTEAD, NY 11552

086750060
REDEEMED CHRISTIAN
156 MILL ST
SPRINGFIELD, MA 01108

086750058
SEARS FAMILY LIMITED
928 BELMONT AVE
SPRINGFIELD, MA 01108

086750069
SPENCE GEORGE A & LISA A
P O BOX 16
HATFIELD, MA 01038

086750062
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: 169 Westminster 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.

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: McKnight	DECISION:
DATE RECEIVED: February 13, 2026	DECISION DATE:
HEARING DATE: March 6, 2026	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: February 19, 2026	WAIVED BY COMMISSION:
DATE NOTICE MAILED: February 19, 2026	WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 169 Westminster St Springfield MA 01109

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).



Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 169 Westminster St Springfield MA 01109		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Tatiana Myrick		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: 413-433-0743	REPRESENTATIVE/CONTRACTOR NAME: Michael Pereira	
OWNER EMAIL ADDRESS: myricktatiana@gmail.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-341-5259	
PROPERTY CODE: 12201-0042	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: permits@yankeehome.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Remove existing windows and install (1) double-hung, (1) two-lite slider, and (1) picture vinyl replacement windows within existing openings. All work to match existing dimensions and configuration. No alteration to exterior trim.		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.

(please see contract)

PROPERTY OWNER'S SIGNATURE

2/12/2026

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:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	Per rendering
NEW WINDOW MANUFACTURER:	Basis of Design; Pella
MODEL NUMBER(S):	Product # 300001; Lifestyle Series True Divided Light

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):		Aluminum Clad Wood
EXTERNAL COLOR(S) (e.g. black, white, etc):		Dark Brown/Black/Burgundy
GRID PLACEMENT (Interior or Exterior):		Exterior
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		Per rendering
WINDOW STYLE(S) (e.g. double-hung, etc):		Double-hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		Double-pane

ADDITIONAL INFORMATION:



Yankee Home Improvement

36 Justin Drive
Chicopee, MA 01022
413-341-5259 or 877-88-YANKEE
www.yankeehome.com

MA Lic# 160584
CT Lic# 0673924
RI Lic# 33382
VT Lic# 174.000075

Customer Information

Tatiana Myrick

169 Westminster St
Springfield MA 01109

Customer Phone: 413-433-0743
myricktatiana@gmail.com

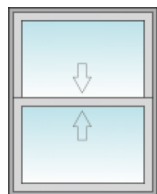
Date: 01/08/2026

Rep: Tim Robbins

The following windows will be installed by Yankee Home Improvement

Total number of windows being installed	3
---	---

Window Item



Window Brand

Veridis 800

Location

Full Bathroom

Coil Color

Glacier White

Exterior Window Color

White

Screen Type

Half

Tempered Glass

Bottom Sash

Obscure Glass Location

Quantity

1

Window Type

Double Hung

Size

32 x 53

Interior Window Color

European White

SDL Grid Pattern

Hardware Color

White

Obscure Glass

Window Item



Window Brand

Veridis 800

Location

Kitchen

Coil Color

Glacier White

Exterior Window Color

White

Screen Type

Full

Tempered Glass

Obscure Glass Location

Quantity

1

Window Type

2 Lite Slider

Size

47 x 34

Interior Window Color

European White

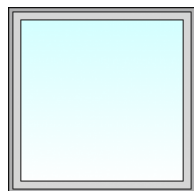
SDL Grid Pattern

Hardware Color

White

Obscure Glass

Window Item



Window Brand

Veridis 800

Location

Kitchen

Coil Color

Glacier White

Exterior Window Color

White

Screen Type

Standard

Tempered Glass

Obscure Glass Location

Quantity

1

Window Type

Picture Window

Size

38 x 33

Interior Window Color

European White

SDL Grid Pattern

Hardware Color

%hardwarecolor%

Obscure Glass

Unforeseen costs that could occur.

- Homeowner is responsible for removing and replacing any window treatments or air conditioning units in or around any windows/ doors to be replaced. Yankee Home cannot guarantee that window air conditioning units will fit in any windows that are replaced.

- Homeowner is responsible for removal and re-installation of alarm components on any windows and/or doors to be replaced. Contractor will NOT replace alarm components.

(Customer Initials) TM

Acknowledgements & Notifications.

- Any furniture must moved at least 5 feet away from windows and/or doors to be replaced.
- All pets shall remain secured in safe location inside of the home away from windows and/or doors to be replaced.
- All driveways shall remain clear during date of installation.

(Customer Initials) TM

HOA & Condominium Acknowledgements

- Homeowners Association or Condominium approvals, including but not limited to contracts and permits, are the responsibility of the homeowner and will be obtained by the homeowner unless otherwise stated on this contract.

(Customer Initials) TM

Special Instructions

Do Not Do

We do not do any painting or staining.

Work Schedule

Contractor will not begin the work or order the materials before the third day following the signing of this Agreement, unless specified herein.

Contractor will begin the work on or about	03/19/2026
Barring delay caused by circumstances beyond Contractor's control, the work will be completed by	04/30/2026

The Owner hereby acknowledges and agrees that the scheduling dates are approximate and that such delays that are not avoidable by the Contractor including, but not limited to strikes, Acts of God, shortages of materials, accidents, and all other delays beyond its control, shall not be considered as violations of this Agreement.

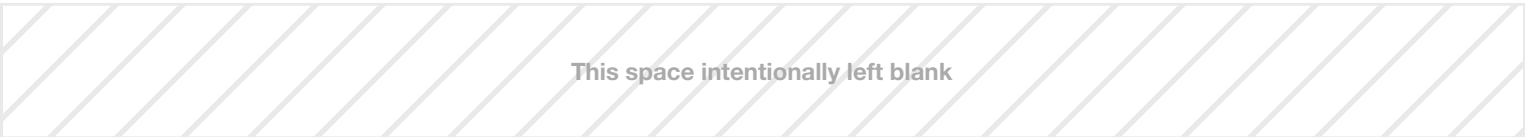
(Customer's Initials) TM

Tatiana Myrick

Tatiana Myrick

01/08/2026

Date



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Payment Schedule

YHI agrees to perform the work, furnish the material and labor specified above for the total sum of:	\$5,675
Form of Payment	Finance
Deposit Amount	\$568
Deposit Type	Credit Card
Cash Due Upon Completion	\$5,107



Tim Robbins

Notice:
 No agreement for home improvement contract work shall require a down payment (advance deposit) of more than one-third of the total contract price or the total amount of all deposits or payments which the contractor must make, in advance, to order and/or otherwise obtain delivery of special order materials and equipment, whichever amount is greater.

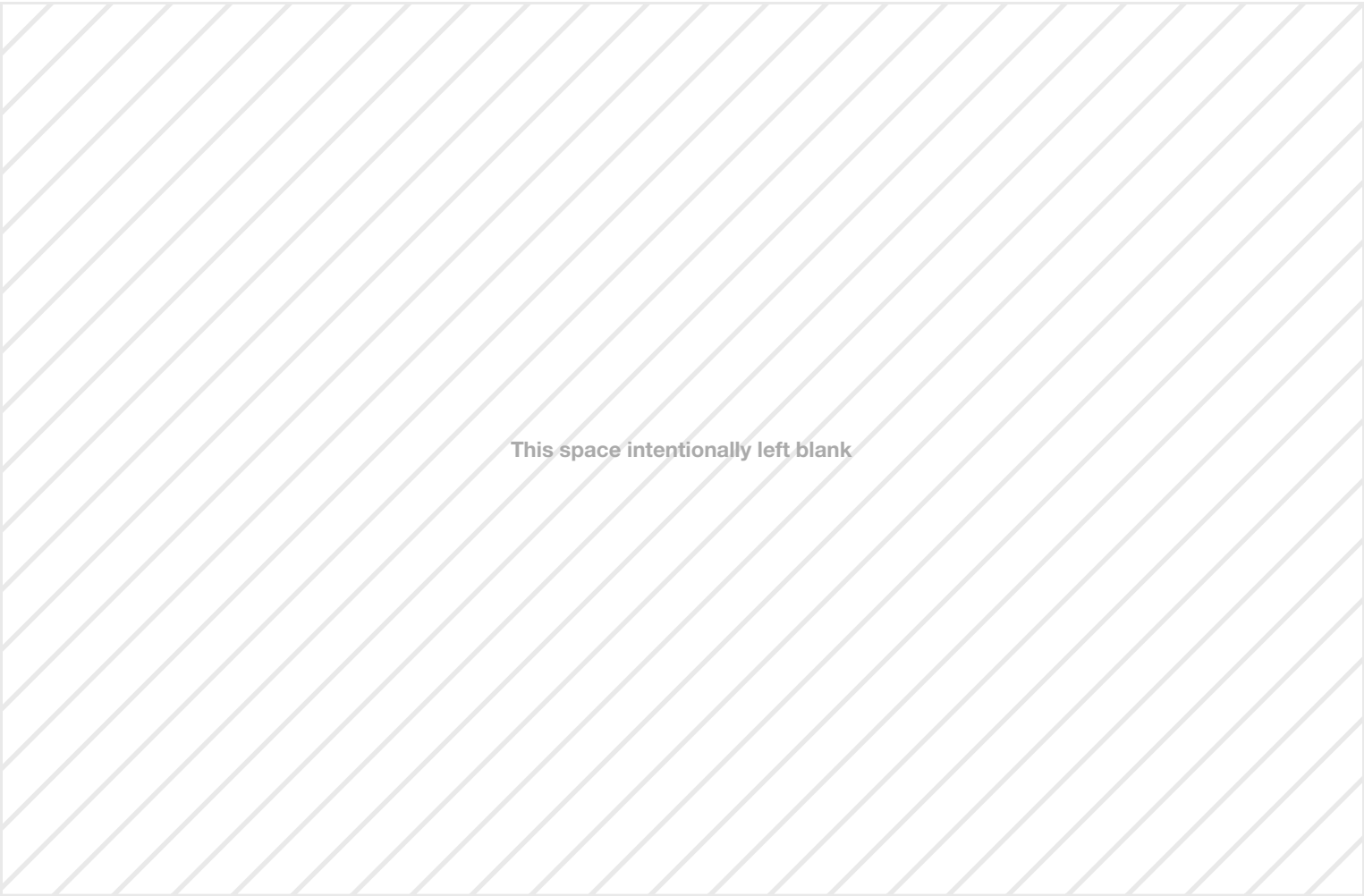
TM



Tatiana Myrick

01/08/2026

Date



ADDITIONAL TERMS AND CONDITIONS

Delay/Unknown Conditions: Contractor's failure to perform any term or condition of this Agreement as a result of conditions beyond its control such as, but not limited to, strikes, fires, floods, acts of God, material shortages, Buyer's inability to qualify for or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting, or other required authorizations do not constitute abandonment and are not included in calculating time frames for performance by Contractor. Contractor and Buyer(s) have determined that a definite completion date is not of the essence to this Agreement.

Late Cancellation/Late Payment/Default: If Buyer(s) attempts to cancel or repudiate this Agreement after midnight of the third business day after the date of this Agreement, and Contractor accepts such cancellation, which shall be in Contractor's sole discretion based on economic factors including, but not limited to, the status of Buyer's ordered product, all work under this Agreement will be stopped as promptly as is reasonably possible and Buyer(s) agrees to pay Contractor a cancellation fee equal to 15% of this Agreement's purchase price. Buyer(s) agrees to pay a late fee of 1.5% per month on all amounts due and owing from Buyer(s) to Contractor accruing from the date due and running to the date the payment is made. If Buyer(s) is in default of this Agreement, Buyer(s) agrees to pay Contractor's attorney's fees equal to 15% of the defaulted amount or as otherwise allowed by applicable law. Buyer(s) also agrees to pay any other costs or expenses of repossession or collection as allowed by applicable law.

Contractor's Right to Cancel: In the event that Contractor determines that this Agreement cannot be performed as intended by the parties due, for example, to incorrect pricing, unforeseen structural defects, or pre-existing conditions to Buyer's property, Contractor may cancel this Agreement within thirty (30) days of its execution, notify Buyer(s) of such cancellation in writing, and return all monies paid by Buyer(s).

No Set-Offs or Retentions: Upon substantial completion of Contractor's work under this Agreement, Buyer(s) shall pay to the installer assigned to the work, all amounts due under this Agreement without any right of set-off or retention. Substantial completion is defined as the job being materially completed, functional as intended, and a final inspection, permit or occupancy certificate, as the case may be, having been obtained. If after paying all amounts due under this Agreement, Buyer(s) alleges that Contractor's work is defective in any respect, Contractor, without waiving any of its rights, shall cause an inspection of the work and perform any remedial work to the extent Buyer(s) is entitled to under this Agreement or Contractor's warranty at no cost to Buyer(s).

Buyer's Representations: Buyer(s) represents and warrants that (a) Buyer(s) owns the premises where the products and/or services are being provided by Contractor; (b) Buyer(s) will provide Contractor with reasonable access to the premises, including access to electrical outlets as may be required by Contractor; (c) Buyer(s) shall be responsible for the preparation, moving, and reinstalling of all wiring, water lines, power lines, plumbing, and the moving of any shrubs, plants, or other items as required by Contractor under this Agreement; and (d) Buyer(s) acknowledge(s) that any excess material not used by Contractor shall remain the property of Contractor and will not be considered part of this Agreement.

Contractor's Responsibility: Contractor accepts no responsibility for any damage resulting from pre-existing structural or other defects in the property at which work is performed under this Agreement. Contractor is not responsible for remedying structural defects in Buyer's property. Buyer(s) acknowledges that Contractor's products do not correct or cure structural problems. Contractor shall not be responsible for (a) any damages arising in whole or in part from strikes, fires, accidents, floods, governmental actions, or any other causes beyond control of Contractor; (b) any incidental or consequential damages including, without limitation, lost profits or reduction in value of Buyer's property arising from Contractor's delay in performing under this Agreement or due to Contractor's breach of this Agreement; and (c) unintentional damage to flooring, window treatments, landscaping, driveways, sidewalks, gas lines, electrical wiring, plumbing, telephone installations, collateral or incidental damage to interior walls and personal property, it being understood that Buyer(s) is responsible at Buyer's cost for all preparations, protection, and/or moving of such items prior to Contractor's commencement of work. Contractor may use subcontractors on all or a portion of the work.

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Condensation, Mold and Related Matters: Condensation, which can form on or within walls or other surfaces (such as on windowpanes), results from pre-existing conditions in a home and internal or external temperatures. Condensation is not a product or workmanship defect. Reducing the humidity in a home will often remedy any condensation problems. Buyer(s) agrees to indemnify and hold Contractor and its employees, agents, and subcontractors harmless from any claims as to the identification, detection, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside of the property at which work is performed. Contractor does not provide mold testing or remediation services.

Miscellaneous: No waiver of any breach of this Agreement shall be construed as a waiver of any prior, concurrent, or subsequent breach hereof. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. In construing this Agreement, the gender and number of words used may be changed to meet the context. Both Buyer(s) and Contractor agree that this entire Agreement constitutes the entire understanding between them, and that there are no verbal understandings changing or modifying any of the terms and conditions of this Agreement. No alteration to or deviation from this Agreement will be valid without the signed, written consent of both Buyer(s) and Contractor. This Agreement shall be governed by and construed in accordance with the laws of the state in which it is performed, except as may be preempted by federal law. Any part of this Agreement contrary to the law of this state shall not invalidate other parts of this Agreement. If a provision of this Agreement is held to be invalid or unenforceable, this Agreement shall continue in full force and effect and shall be construed as if the invalid or unenforceable provision was omitted.

Assignment: Buyer(s) agrees that Contractor can assign any of Contractor's rights under this Agreement without Buyer's consent and that the person to whom Contractor assigns this Agreement shall be entitled to all of Contractor's rights under this Agreement. Buyer(s) understands that Buyer's rights will not be affected by such assignment. Neither this Agreement nor any rights or benefits hereunder are assignable by Buyer(s) without the prior written consent of Contractor. Any such prohibited assignment shall be null and void.

Arbitration of Disputes: Contractor and Buyer(s) agree that any and all disputes, claims, or controversies (hereafter referred to as a "Claim") arising under or relating to this Agreement and any related documents, loans, security instruments, accounts, or notes, including by way of example and not as a limitation: (i) the relationships resulting from this Agreement and the transactions arising as a result thereof; (ii) the terms of this Agreement; or (iii) the validity of this Agreement or the validity or enforceability of this arbitration provision may, at the election of either party, be subject to binding arbitration to be determined by one arbitrator, in accordance with and pursuant to the then prevailing Consumer Arbitration Rules of the American Arbitration Association ("AAA"), to be held and arbitrated in Hampden County, Massachusetts. Buyer(s) agrees that Buyer(s) will not assert a Claim on behalf of, or as a member of, any group or class. The findings of the arbitrator shall be final and binding on all parties to this Agreement. Each party shall be responsible for its own fees and costs, unless otherwise determined by the arbitrator. This agreement to arbitrate, and any award, finding, or verdict of or from the arbitration, will be specifically enforceable under the prevailing law of any court having jurisdiction. The party asserting a Claim shall file a notice of the demand for arbitration with the other party to this Agreement and with AAA. The demand for arbitration shall be made within a reasonable time after the Claim in question has arisen, and in no event shall any such demand be made after the date when institution of legal or equitable proceedings based on such Claim would be barred by the applicable statute of limitations. Any arbitration proceeding brought under this Agreement, and any award, finding, or verdict of or from such proceeding shall remain confidential between the parties and shall not be made public.

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Both Contractor and Buyer(s) are hereby potentially agreeing to choose arbitration, rather than litigation or some other means of dispute resolution, to address any grievances or alleged grievances. The parties believe this may allow for a faster and more cost-effective method of addressing a Claim. By entering into this Agreement and this arbitration provision, both parties may be potentially giving up their constitutional right to have any dispute decided in a court of law before a jury, and instead are potentially accepting the use of arbitration. (Massachusetts Sales) Contractor and Buyer(s) hereby mutually agree in advance that in the event that Contractor has a dispute concerning this Agreement, Contractor may submit such dispute to a private arbitration service which has been approved by the Office of Consumer Affairs and Business Regulation and Buyer(s) shall be required to submit to such arbitration.

(Massachusetts Sales) In Massachusetts, all contractors and subcontractors must be registered by the administrator of the Board of Building Regulations and Standards and any inquiries about a contractor or subcontractor relating to a registration should be directed to: Office of Consumer Affairs and Business Regulation, Ten Park Plaza, Suite 5170, Boston, Massachusetts 02116 Telephone: (617) 973-8700. In Massachusetts, Contractor is responsible for applying for and obtaining any and all necessary permitting. Homeowners who secure their own permits will be excluded from the guaranty fund provisions of Massachusetts law.

(Connecticut Sales) The owner(s) of the home improvement contractor is or has been a shareholder, member, partner, or owner of the following corporations, limited liability companies, partnerships, sole proprietorships or other legal entities that have been a home improvement contractor during the previous five (5) years: None

(Vermont Sales) ACKNOWLEDGMENT OF ARBITRATION. I understand that this Agreement contains an agreement to arbitrate. After signing this document, I will not be able to bring a lawsuit concerning any dispute that may arise which is covered by the arbitration agreement, unless it involves a question of constitutional or civil rights. Instead, I agree to submit any such dispute to an impartial arbitrator.

(New York Sales) Any contractor, subcontractor, or materialman who provides home improvement goods or services pursuant to your home improvement contract and who is not paid may have a valid legal claim against your property known as a mechanic's lien. Any mechanic's lien filed against your property may be discharged. Payment of the agreed-upon price under the home improvement contract prior to filing of a mechanic's lien may invalidate such lien. The owner may contact an attorney to determine his rights to discharge a mechanic's lien.

(New York Sales) The home improvement contractor is legally required to deposit all payments received prior to completion in accordance with subdivision four of section seventy-one-a of the lien law and that, in lieu of such deposit, the home improvement contractor may post a bond, contract of indemnity or irrevocable letter of credit with the owner guaranteeing the return or proper application of such payments to the purposes of the contract. Payments received prior to completion will be deposited at Greenfield Savings Bank 325 King St B, Northampton, MA 01060.

Customer grants Yankee Home Improvement, Inc. ("Yankee Home") irrevocable, worldwide, and perpetual permission to photograph, film, and/or record the project work at Customer's property, including before, during, and after completion. This includes any images or recordings that may depict Customer, members of Customer's household, pets, and/or interactions with Yankee Home team members. Customer authorizes Yankee Home to use, reproduce, publish, distribute, display, or otherwise exploit such photographs, video, or audio recordings for advertising, promotional, and marketing purposes in any media, whether now known or later developed, including but not limited to social media, websites, digital marketing, print, radio, television, newspapers, trade shows, and events. Customer acknowledges that such materials may be edited, altered, adapted, or combined with other works without restriction. Customer understands and agrees that no compensation will be provided, waives any right to inspect or approve the materials, and releases Yankee Home from any and all claims arising from or related to their use. Personal identifying information will not be disclosed without Customer's separate written consent. Customer represents and warrants that they have full authority to grant these rights on behalf of all individuals present on the property during the project.

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7m



Tatiana Myrick

01/08/2026

Date

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YOU, THE BUYER(S), MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

NOTICE OF CANCELLATION

NOTICE OF CANCELLATION

Date of Transaction 01/08/2026. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Yankee Home Improvement Inc.,36 Justin Drive, Chicopee, MA 01022, NOT LATER THAN MIDNIGHT OF _____. (Date)

I HEREBY CANCEL THIS TRANSACTION.

BUYER'S SIGNATURE

DATE

NOTICE OF CANCELLATION

Date of Transaction 01/08/2026. You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Yankee Home Improvement Inc.,36 Justin Drive, Chicopee, MA 01022, NOT LATER THAN MIDNIGHT OF _____. (Date)

I HEREBY CANCEL THIS TRANSACTION.

BUYER'S SIGNATURE

DATE



Tatiana Myrick

01/08/2026

Date

This space intentionally left blank



Yankee Home Improvements
 36 Justin Drive
 Chicopee, MA 01022
413-341-5259 or 877-88-YANKEE
www.yankeehome.com

MA Lic# 160584
 CT Lic# 0673924
 RI Lic# 33382

Customer Information

Tatiana Myrick
 169 Westminster St
 Springfield MA 01109

Customer Phone: 413-433-0743
 myricktatiana@gmail.com

Date: 01/08/2026
 Rep: Tim Robbins

Arc Lead Home Program

In consideration of certain specially priced Yankee Home Improvements Products, which will be furnished and installed in exchange for valuable consideration by Yankee Home Improvements Inc. at the residence in the attached contract, I/WE the undersigned homeowners, consent and agree to provide the following to Yankee Home Improvements Inc.

Reviews	NO
Flexible Install	NO
Social Media	NO
Facebook Post	NO
Testimonial Video	NO
Before/After Pictures	YES
I/We grant permission for YHI to take before, during, and after photos of our home, to be used on their website with geotagging metadata and/or their in-home demonstration. (Geotagging info will not disclose full address, but solely their town)	
Job Sign	YES
I/WE agree to a Job Sign to be posted in our front yard, in a highly visible area facing street traffic, for a period of 30 days from installation.	

Tatiana Myrick

01/08/2026

Date

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ORDER	ORDER DATE	PO NUMBER	
254418	1/13/2026	82137	

ITEM	DESCRIPTION	QTY	
3	PW810dx - Welded Picture Enviro Star DeLuxe EXACT WINDOW SIZE EUROPEAN WHITE ENERGY PACKAGE + ARGON GAS FOAM FILLED	1	36 W X 32

Energy Ratings:	U-Factor	SHGC	VT	CR
	0.25	0.28	0.54	62.00

4	TARIFF-SURCHARGE-WINDOWS 4.9%	1	
---	-------------------------------	---	--

YANKEE HOME IMPROVEMENT INC

36 Justin Drive
Chicopee, MA 01022
PH: 413-341-5259
FX: 413-341-5269

QUOTE

INVOICE INFORMATION
YANKEE HOME IMPROVEMENT INC

SHIPPING
YANKEE H

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER
254418	1/13/2026	82137	MYRI

ITEM	DESCRIPTION	QTY	SIZE
1	DH800dx Double Hung Welded Enviro-Star DeLuxe EXACT WINDOW SIZE EUROPEAN WHITE EURO-WHITE HARDWARE BOTTOM SASH GLASS TEMPERED LOW-E GLASS + ARGON GAS IN BOTTOM SASH LOW-E GLASS + ARGON GAS IN TOP SASH PANE'S ORDERED THRUVISION PLUS LOCKING SCREEN FOAM FILLED Egress=[requirements are not met]	1	31 1/8 W X 52 H

Energy Ratings:	SHGC	U-Factor	VT	CR
	0.26	0.26	0.51	66.00

ITEM SUBTOT

2	SL820dx - Welded 2-Lite Slider Enviro-Star DeLuxe EXACT WINDOW SIZE EUROPEAN WHITE EURO-WHITE HARDWARE ENERGY PACKAGE + ARGON GAS THRUVISION PLUS FULL SCREEN FOAM FILLED EZSLIDE Egress=[requirements are not met]	1	45 1/4 W X 32 5/8 H
---	---	---	---------------------

Energy Ratings:	SHGC	U-Factor	VT	CR
	0.26	0.27	0.51	62.00

ITEM SUBTOT

Enviro-Star

By OKNA Windows

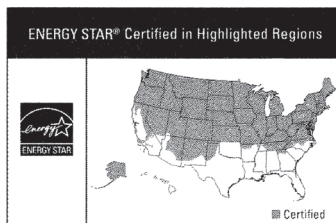
Double Hung

800 SERIES

HEATSEAL® DELUXE PACKAGE -ARGON GAS

Double Pane Glass Unit
Foam Filled Extrusions
Without Grids

 Okna Windows & Doors 215-788-7000 DH800dx Double Hung Welded Enviro-Star Deluxe (DH800dx) Vinyl Frame Foam Filled • 3/4" Insulated Glass Unit • Low-E High Perf. Glass with Argon Gas Vertical Slider Window OKW-K-23-00031-00001	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.27	0.29
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.52	≤ 0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org	



HEATSEAL® SUPER DELUXE -ARGON GAS

Triple Pane Glass Unit
Foam Filled Extrusions
Without Grids

 Okna Windows & Doors 215-788-7000 DH800dx Double Hung Welded Enviro-Star Deluxe (DH800dx) Vinyl Frame Foam Filled • 1 1/16" Insulated Glass Unit • Triple Low-E IG + Argon Gas Vertical Slider Window OKW-K-23-00032-00001	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.21	0.25
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.41	≤ 0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org	



HEATSEAL® SUPER DELUXE K -KRYPTON GAS

Triple Pane Glass Unit
Foam Filled Extrusions
Without Grids

 Okna Windows & Doors 215-788-7000 DH800dx Double Hung Welded Enviro-Star Deluxe (DH800dx) Vinyl Frame Foam Filled • 1 1/16" Insulated Glass Unit • Triple Low-E IG + Krypton Gas Vertical Slider Window OKW-K-23-00033-00001	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.17	0.25
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.41	≤ 0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org	



SUNSEAL DELUXE PACKAGE -ARGON GAS

Double Pane Glass Unit
Foam Filled Extrusions
Without Grids

 Okna Windows & Doors 215-788-7000 DH800 Double Hung Welded Enviro-Star (DH800) Vinyl Frame Foam Filled • 3/4" Insulated Glass Unit • Sun Seal High Perf. Glass + Argon Gas Vertical Slider Window OKW-K-23-00031-00003	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.27	0.21
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.41	≤ 0.3
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult Manufacturer's literature for other product performance information. www.nfrc.org	
 ENERGY STAR® Certified in All 50 States	

The ENERGY STAR Most Efficient designation is an extension of the ENERGY STAR® brand and is designed to recognize and advance the most efficient products among those that qualify for the ENERGY STAR. This recognition is offered for specific categories and awarded for a specific year. The goal of this effort is to encourage new, more energy-efficient products into the market more quickly by targeting early adopters.

Each year, EPA will establish criteria for specific product categories to earn Most Efficient recognition. Products that are recognized as ENERGY STAR Most Efficient must already qualify for the ENERGY STAR label.

**OKNA Windows proudly displays
ENERGY STAR MOST EFFICIENT on
our products.**



Thermal Performance

	U-Value	SHGC	VT	Condensation Resistance
Clear/Clear	0.45	0.59	0.61	45
HeatSeal Basic Package	0.28	0.29	0.52	62
Deluxe HeatSeal ESP	0.27	0.29	0.52	62
Deluxe HeatSeal Super ESP w/Argon Gas (XR15 - 1-1/16")	0.21	0.25	0.41	73
Deluxe HeatSeal Super ESP w/ Krypton Gas (XR10 - 15/16")	0.17	0.25	0.41	77
SunSeal Basic Package	0.28	0.21	0.41	62
Deluxe SunSeal ESP	0.27	0.21	0.41	63

Numbers are based off of windows tested without grids. For windows with grids, please contact your certified dealer to obtain thermal performance numbers.

When you purchase a window or patio door that is advertised as the most energy efficient, you want to be sure the claims are based on facts, certified by a truly independent and objective authority. Their unbiased test results allow homeowners to make a more educated choice.

All OKNA windows and doors meet rigorous North American Fenestration Standard (NAFS).

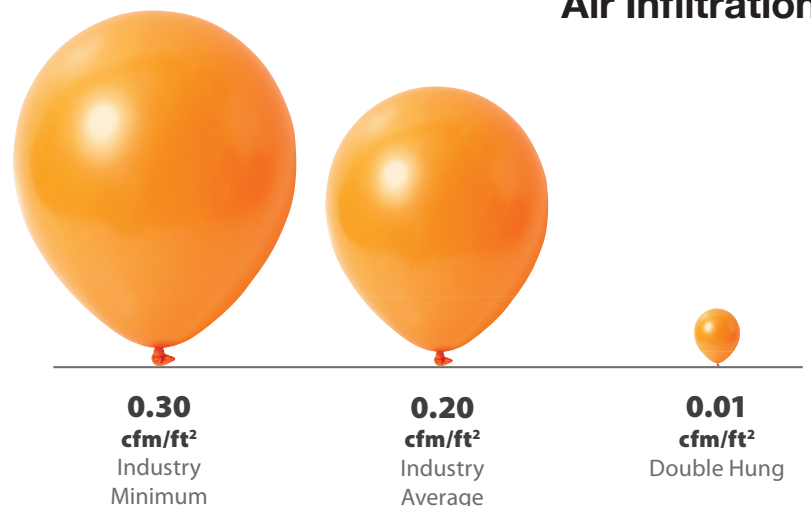
Certification is performed by **The Keystone Certification Program** that is ANSI-accredited to ensure that our products are manufactured as represented by their certifications, which are based on tests performed by accredited laboratories in accordance with the AAMA/WDMA/CSA 101/IS2/A440 – North American Fenestration Standard (NAFS). The NAFS standard defines a rating scale for fenestration product performance, and requires that components used in window & door assemblies also meet stringent component standards. Certification includes annual inspections to ensure the factory quality management system also meets rigid standards - that translates to homeowner peace of mind.



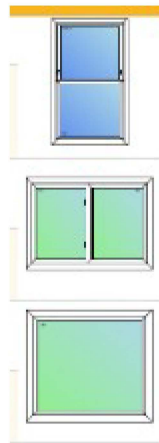
Structural Performance

	Industry Minimum	OKNA 800 DH	Comparison to Industry Minimum
NAFS Rating	R15	R60	
Air Infiltration (cfm/ft ²) <i>at speed of 25 mph</i>	0.3	0.01	30 times better
Water Penetration (mph) <i>8" per hour</i>	33	59	79% better
Structural Integrity (mph) <i>Wind Load</i>	94	187	99% better

Air Infiltration



The results are based on a tested window sample by AAMA testing window guidelines. Title of Test & Method: Air Infiltration - ASTM E 283 75 PA - (1.6 psf) 25 mph







Jan 12, 2026 at 9:06:11 AM

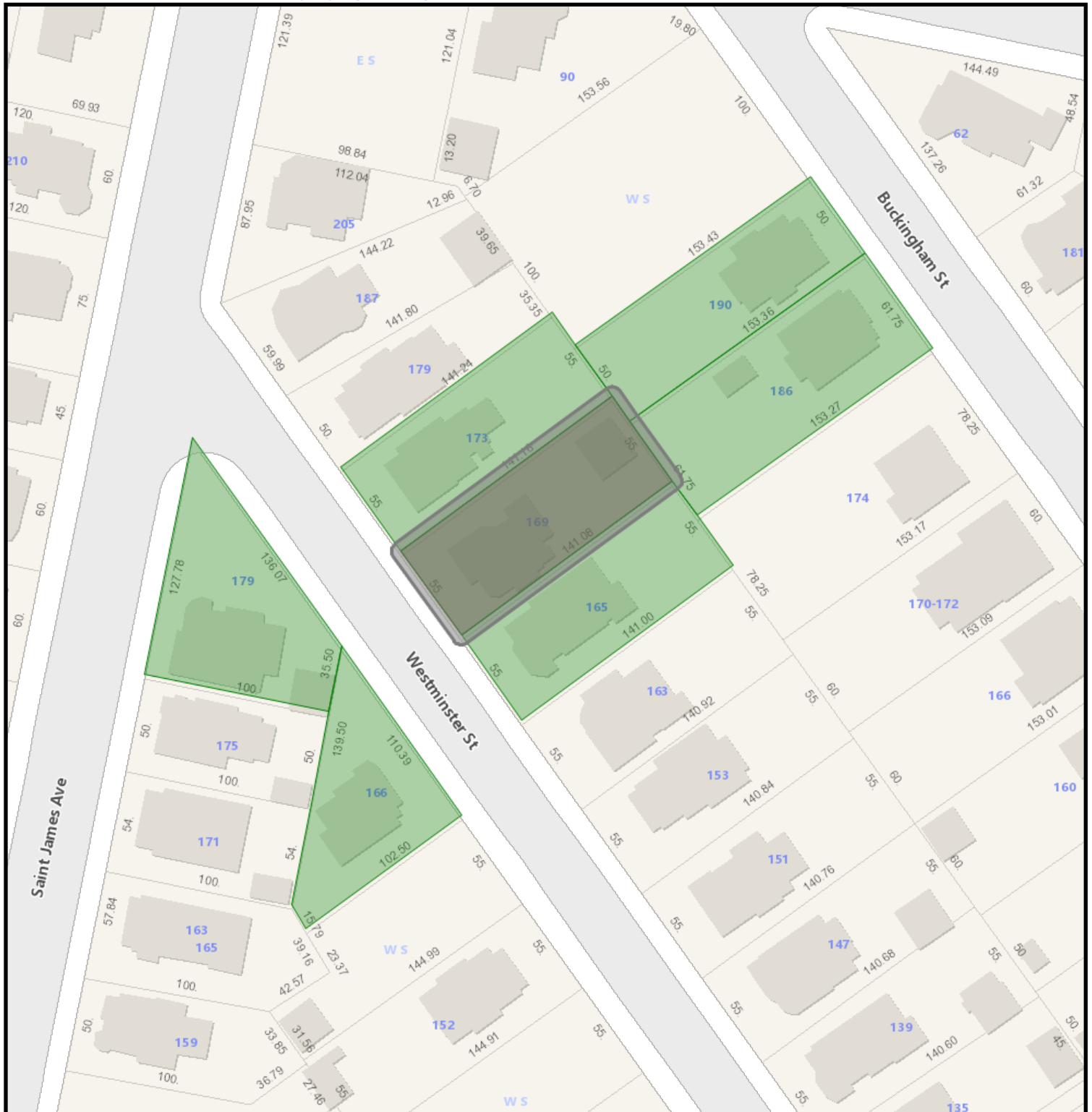


Jan 12, 2026 at 9:06:04 AM



pantry

Jan 12, 2026 at 9:05:59 AM



169 Westminister Street GIS

2/17/2026 10:52:16 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.

020420037
HADLEY KEVIN M
190 BUCKINGHAM ST
SPRINGFIELD, MA 01109

122010035
MCDOWELL LATTOY F & ALI
166 WESTMINSTER ST
SPRINGFIELD, MA 01109

122010042
MYRICK TATIANA L
169 WESTMINSTER ST
SPRINGFIELD, MA 01109

122010041
PLANAS PATRICIA
173 WESTMINSTER
SPRINGFIELD, MA 01109

111700383
RAMIREZ-FERRER LARRY G &
179 ST. JAMES
SPRINGFIELD, MA 01109

122010043
ROBINSON FRANK P III +
10 PONDVIEW DR
SPRINGFIELD, MA 01118

020420036
SANTIAGO GISSEL &
186 BUCKINGHAM ST
SPRINGFIELD, MA 01109



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 300 Colony Road

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>Colony Hills</u>	DECISION:
DATE RECEIVED: <u>February 11, 2026</u>	DECISION DATE:
HEARING DATE: <u>March 5, 2026</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>February 19, 2026</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>February 19, 2026</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: 30 Colony Road

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: #30 Colony Road Springfield, Ma 01106		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Tom Dennis		
OWNER ADDRESS: ☒ Check box if same as property address		
OWNER PHONE NUMBER: #413-246-1096	REPRESENTATIVE/CONTRACTOR NAME: Timothy Ashe	
OWNER EMAIL ADDRESS: Dennis@dennisgrp.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: #413-768-8865	
PROPERTY CODE: 780 GRM <u>Φ3Φ5Φ-ΦΦΦ4</u>	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: Tashe@pellasales.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): -Window replacment of 3 Fixed single pane windows. -We are installing identical windows with the same color inside and out plus the same grille pattern and window style. -This will be a pocket replacment install which will preserve your existing interior & exterior trim. -The windows are really old and need replacing to make the room livable again.		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.

Tom Dennis

PROPERTY OWNER'S SIGNATURE

2/11/2026

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:

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

NUMBER OF WINDOWS TO BE REPLACED/ADDED:	Per rendering
NEW WINDOW MANUFACTURER:	Basis of Design; Pella
MODEL NUMBER(S):	Product # 300001; Lifestyle Series True Divided Light

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):		Aluminum Clad Wood
EXTERNAL COLOR(S) (e.g. black, white, etc):		Dark Brown/Black/Burgundy
GRID PLACEMENT (Interior or Exterior):		Exterior
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		Per rendering
WINDOW STYLE(S) (e.g. double-hung, etc):		Double-hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		Double-pane

ADDITIONAL INFORMATION:

RE: Historical Commission Permission



Tom Dennis <Dennis@dennisgroup.com>

To  Timothy Ashe



Mon 2/9/2026 8:37 PM

To all concerned.

Tim Ashe has permission to represent me at the Historical Commission hearing.

Regards,

Tom Dennis



Tom Dennis

📞 +14137872209 x1109 📱 +14132461096

dennisgroup.com •    

United States • Brazil • Canada • Portugal



Food & Beverage Design Firm

SINCE 2015



Food & Beverage Contractors

ENGINEERING NEWS-RECORD



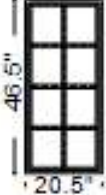


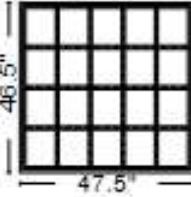
Office Order Copy

Branch Number: 73900
Window Store Name:Pella Window and Door
Showroom of West Springfield

Order Number: 739
Quote Number: 20268725
Quote Description: Lifestyle Series Windows Quote
Project Name: DennisTom 30 Colony Rd Springfield MA

Customer Information	Deliver To Address	Order Information	
Tom Dennis 30 Colony Road Springfield, Ma	Tom Dennis 30 Colony Road Springfield, Ma	Sales Rep Name: Ashe, Timothy Business Segment: Retail Market Segment: Single Family Replacement Order Type: Installed Sales Effective Discount: 0.000% Commission Split: Ashe, Timothy - 100% Payment Terms: C.O.D. Event #: Order Verifier Name: Scheduled Install Start Date: Install Crew: Install Duration:	Cust Delivery Date: None Quoted Date: 12/2/2025 Contract Date: Booked Date: Earliest LRD: Tax Code: MASS Tax Exempt #: Customer PO #: Order Verification Date: Scheduled Install End Date: Install Status:

Outside View	Line #	Quote Qty	PO Qty	Description
	10	2	2	Lifestyle, Direct Set, Fixed Frame, 20.5 X 46.5, Without HGP. Poplar White Location: Dining Room Rough Opening: 21.25" X 47.25" Frame Size: 20.5" X 46.5" Final Wall Depth: Frame Perimeter (inches): 134 Assembly Type: Pella Assembled Last Revision Date: 1: 20.546.5 Fixed Frame Direct Set Frame Size: 20 1/2 X 46 1/2 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Dual Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.25, SHGC 0.50, VLT 0.61, CPD PEL-N-18-04162-00001, Performance Class AW, PG 85, Calculated Positive DP Rating 85, Calculated Negative DP Rating 85, FPA FL10354, STC 27, OITC 22 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (2W4H) Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 134".

Outside View	Line #	Quote Qty	PO Qty	Description
	15	1	1	Lifestyle, Direct Set, Fixed Frame, 47.5 X 46.5, Without HGP. Poplar White Location: Dining Room Rough Opening: 48.25" X 47.25" Frame Size: 47.5" X 46.5" Final Wall Depth: Frame Perimeter (inches): 188 Assembly Type: Pella Assembled Last Revision Date: 1: 47.546.5 Fixed Frame Direct Set Frame Size: 47 1/2 X 46 1/2 General Information: No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Bright White Paint Interior Glass: Insulated Dual Low-E NaturalSun+ Low-E Insulating Glass Argon Non High Altitude Performance Information: U-Factor 0.25, SHGC 0.50, VLT 0.61, CPD PEL-N-18-04162-00001, Performance Class AW, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 55, FPA FL10354, STC 27, OITC 22 Grille: SDL w/Spacer, No Custom Grille, 7/8", Traditional (5W4H) Wrapping Information: No Attachment Method, No Exterior Trim, 3-11/16", 5", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 188".

Pella® Lifestyle Series



#1 performing wood window and patio door
for the combination of energy, sound and value.¹

Aluminum-Clad Wood Windows & Patio Doors



Pella® Lifestyle Series
Floor-to-ceiling black casement and picture windows create a wall of glass and fill this modern home with natural light.



Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1

by homeowners for highest craftsmanship²

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

Rated #1

by homeowners for highest quality²

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftspeople have been honing their skills, on average, for over 14 years — that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

The Best Limited Lifetime Warranty

for wood windows and patio doors³

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

⁴ See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Beautiful Wood Designs
Pella Lifestyle Series picture windows with a white interior finish and Simulated-Divided-Light grilles complete this laundry room and office combination.

Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection

Pella’s exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes

EnduraClad® finish is a tough, protective aluminum finish for the exterior of your home. The overlapping, watershed cladding resists chalking and fading. Interiors can be factory prefinished to save time. The interior finish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the best limited lifetime warranty for wood windows and patio doors¹
- Innovative Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view

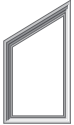


Available in these window & patio door styles:

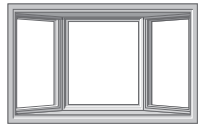
Special shapes also available.



Awning Window



Angle Top Window



Bay and Bow Windows



Casement Window



Curve Top Window



Double-Hung Window³



Fixed Window



Picture Window



Sliding Patio Door



Hinged Patio Door

Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.²

Style Flexibility

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of beautiful interior and exterior paints or stains, you have the style flexibility to match other finishes throughout your home.

Redefining Performance

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.³

Room-by-Room Solutions

Packed with unique solutions like the Hidden Screen, TuffScreen® by Phifer and integrated blinds and shades, we designed windows and patio doors to work for your project room by room.⁴



The Best Limited Lifetime Warranty for Wood Windows and Patio Doors¹

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

EnduraGuard® Wood Protection Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.	Exterior Aluminum Cladding Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.	Insulating Glass Seal A long-lasting insulating seal provides a clear view and exceptional energy efficiency.
--	---	---

¹ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.
² Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
³ Double-hung window available only with dual-pane glass.
⁴ All trademarks are property of their respective owners.

Designed for Real Life.

The best limited lifetime warranty.¹

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.²

¹ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴ Available on triple-pane products only.

Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.³

Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.⁴ They are tucked between panes of insulating glass and protected from dust, pets and little hands.

Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids.



Durable Hidden Screen

Black Pella Lifestyle Series double-hung windows with the Hidden Screen allow convenient access to fresh air without compromising the view.



Colors & Finishes

Wood Type

Wood species for complementing your home's interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in a wide variety of paints and stains. Unfinished or primed and ready-to-paint are also available.

White

Bright White

Linen White

Natural Stain

Golden Oak Stain

Early American Stain

Provincial Stain

Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

Black

White

Brown

Fossil

Iron Ore

Portobello

Putty

Almond

Classic White

Brick Red

Hartford Green

Wolf Gray

Glass¹

InsulShield® Low-E Glass



Advanced Low-E insulating dual- and triple-pane glass with argon²



AdvancedComfort Low-E insulating dual- and triple-pane glass with argon²



NaturalSun Low-E insulating dual- and triple-pane glass with argon²



NaturalSun+ Low-E insulating dual- or triple-pane glass with argon

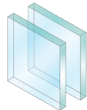


SunDefense™ Low-E insulating dual- and triple-pane glass with argon

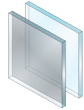


SunDefense+ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options



Tempered glass available on dual- and triple-pane products



Obscure and frosted obscure glass available on dual- and triple-pane products

¹ Double-hung window available with dual-pane glass only.
² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.



Performance

Improved energy efficiency and sound performance.

71%
More Energy Efficient²

+

34%
Noise Reduction³



Sound Control

Exceptional noise control for a quieter home.

52%
Noise Reduction³



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%
More Energy Efficient²



Ultimate Performance

The best combination of energy efficiency and noise control.

79%
More Energy Efficient²

+

52%
Noise Reduction³

SCAN THE QR CODE with your smartphone camera to learn more about how each performance package can benefit your home.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

12

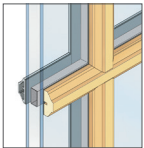
13

Grilles

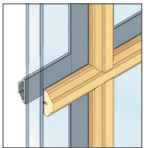
Grille Types

Choose the look of true divided light or make cleaning easier with grilles-between-the-glass.

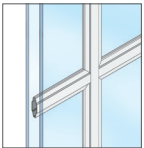
Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"

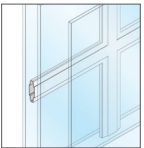


Simulated-Divided-Light without Spacer 7/8"



Aluminum Grilles-Between-the-Glass 3/4"

Triple-Pane:



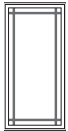
Aluminum Grilles-Between-the-Glass 3/4"

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



Traditional



9-Lite
Prairie



Top Row



Cross



Custom

Screens²

Hidden Screen

The exclusive, easy-to-use Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.³

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

TuffScreen® by Phifer

Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen by Phifer is 2.5x stronger than a standard screen.⁴ Available on sliding patio door only.

Flat

InView™ screens are clearer than conventional screens and come standard.

InView™

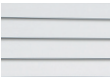
¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
² Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
³ Based on calculated screen cloth openness.
⁴ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.

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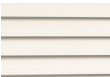
Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White



Poplar White



Bisque



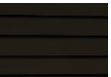
Golden



Mocha



Storm



Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street.

Light-Filtering:



White



Maize



Silver

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on your final blind or shade color yet? No problem.
With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

* Available on triple-pane products only.

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THE CONFIDENCE OF A STRONG WARRANTY.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.* See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



RENDERINGS FOR HISTORICAL COMMISSION

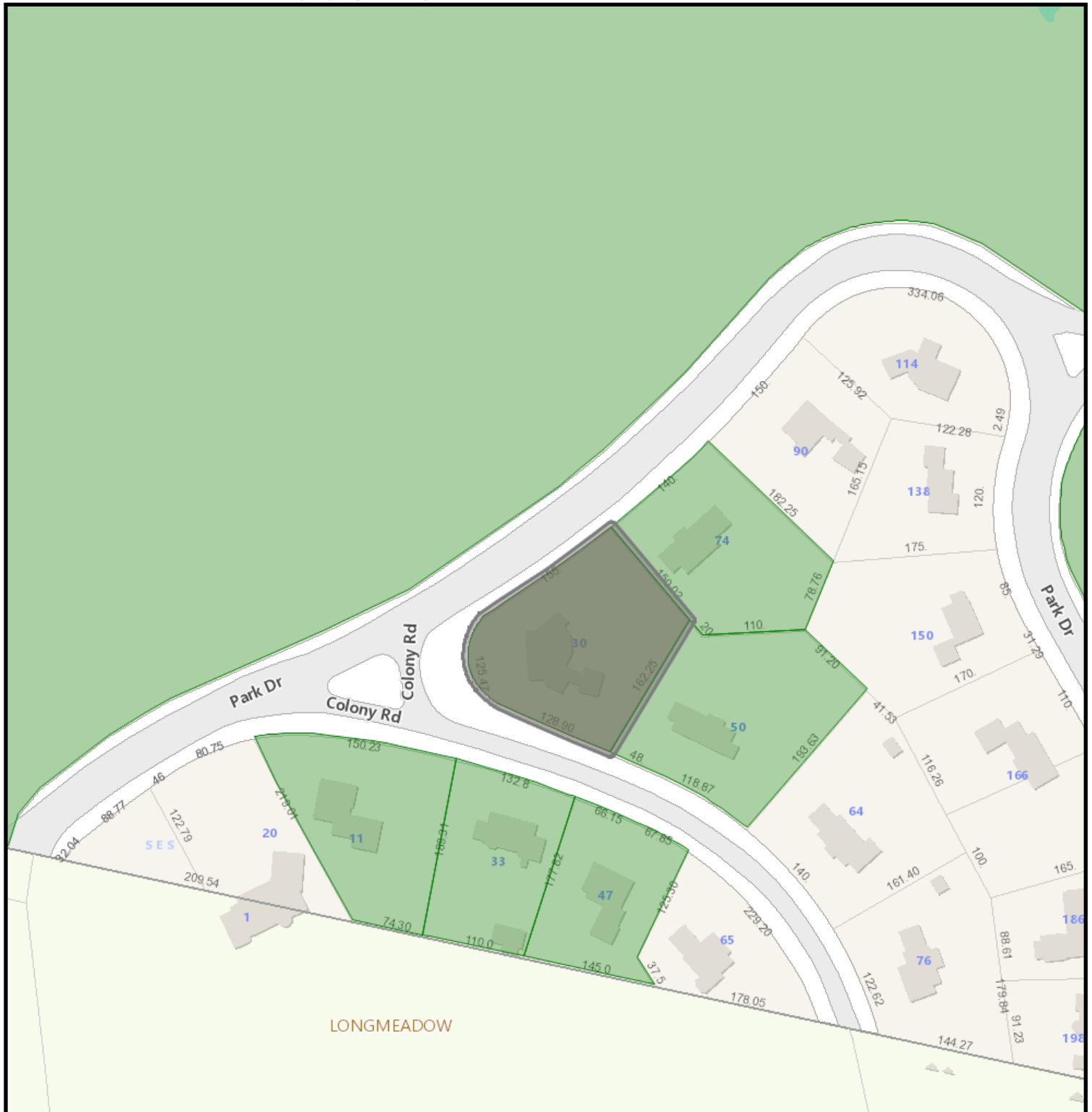


EXTERIOR VIEW



INTERIOR VIEW

Twelve-pane double hung window replacement



30 Colony Road GIS Map

2/17/2026 10:53:47 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.

094900008
BASKIN AARON J
74 PARK DRIVE
SPRINGFIELD, MA 01106

030500009
BELLOWS CHARLES A &
52 LEWIS ST
SOUTHAMPTON, NY 11968

030500028
SOUTHWORTH DAVID C &
47 COLONY RD
SPRINGFIELD, MA 01106

112800460
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

030500033
STANLEY JOSHUA W &
33 COLONY RD
SPRINGFIELD, MA 01106

030500038
SZOSTKIEWICZ MATTHEW C
11 COLONY RD
SPRINGFIELD, MA 01106

030500004
WESTHEAD-DENNIS
30 COLONY ROAD
SPRINGFIELD, MA 01106



70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020 (office)
413.787.6524 (fax)

Application for Exemption from the Preservation of Historically Significant Buildings (Demo Delay)

(City Ordinance, Chapter 418)

Incomplete applications will **NOT** be accepted.

☐ The petitioner will require an interpreter

	For Historical Commission Use
135 Lyman Street	
Address of Property	Date Received February 6, 2026
BAR Belmont, LLC	
Owner	Date Notice Posted February 19, 2026
1441 Main Street	
Suite 300	Date Notice Mailed February 19, 2026
Springfield MA 01103	
Address of Owner	Meeting Date March 5, 2026
Phone Number of Owner	

Reason for requesting demolition permit:

We are requesting a demolition permit because after a thorough review of the building's structure, it has been determined to be beyond repair. There are numerous unsafe conditions such as crumbling concrete slabs, deteriorating steel columns and reinforcing, and collapsed walls and stairs.

Demolition of the building will remove the unsafe structure and associated blight from the neighborhood.

Required attachments: photographs of building

Please see attached.

.....
Property Owner's Signature
jcasey@baliseauto.com
Email Address

(Please attach photos of existing conditions as well as additional information)

Please Print Clearly

THIS APPLICATION IS NOT FOR INTERIOR OR PARTIAL DEMOLITION

Permit #.....Zone.....Type of Construction.....Block Plan.....St/Parcel#.....

☐ Historical

****Applicant Not To Fill In Spaces Above This Line****

Application For Demolition

Date..... February 6, 2026.....

1. Street and No.....135 Lyman St.....
2. Owner's Name..BAR Belmont, LLC.....Address..1441 Main Street, Suite 300.....
City..Springfield.....State.....MA.....Zip.....01103.....Tel.....
3. Architect's Name.....Address.....
City.....State.....Zip.....Tel.....
4. Contractor's Name.....Address.....
Tel.....Lic. No.....Signature of Licensee.....
5. Use of Building or Structure.....
6. Size of Building , Square Footage.....Stories.....
7. If A Multi-Residence Building—How Many Units.....N/A.....
8. Method of Disposal of Debris.....

As required by Massachusetts State Building Code, Chapter 1, Section 111.5 all debris resulting there from shall be disposed of in a properly licensed solid waste facility.

9. Demolition Sign Offs

DATE

BY

BAY STATE GAS

ELECTRIC

SWSC

D.P.W. WAIVER

LABOR & INDUSTRY

TELEPHONE

CABLE

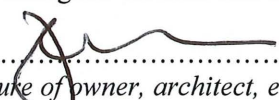
As required by Massachusetts State Building Code, Chapter 1, Section 112.1, a demolition permit will not be issued until a release is obtained that the respective services have been removed.

RECEIVED

10. Estimated Cost.....

FEB 06 2026

The undersigned certifies that the above statements are true to the best of their knowledge and belief


.....
Signature of owner, architect, engineer or authorized representative

BUILDING DIVISION
SPRINGFIELD, MA 01104

DENIED

DESCRIPTION OF WORK TO BE DONE

...Demolition of existing building.....

As per: Chapter 418 - The Preservation of
Historically Significant Buildings

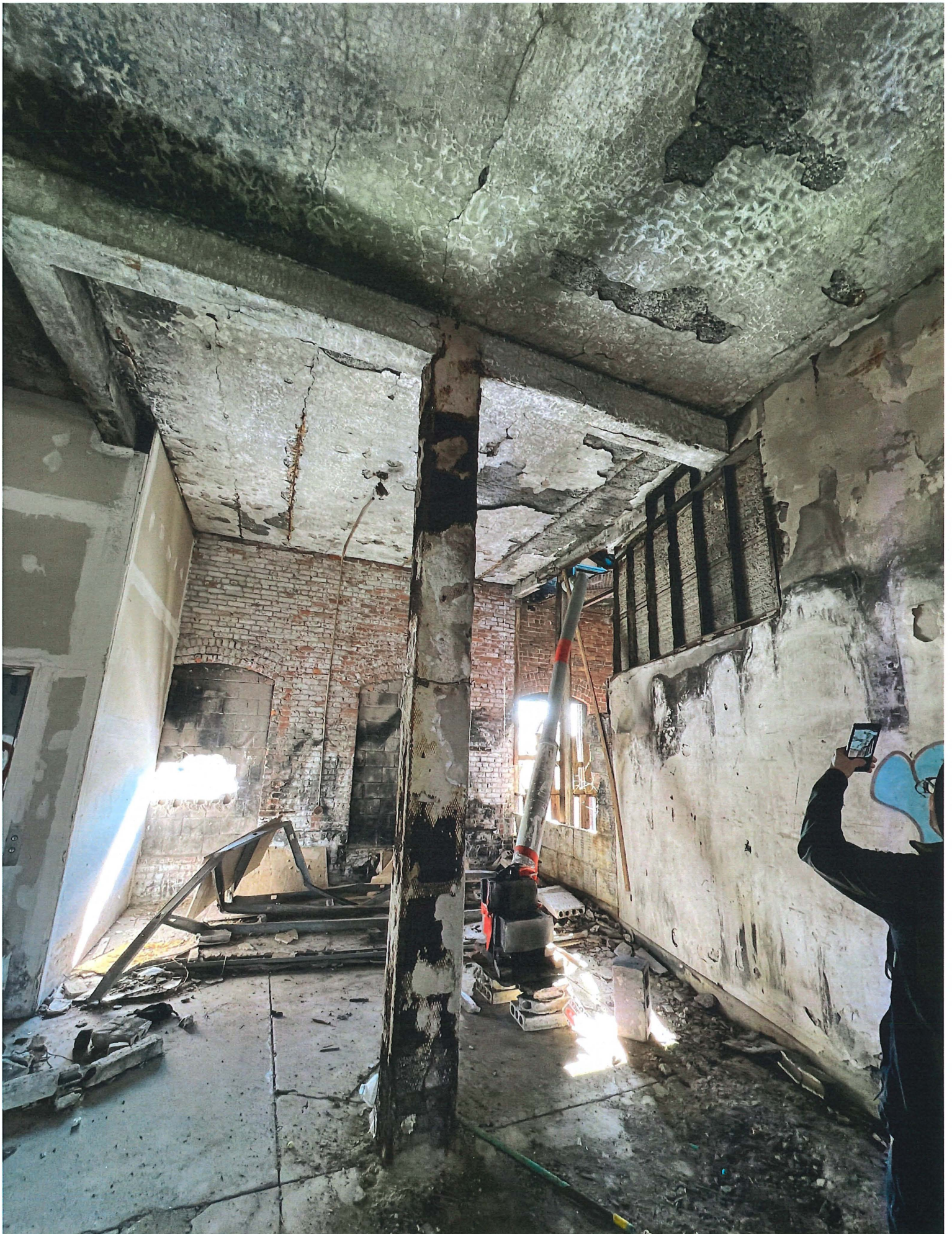
Project Forwarded to Springfield Historical Commission

























JSE JOHNSON STRUCTURAL ENGINEERING, INC.

101 Huntton Memorial Highway (Rt. 56), Rochdale, MA 01542 (508) 892-4884 Fax (508) 892-0477

February 6, 2026

Balise Auto Group
1441 Main Street
Springfield, MA 01103
Attn: Jeff Casey

Re: Structural Evaluation
135-139 Lyman Street
Springfield, MA

Dear Mr. Casey:

As per your request, Johnson Structural Engineering (JSE) has performed a structural evaluation of the existing building located at 135-139 Lyman Street in Springfield, Massachusetts. Travis Alexander of JSE performed a site visit on February 2, 2026 to document the existing conditions. The following summarizes what was observed during our site visit and our recommendations.

The existing building is a six-story structure with a full basement. The floor and roof structures are comprised of a concrete slab supported by concrete/plaster encased steel beams and columns. The steel beams are supported by a combination of the concrete/plaster encased steel columns, an interior masonry bearing wall, and the exterior masonry walls. The basement is a concrete slab-on-grade.

JSE did not complete a structural analysis on the existing floor and roof structure due to the encasement around the steel beams and due to the extent of the corrosion on the steel beams where exposed.

The following summarizes the structural issues observed during JSE's site visit.

- There are numerous water leaks throughout the building. Ice was encountered on the floor slab at nearly every floor level (see photographs #1 through #5.1).
- There was snow on the sixth floor level due to the open/missing roof hatch (see photograph #6).
- There are areas of what appears to be white mold along the underside of the floor and roof structure at various locations (see photographs #7 and #7.1).
- There is vegetation growth on the floor slabs at the upper levels along the right side of the building (when viewed from Lyman Street) (see photographs #8 through #11).
- The topside and underside of the concrete slabs at all of the upper floor levels and roof level are severely cracked and spalled (see photographs #12 through #16). The reinforcing within the slab is corroded and has minimal concrete coverage based on what was visible along the large cracks and areas of spalled concrete.
- The concrete/plaster encasement around the steel beams and columns is severely cracked and spalled at all of the floor levels (see photographs #17 through #20).

- The steel beams and columns are severely corroded where exposed (i.e. at the locations of the spalled concrete/plaster encasement) (see photographs #21 through #24). The corrosion has led to severe pitting, rust expansion (delamination), and overall substantial reduction in the cross-sectional dimensions of the beams, columns, bolts, and nuts. The condition of the steel members that are concealed by the concrete encasement is unknown but are likely to be severely corroded due to rust staining observed along the encasement (see photograph #25).
- The basement along the right side of the building was not accessed due to the collapsed stair between the first floor and basement levels.
- There is an area of wood over framing at the first floor level. It is believed that the wood over framing is rotted due to the amount of deflection observed when walking across the space.
- Although non-structural, the light-gauge metal stud walls at the first floor level and hung HVAC ductwork are severely corroded and have collapsed (see photographs #26 through #28).
- The masonry along the interior of the building is in poor conditions. There are large areas of deteriorated masonry, cracked masonry, and efflorescence (see photographs #29 through #34).
- The masonry joints along the exterior of the building are severely deteriorated (see photographs #35 through #37).
- Large sections of the exterior masonry at the roof level have failed (see photographs #38 and #39).
- The roofing has failed (see photographs #40 and #41).

The existing building located at 135-139 Lyman Street is in severe disrepair. The extent and severity of the degradation to the concrete slabs, steel beams, steel columns, steel connections, and masonry walls is the results of decades of deferred maintenance, neglect, and water infiltration. It is our opinion that the building is beyond its life cycle and is not salvageable for a future renovation/occupancy.

If you have any questions regarding this report, please do not hesitate to call.

Sincerely Yours,
Johnson Structural Engineering, Inc.



Robert A. Johnson, P.E.
President



Photograph #1 – Ice on Upper Floor Level



Photograph #2 – Ice on Upper Floor Level



Photograph #3 – Ice on Upper Floor Level



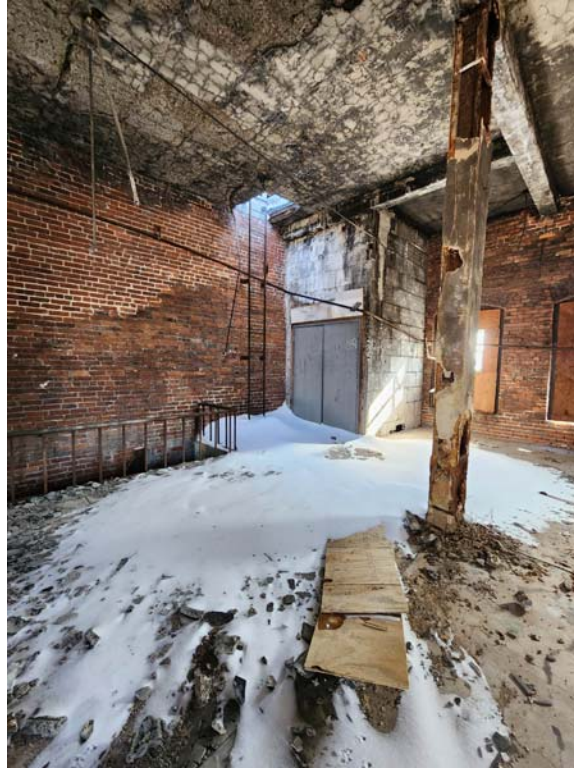
Photograph #4 – Ice on Upper Floor Level



Photograph #5 – Ice on Upper Floor Level



Photograph #5.1 – Ice on First Floor Slab



Photograph #6 – Snow on Sixth Floor



Photograph #7 – White Mold



Photograph #7.1 – White Mold



Photograph #8 – Vegetation Growth



Photograph #9 – Moss Growth



Photograph #10 – Tree Growth



Photograph #11 – Tree Inside of Building



Photograph #12 – Cracked and Spalled Concrete Slab (Underside)



Photograph #13 – Cracked and Spalled Concrete Slab (Underside)



Photograph #14 – Cracked Concrete Slab (Underside)



Photograph #15 – Cracked Concrete Slab (Underside)



Photograph #15.1 – Cracked and Spalled Concrete Slab (Underside)



Photograph #16 – Cracked and Spalled Concrete Slab (Underside)



Photograph #17 – Cracked Concrete/Plaster Encasement



Photograph #18 – Cracked Concrete/Plaster Encasement



Photograph #19 – Cracked Concrete/Plaster Encasement



Photograph #20 – Cracked Concrete/Plaster Encasement



Photograph #21 – Corroded Steel Column



Photograph #22 – Corroded Steel Column



Photograph #23 – Corroded Steel Column



Photograph #24 – Corroded Steel Column



Photograph #25 – Rust Staining on Concrete/Plaster Encasement



Photograph #26 – Corroded (Collapsed) Light-Gauge Metal Stud Wall



Photograph #27 – Corroded (Collapsed) Light-Gauge Metal Stud Wall



Photograph #28 – Corroded (Collapsed) Ductwork



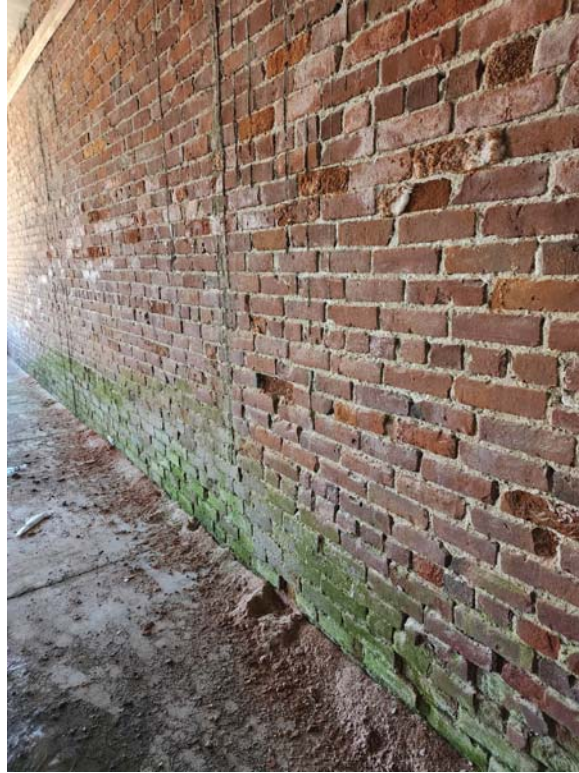
Photograph #29 – Deteriorated Interior Masonry



Photograph #30 – Deteriorated Interior Masonry



Photograph #31 – Deteriorated Interior Masonry



Photograph #32 – Deteriorated Interior Masonry



Photograph #33 – Cracked Interior Masonry



Photograph #34 – Deteriorated Interior Masonry



Photograph #35 – Exterior Masonry Joints



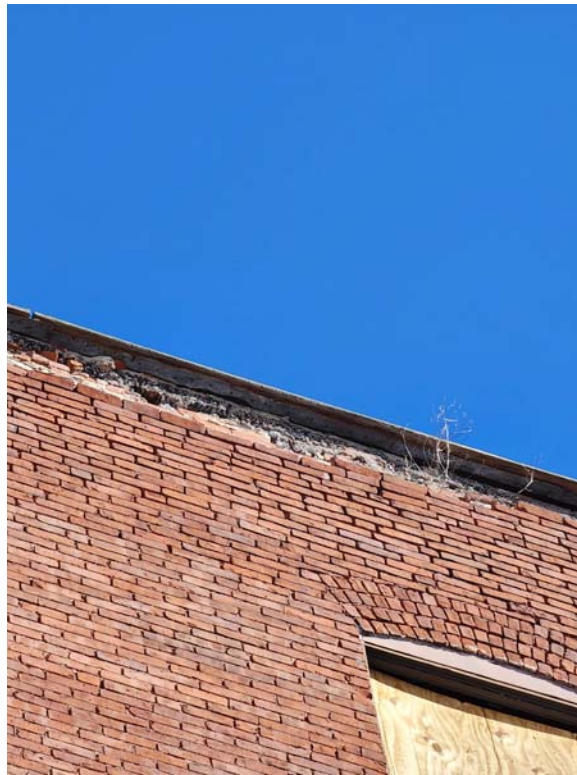
Photograph #36 – Exterior Masonry Joints



Photograph #37 – Exterior Masonry Joints



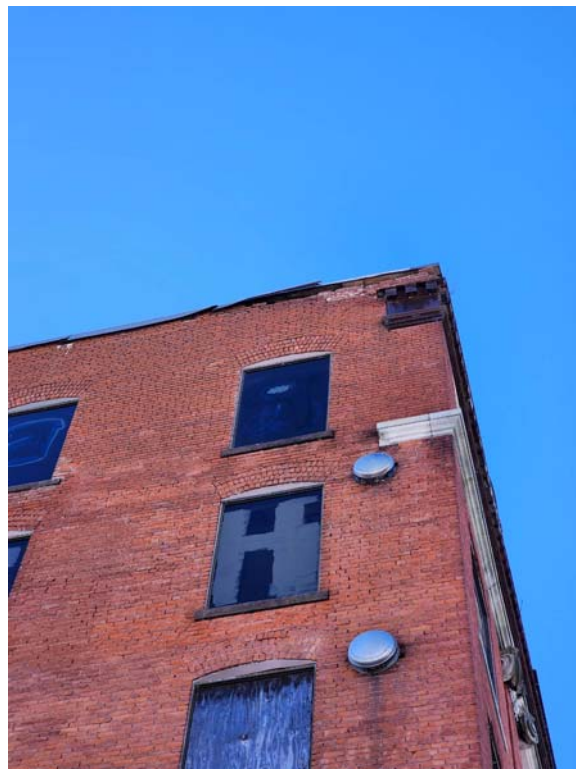
Photograph #38 – Exterior Masonry at Roof Edge



Photograph #39 – Exterior Masonry at Roof Edge



Photograph #40 – Failed Roofing/Flashing



Photograph #41 – Failed Roofing/Flashing



135 Lyman Street

2/17/2026 2:55:57 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.

080300026
BAR BELMONT LLC
1441 MAIN ST SUITE 300
SPRINGFIELD, MA 01103

080300060
BAR BELMONT LLC
141 MAIN ST SUITE 300
SPRINGFIELD, MA 01108

027500510
KINGKONG INVESTMENT LLC
1350 MAIN ST STE 1215
SPRINGFIELD, MA 01103

080300027
LYMAN CORNERS LLC C/O
20 PARK PLAZA UNIT 1116
BOSTON, MA 02116

080300028
LYMAN CORNERS LLC C/O
20 PARK PLAZA UNIT 1116
BOSTON, MA 02116

114300038
R & B KARRASCH LLC
170 TAYLOR ST
SPRINGFIELD, MA 01105

080300056
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

080300058
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

080300059
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

114300035
SPRINGFIELD RESCUE
19 BLISS ST
SPRINGFIELD, MA 01105

From: [Patel, Meera](#)
To: [Strniste, Andrew](#)
Subject: [External] Telecommunications Project (ESNAP Radio Upgrade (MERCY_SPRING_HOSP_MA (Live))
Date: Friday, February 20, 2026 8:18:08 AM
Attachments: [Outlook-r42lrivu.png](#)
[Outlook-xbbcmika.png](#)
[Outlook-4csr4vyvh.png](#)
[Outlook-xk4qrvaf.png](#)
[Outlook-13d5y3ni.png](#)
[Outlook-ullkhjik.png](#)

Springfield Historical Commission

70 Tapley Street,
Springfield, MA 01104

ATTN: Andrew Strniste, Director of Community Planning

Phone: (413) 787-6525// Email: astrniste@springfieldcityhall.com

RE: Invitation to Comment as a Consulting Party on a Proposed Telecommunications Project

Site Name:	ESNAP Radio Upgrade (MERCY_SPRING_HOSP_MA (Live))
Site Number:	2142975
Terracon Project Number:	K9267023
Address:	271 Carew Street
City, County, State:	Springfield, Hampden County, Massachusetts 01104
Latitude / Longitude:	42° 6' 55.11" N / 72° 35' 34.22" W
Structure Height:	101 feet
Structure Type / Overall Height:	In-Building System / 118.5 feet

To Whom it May Concern:

On behalf of Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless), Terracon is writing to invite your comment on the effect of the above-referenced project on **historic resources** within the project's Area of Potential Effects (APE). We are requesting your review pursuant to Section 106 of the National Historic Preservation Act, the Advisory Council on Historic Preservation's regulation for compliance with Section 106, and the Nationwide Programmatic Agreement on the Collocation of Wireless Antennas (adopted March 16, 2001), and the Nationwide Programmatic Agreement effective March 7, 2005.

An assessment for both historic properties and archaeological sites will be conducted, and a determination will be made of the project's direct and indirect effects on eligible properties. Consulting parties are invited to provide information concerning historic or archaeological properties already listed in the National Register or that could be eligible for listing in the National Register. **We welcome your comments regarding the effect of the collocation project on historic resources that may be eligible for the National Register of Historic Places.**

If you would like to comment, please respond to this letter within 30 days of its receipt. Thank you for your response on this matter. If you have any questions, please do not hesitate to email meera.patel@terracon.com or call 908-546-6162.

Sincerely,

Terracon Consultants, Inc.

Meera Patel

Field Scientist | Environmental Services



Northern New Jersey | 27 Worlds Fair Drive | Somerset, NJ 08873

D (908) 546-6162 | M (856) 261-6558

meera.patel@terracon.com | Terracon.com



Terracon provides environmental, facilities, geotechnical, and materials consulting engineering services delivered with responsiveness, resourcefulness, and reliability.

Private and confidential as detailed here (www.terracon.com/disclaimer). If you cannot access the hyperlink, please e-mail sender.
CAUTION: This email originated outside our organization; please use caution.

ESNAP Radio Upgrade (MERCY_SPRING_HOSP_MA (Live))

271 Carew Street,
Springfield, Hampden County, Massachusetts 01107

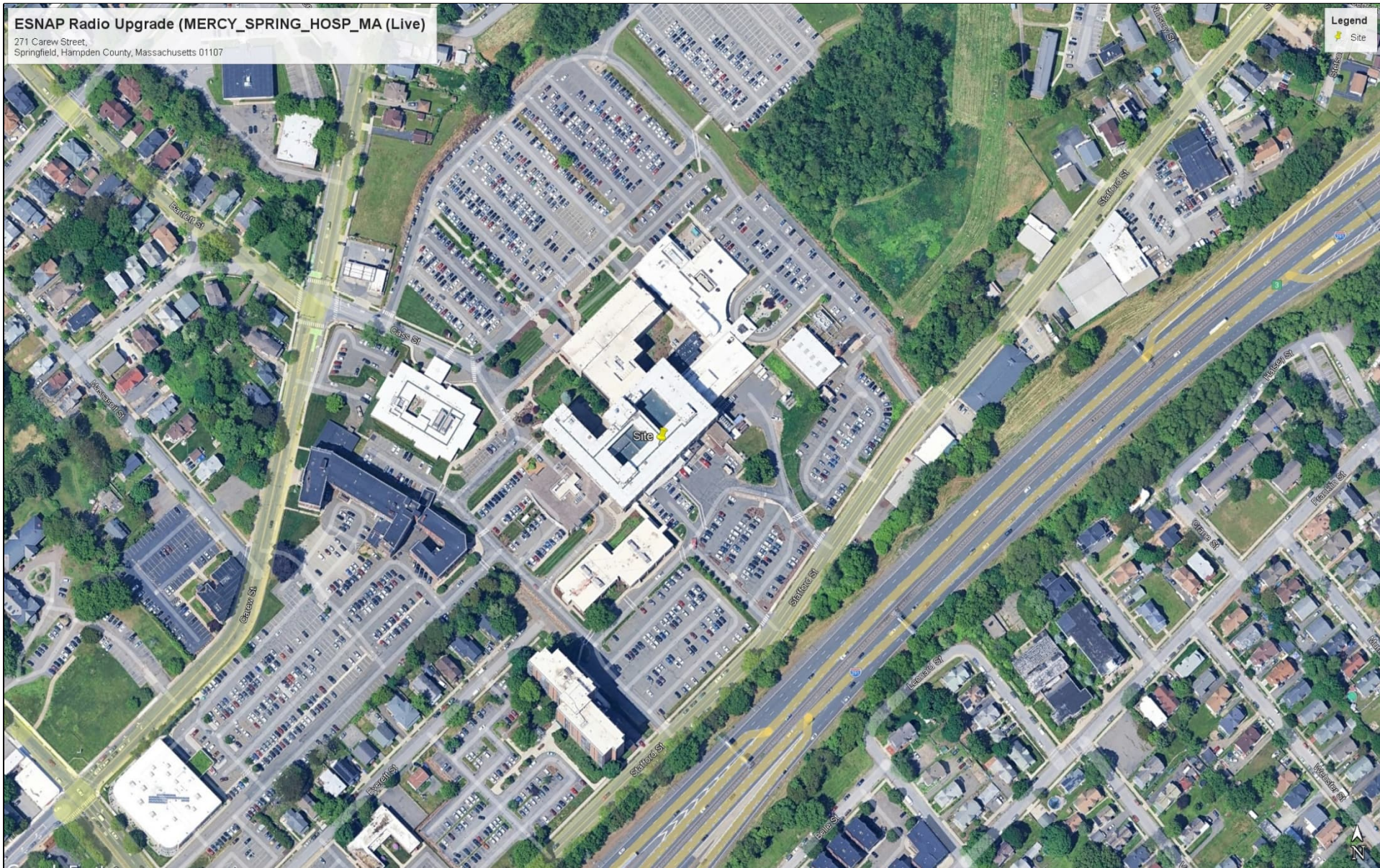


DIAGRAM IS FOR GENERAL LOCATION ONLY,
AND IS NOT INTENDED FOR CONSTRUCTION
PURPOSES

Project No. K9267023

Scale: AS SHOWN

Client: Verizon Wireless

Date: February 2026



930 Harvest Drive, Suite 430
Blue Bell, Pennsylvania 19422

Area Location Map

ESNAP Radio Upgrade (MERCY_SPRING_HOSP_MA (Live))–
Section 106

271 Carew Street
Springfield, Hampden County, Massachusetts 01104



VERIZON WIRELESS
51 ALDER STREET
MEDWAY, MA 02053

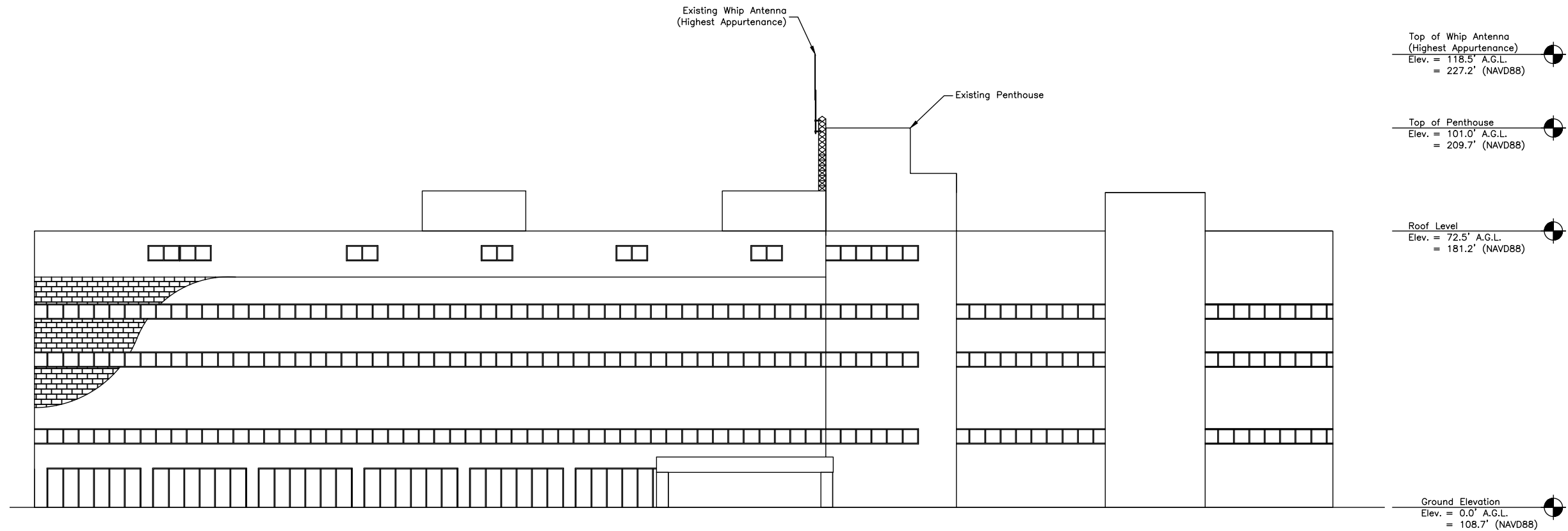
MERCY SPRING
HOSPITAL

BUILDING ELEVATION

0	01/15/26	FOR SUBMITTAL

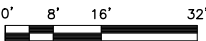


Dewberry Engineers Inc.
99 SUMMER STREET
SUITE 700
BOSTON, MA 02110
PHONE: 617.695.3400
FAX: 617.695.3310



SOUTHWEST ELEVATION

SCALE: 1/32"=1' FOR 11"x17"
1/16"=1' FOR 22"x34"



1

COORDINATES*:

N 42° 06' 55.11" (42.115308°)
W 72° 35' 34.22" (72.592839°)

GROUND ELEVATION*:

108.7' NAVD88

*PER SITE VISIT
(FROM MAIN ENTRANCE)

NOTES:

- SOME EXISTING INFORMATION NOT SHOWN FOR CLARITY.
- ELEVATION BASED ON SITE VISIT BY DEWBERRY ENGINEERS INC. ON 01/12/26
- A.G.L. = ABOVE GROUND LEVEL
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

DRAWN BY: TJC

REVIEWED BY: JCM

CHECKED BY: DAS

PROJECT NUMBER: 50121487

JOB NUMBER: 50191832

SITE ADDRESS:

271 CAREW STREET
SPRINGFIELD, MA 01104

SHEET TITLE

SOUTHWEST ELEVATION

SHEET NUMBER

ELEV—1

Project Overview

In-Building Projects

Connect into customer 1 sector DAS

POI: ADRF

DAS: SISO

Coverage: Hospital

VZW Design

Existing RF Source: MRO

Bands: 700 Add AWS

Circuit: Existing

Proposed Equipment

RIUs

- AWS/700

Decommission

- MROs
- Hybrid Combiner

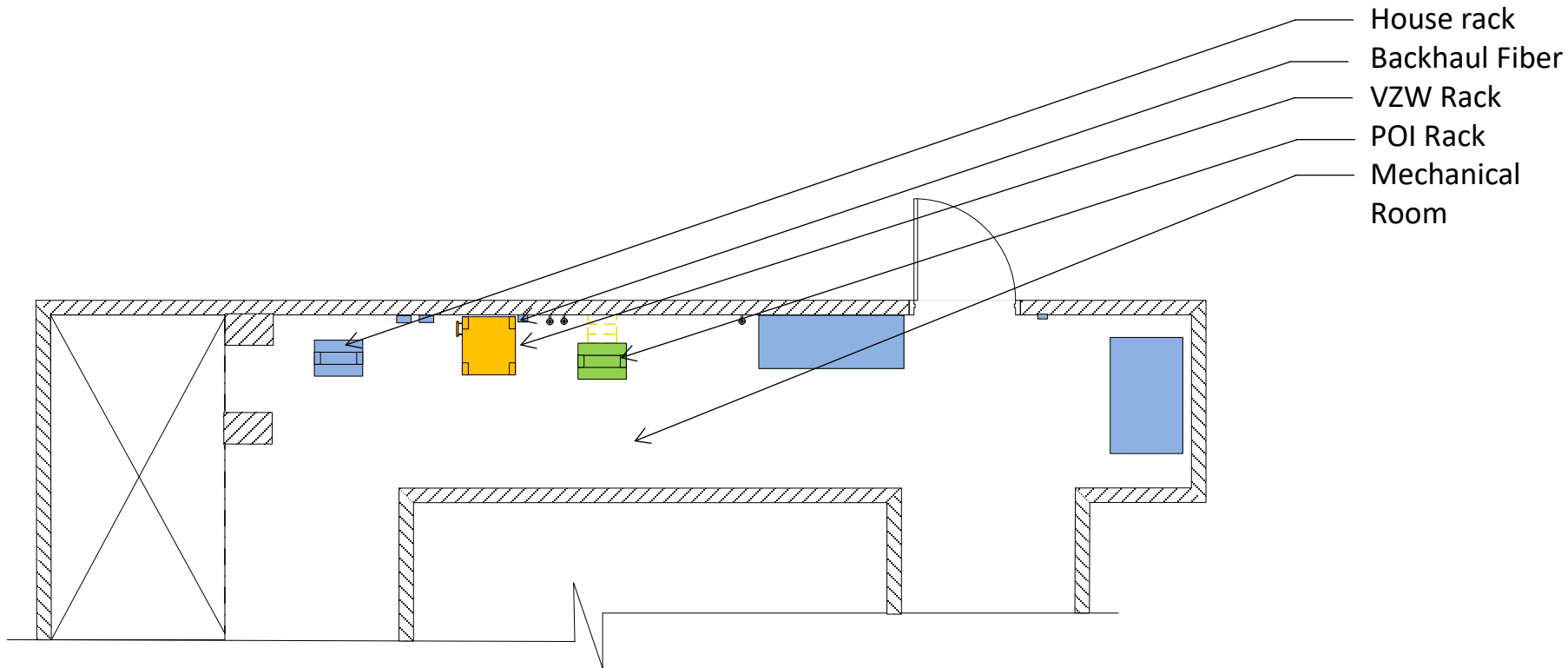
Design Sketch- BOM**In-Building Projects**

BOM Chart	Number	Comments
PDU	0	
RIU (DC Power) 700/AWS	1	VZW to provide
RIU (DC Power) 850/PCS	0	
IXR-e	0	
CDU30	0	
Dummy Loads	4	
Hybrid Combiners	0	
Breakers	1	5amp bullet breakers
Coax Jumpers	4 at 20ft	Coax from POI to RIU
Coax	0	
Fiber Jumper	1 at 1ft	RIU to CDU30
Power	DC	Infinity Power Plant
Miscellaneous		Power cables, lacing bars, labels, etc.

Design Sketch – 2nd Floor – Partial Plan Mechanical Space

Plan Not To Scale

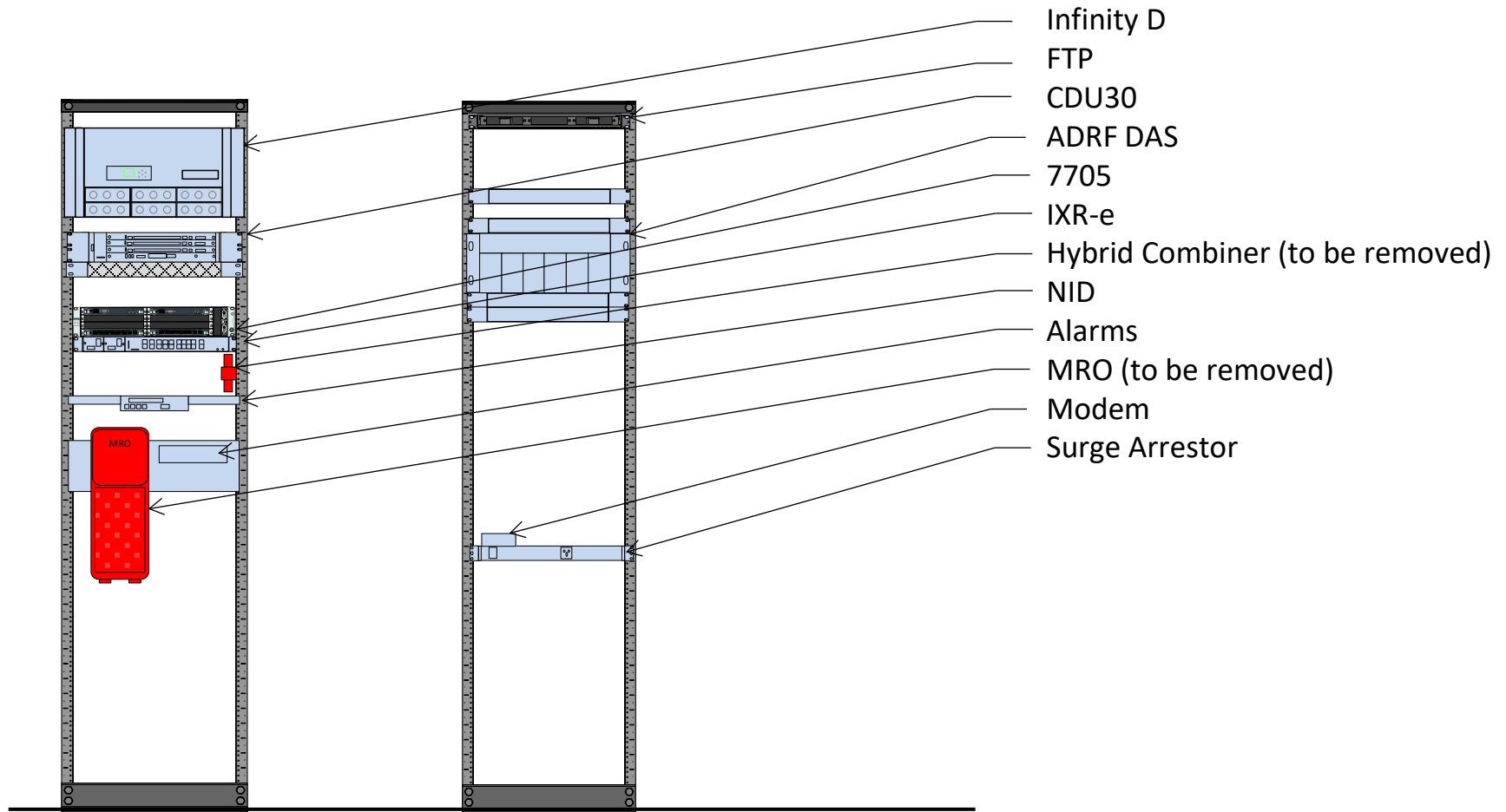
In-Building Projects



Design Sketch – Equipment Room – Existing Conditions

Plan Not To Scale

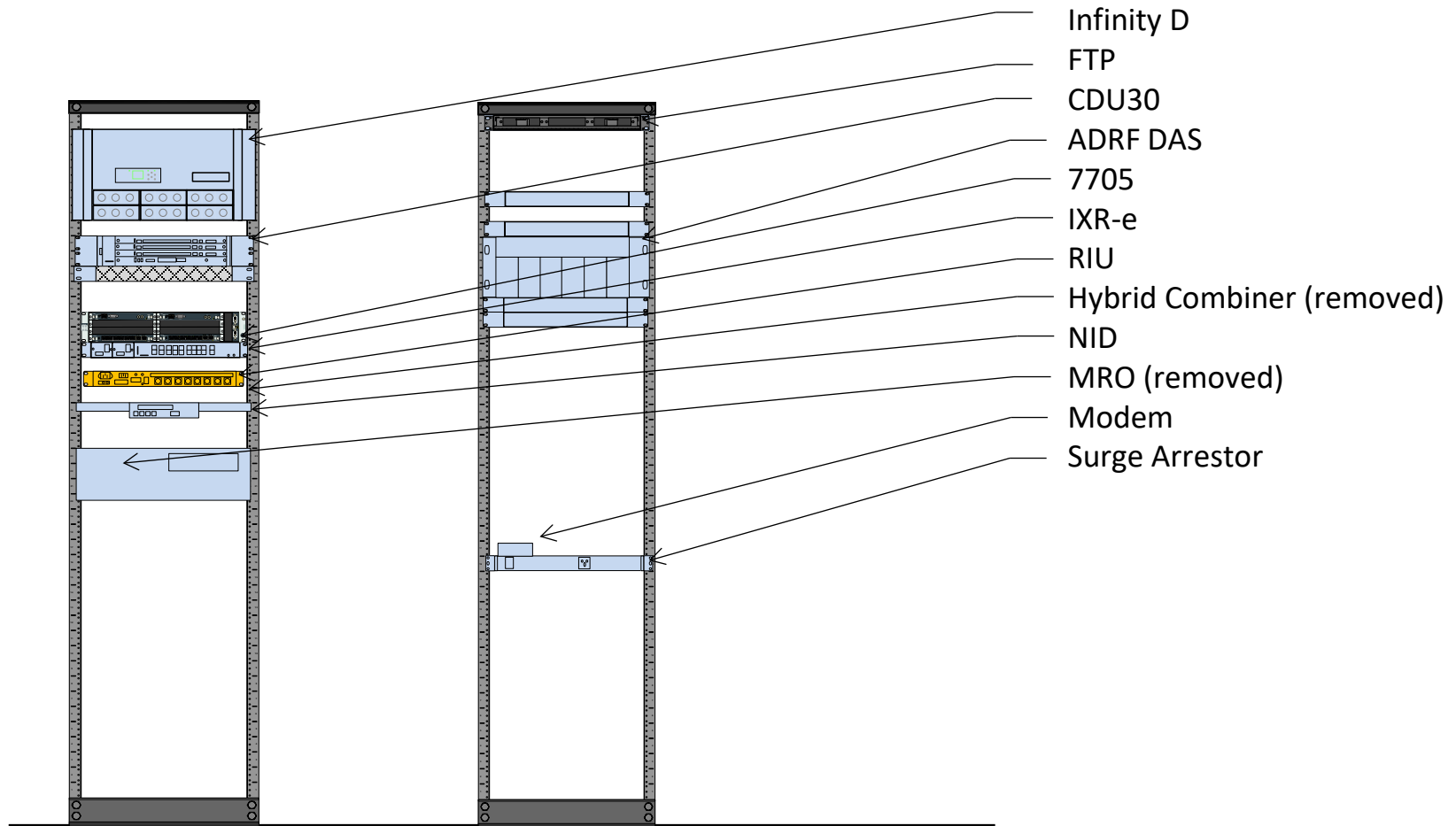
In-Building Projects



Design Sketch – Equipment Room – Proposed

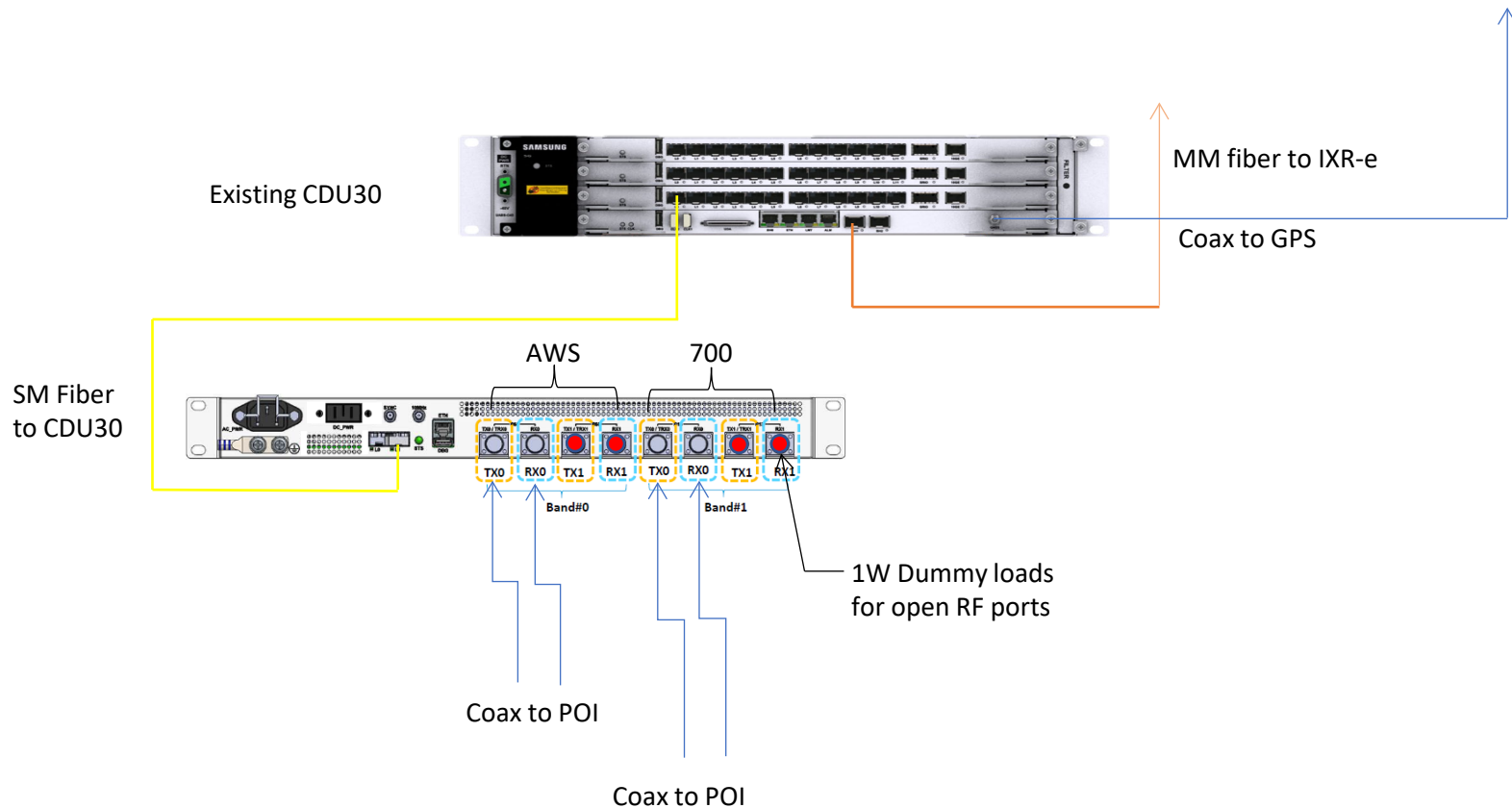
Plan Not To Scale

In-Building Projects



Design Sketch – Plumbing Diagram

In-Building Projects



Design Sketch – Photo Journal

Plan Not To Scale

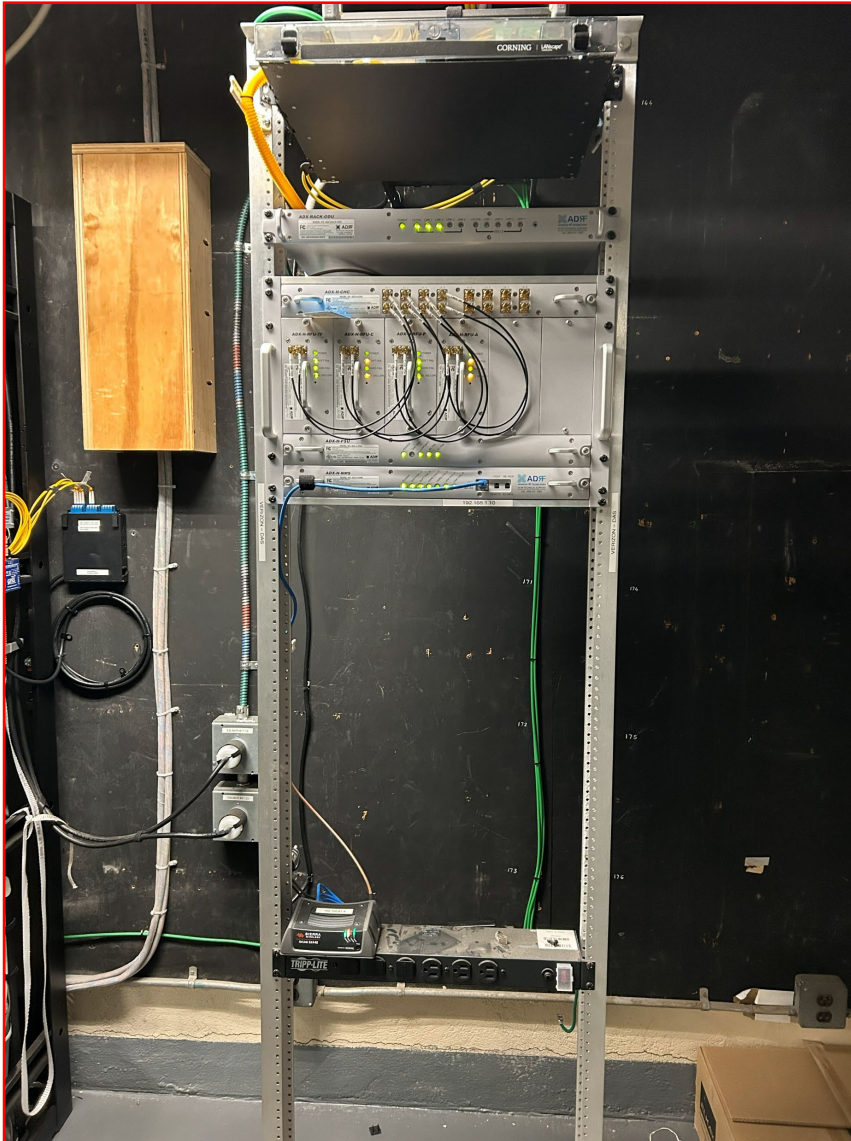
In-Building Projects



Design Sketch – Photo Journal

Plan Not To Scale

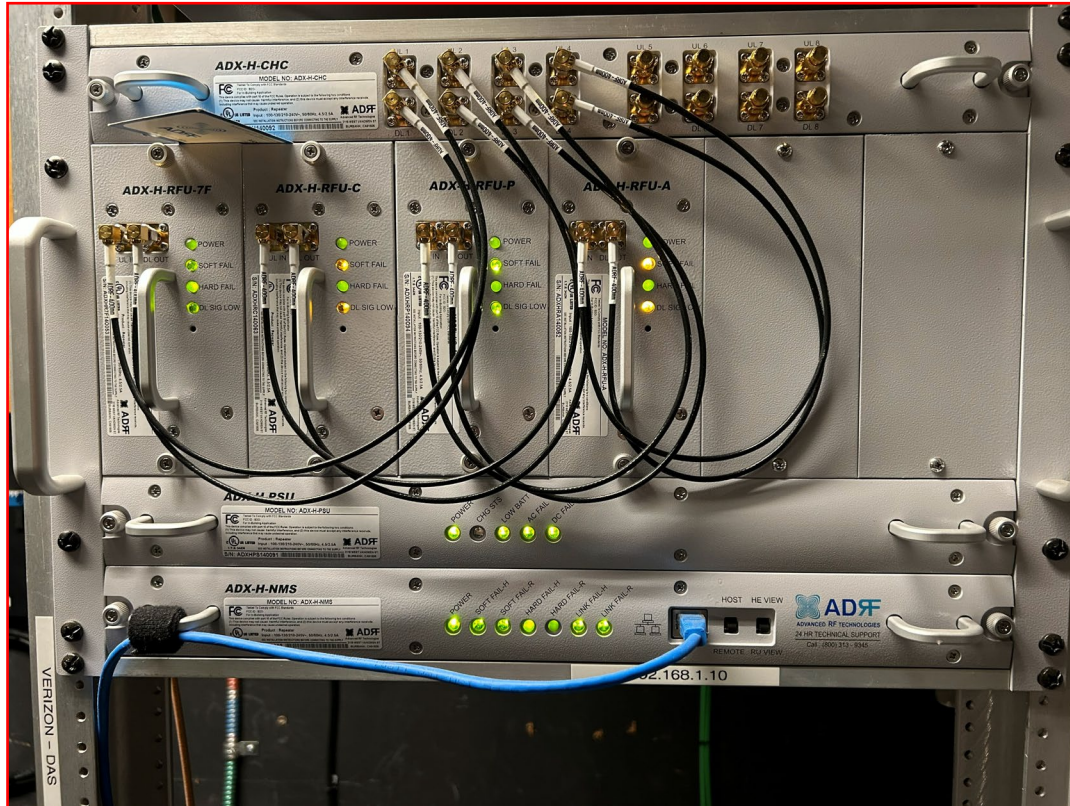
In-Building Projects



Design Sketch – Photo Journal

Plan Not To Scale

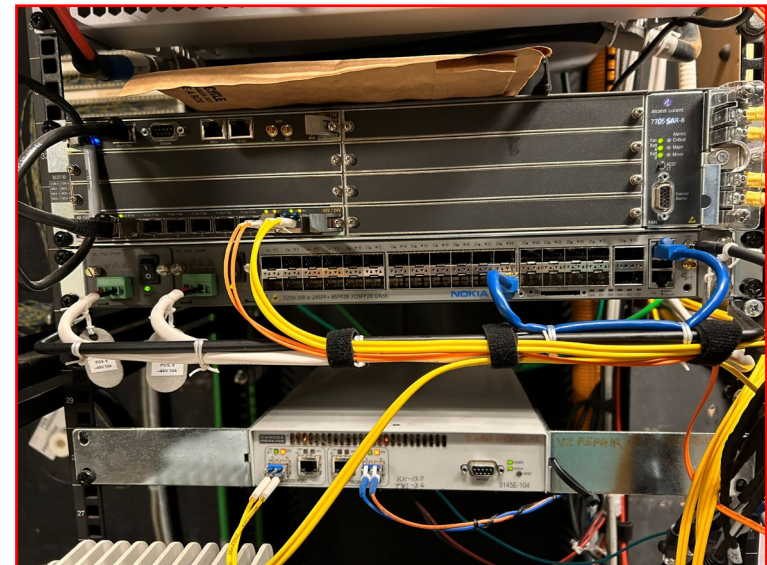
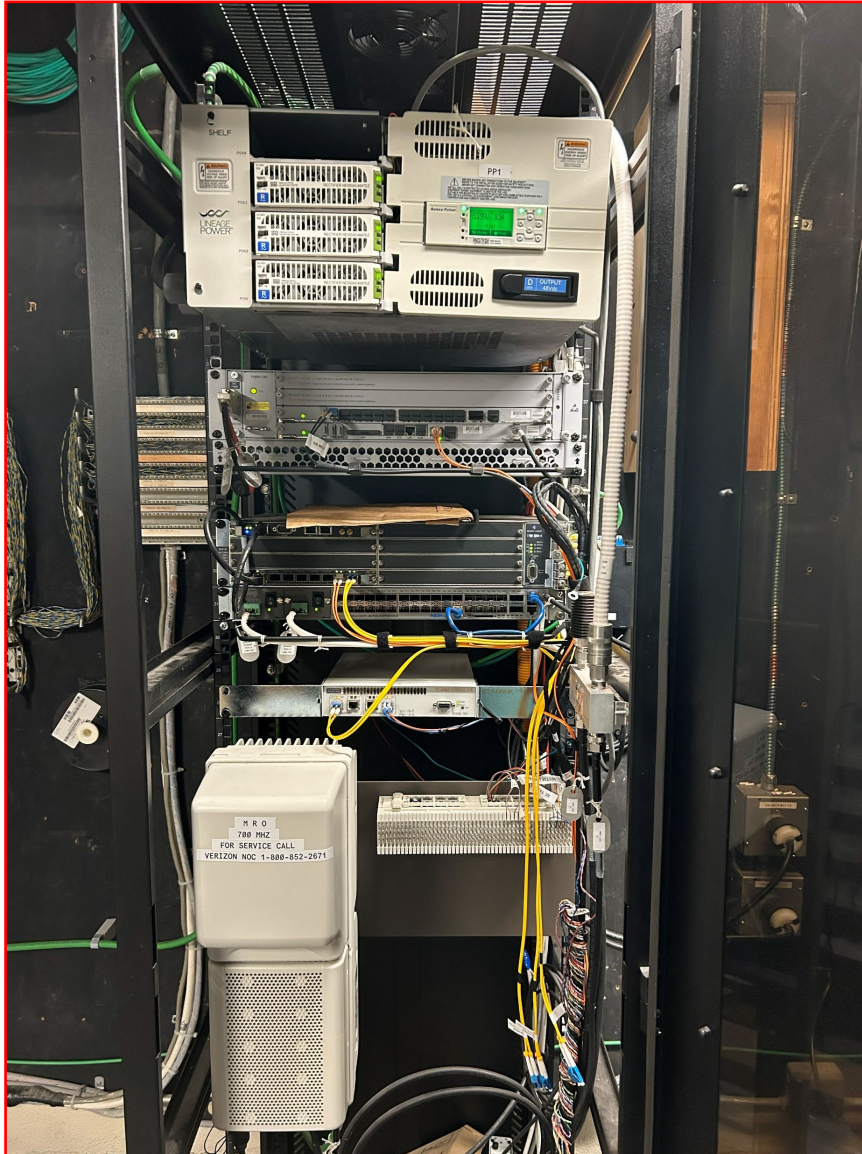
In-Building Projects



Design Sketch – Photo Journal

Plan Not To Scale

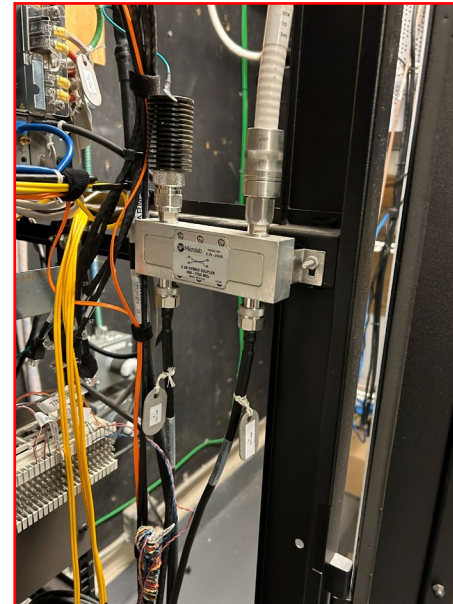
In-Building Projects



Design Sketch – Photo Journal

Plan Not To Scale

In-Building Projects



Project/Program Title: George Walter Vincent Smith
Exterior Preservation

Does the applicant own the property?: Yes

Request Amount: \$300,000

Brief Project/Program Summary

The Springfield Museums is requesting a Historic Preservation grant to preserve the exterior of the George Walter Vincent Smith Art Museum (GWVS), an Italian palazzo-style building constructed in 1896. Springfield's first museum and one of the oldest art museums in the country, this historic preservation project will focus on four components: repointing the mortar gaps between the brick siding, repairing and repainting the wooden window trims, replacing cracked terracotta roof tiles, and restoring the cracked balustrades. Each component of this project has been indicated in a recently completed Reserve Study as being at or near the end of its useful life. The successful preservation of these components will prevent further damage and decay, beautify the building, and protect its unique features for decades to come.



Anticipated Start and End Dates:

1/1/2027 – 12/31/2027

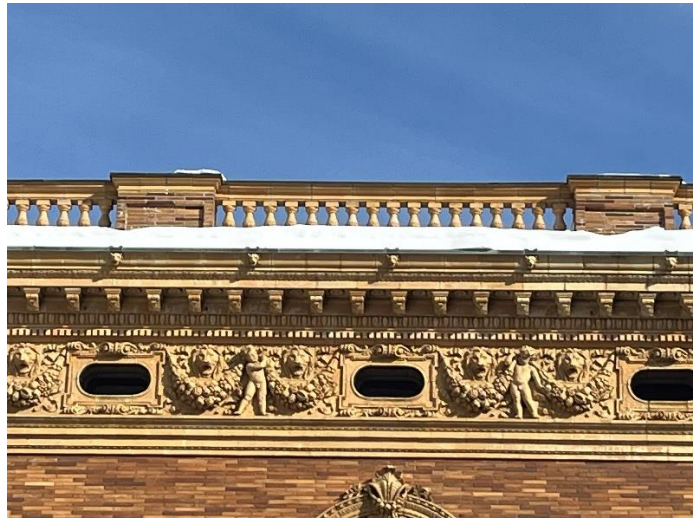
Contractor/Work Plan:

We have previous successful historic preservation experience, working with trusted vendors who have completed work on schedule and within budget. For the brick and stone balustrades we plan to work with **Atlantic Diversified Mason Contractors Inc**, for the roof tile replacement we plan to work with **Mahan Slate Roofing Co**, and for the repair and repainting of the window trims we plan to work with **Christopher Albrecht of Chris' Carpentry**.

Budget:

Item	Cost	Notes
Wood Window Trims (repair and repaint 50%)	\$112,000	Based on past work with Chris Albrecht
Brick Siding (repoint 20%)	\$84,000	Reserve Study Estimate
Terracotta Roof Tile (replace)	\$47,000	Reserve Study Estimate
Balustrades (restore)	\$57,000	Reserve Study Estimate
TOTAL	\$300,000	

Photographs:



Mortar gaps, cracked balustrades, and rooftop location of additional balustrades



Examples of window trims in need of repair and repainting.

From: [Rachel Hart](#)
To: [Strniste, Andrew](#)
Subject: [External] Letters of Support request from Springfield Museums
Date: Tuesday, February 17, 2026 3:39:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.jpg](#)
[image008.png](#)
[GWVS Applicaiton Info For LOS.pdf](#)
[DMFA Applicaiton Info Chestnut Doors For LOS Packet.pdf](#)

Hi Andrew,

I hope this email finds you doing well!

I am writing just now in hopes that you can help me in collecting project approval and letters of support for the Springfield Museum's CPA grant applications from the Historical Commission. Below are descriptions of the projects for which we are seeking support, and attached is additional information for each.

D'Amour Museum of Fine Arts, Chestnut Street Doors Replacement

The Springfield Museums is requesting a Historic Preservation grant to perform a replacement of two doorways on the Chestnut Street side of the DMFA building with in-kind steel sash doors that maintain the traditional aesthetic of the building while upgrading performance and efficiency to modern standards.

Since 2022, over 1.4 million dollars have been invested into the preservation of the D'Amour Museum of Fine Arts. This includes three awards from the CPC addressing the front door restoration and in-kind window replacements on three sides of the building. This also includes awards from Mass Cultural Council, Mass Development, and the Amelia Peabody Charitable Fund for a replacement of the roof. This request to replace two sets of large wooden double doors with steel, will continue the important work of sealing the building envelope for maximum energy efficiency and protection from weather.

George Walter Vincent Smith Museum, Exterior Preservation Project

The Springfield Museums is requesting a Historic Preservation grant to preserve the exterior of the George Walter Vincent Smith Art Museum (GWVS), an Italian palazzo-style building constructed in 1896. Springfield's first museum and one of the oldest art museums in the country, this historic preservation project will focus on four components: repointing the brick siding, repainting the wooden window trims, replacing the terracotta roof tiles, and restoring the balustrades. Currently, these features show mortar gaps between bricks, chipped paint on trims, and cracks on the roof tiles and stone balustrades. Each component of this project has been indicated in a recently completed Reserve Study as being at or near the end of its useful life. The successful preservation of these components will prevent further damage and decay, beautify the building, and protect its unique features for decades to come.

Please let me know of any next steps to help obtain your support. The application is

due on 2/26, but I can indicate the upcoming date of the meeting Springfield Museums is on the agenda for.

Thank you for all your help and support!
Rachel

Rachel Hart (she/her)

Grants Manager



21 Edwards Street

Springfield, MA 01103

413-314-6461

SpringfieldMuseums.org



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

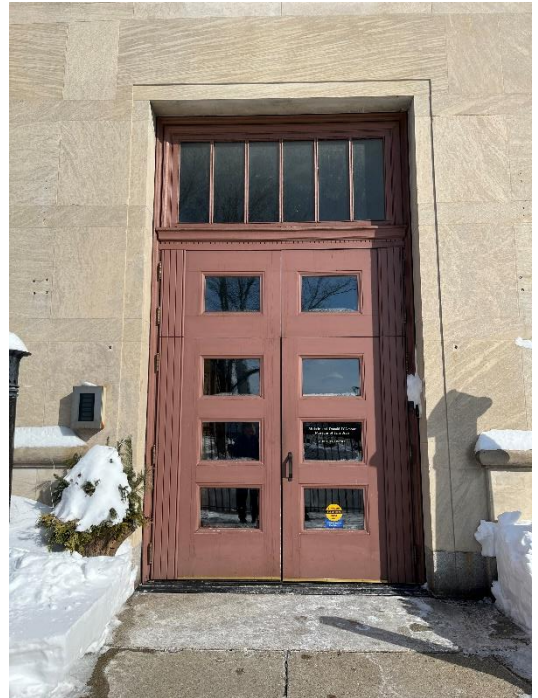
Project/Program Title:

D'Amour Museum of Fine Arts, Chestnut Street Doors

Does the applicant own the property?: Yes**Request Amount:** \$226,922**Brief Project/Program Summary**

The Springfield Museums is requesting a Historic Preservation grant to perform a replacement of two doorways on the Chestnut Street side of the DMFA building with in-kind steel sash doors that maintain the traditional aesthetic of the building while upgrading performance and efficiency to modern standards.

Since 2022, over 1.4 million dollars have been invested into the preservation of the D'Amour Museum of Fine Arts. This includes three awards from the CPC addressing the front door restoration and in-kind window replacements on three sides of the building. This also includes awards from Mass Cultural Council, Mass Development and the Amelia Peabody Charitable Fund for a replacement of the roof. This request to replace two sets of large wooden double doors with steel, will continue the important work of sealing the building envelope for maximum energy efficiency and protection from weather.

**Anticipated Start and End Dates:**

1/1/2027 – 12/31/2027

Contractor/Work Plan:

This will be our fourth major project working with **Chandler Architectural** and **Hope's Windows**. They have provided top-of-the-line work on schedule and on budget. We have included a copy of their drawings and proposal below.

Budget:**EXPENSE**

Item	Cost	Notes
In-Kind Steel Sash Replacement	\$217,422	Quote from Chadler/Hope's
Project Management (Staff Time)	\$9,500	10% of Facilities Director time
TOTAL	\$226,922	

INCOME

CPA (this request)	\$226,922	
--------------------	-----------	--

Photographs:



Two wooden doors on Chestnut Street to be replaced



1930's image of the Museum shows the doors are original



CHANDLER
Architectural Products, Inc.

Since 1954
Aluminum Windows
Architectural Metals
Aluminum Entrances

255 Interstate Drive
West Springfield, MA 01089
Tel: (413) 733-1111
Fax: (413) 737-6101

February 10, 2026

ATTN: Sean Mullett,

Subject: Museum of Fine Arts Chestnut Street Doors

We are submitting this Proposal in the Amount of \$217,422 for the Fine Arts Museum Chestnut Street Side Door Replacement. Please see Inclusions and Exclusions below for the complete scope of this proposal. If you have any questions, please do not hesitate to contact me. *Chandler reserves the right to increase the price after 30 days from date of proposal. Due to material and labor shortages as well as unknown market conditions, Chandler will not be held accountable for material inflation past a reasonable (3%) increase. All market increases in relation to below scope past 3% at time of material approval and release, Chandler reserves the right to update the proposal amount.*

Inclusion and Clarifications:

- Furnish and Install 2 New Hopes custom Steel 5000 series doors system to match existing to the best extent possible. Color to match previous phase.
- Furnish and install new 1" insulated glazing with Low- e coating into new framing system. To match previous phase
- 10 Year Manufacturer Warranty
- Shop Drawings and Engineering for our systems..
- Lifts/Equipment for our work.
- A Budget number of \$12,000 is included in this price for door hardware. Final pricing to be adjusted once additional hardware requirements are confirmed.

Quote Exclusions:

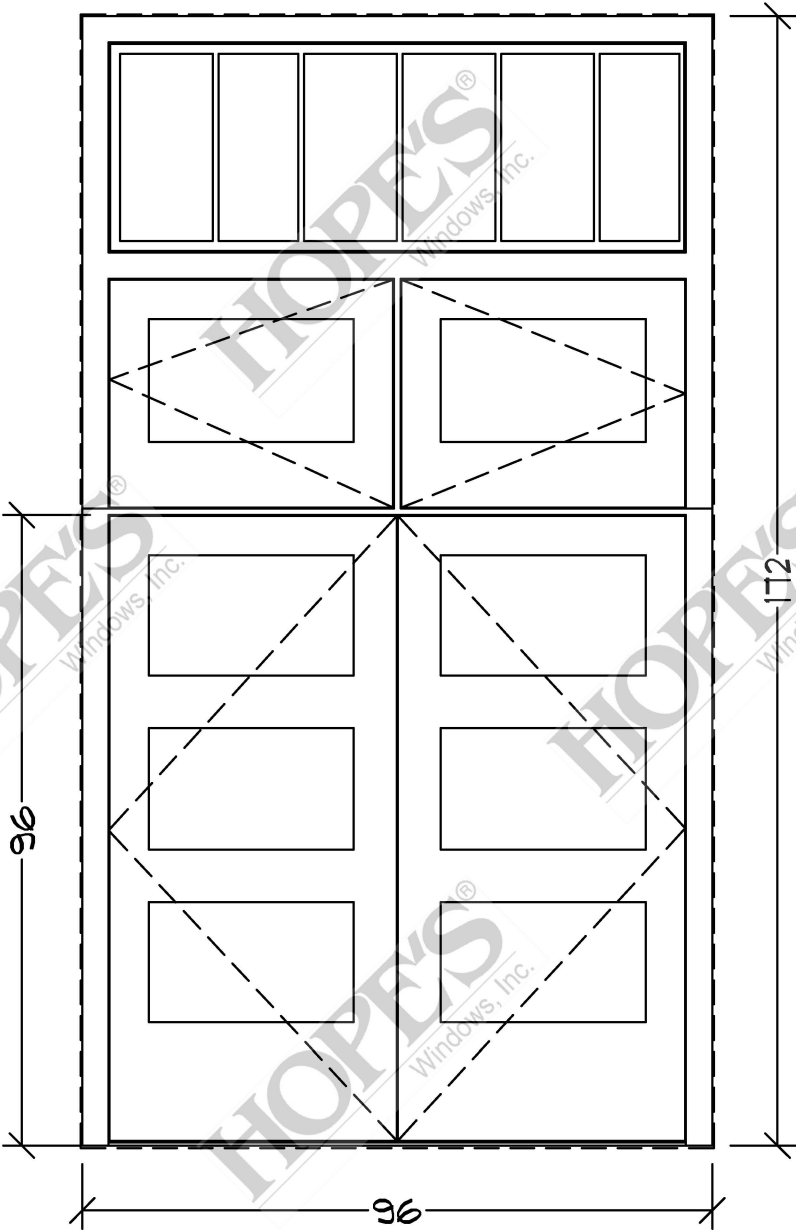
- Overtime/Weekend Work (Normal Shift Hrs included 7AM-3:30PM)
- **Demo/Abatementment**
- Temp Protection after Abatement/Demo until new windows are installed
- All other openings
- Tax (assume there is tax exemptions for the Museums)
- Testing
- Electrical work of any kind. Including disconnection/reconnecting/wiring of auto operators or panic devices.
- Any other Misc. Glass.
- Bond
- Building Permits

Sincerely,

Jeremy McLain
President

Chandler Architectural Products, Inc.

ESTIMATE NAME	EST. NO.	LOCATION	DATE (EST.)	PAGE NO.	SYMBOL KEY
SPRINGFIELD MUSEUM DOORS	(94198_101)	WEST SPRINGFIELD, MA	2-20-25 (KRL)	(PAGE 1 OF 1)	



2 REQ'D HOPE'S TYPE 'A'
 ARCHITECT'S TYPE 'A'



March 6, 2025

Hope's® Windows, Inc.

Proposal Exclusively for Chandler Architectural Products

Springfield Museum Doors - West Springfield, MA

Mr. McLain,

Thank you for considering Hope's Windows, Inc. custom crafted systems. Hope's proposes to furnish only the following material in accordance with attached elevations and scope outlined below, including freight to jobsite location (within continental USA). While we work diligently to assist with evaluating each unique product quoted for intended application the final responsibility of compliance to project scope, specifications and code shall be the responsibility of the buyer.

PROJECT INFORMATION

Project Name:	Springfield Museum Doors	Architect:	Chandler Architectural Products
Location:	West Springfield, MA	A/E Location:	West Springfield, MA
Category:	Commercial		
Contact:	Mr. Jeremy McLain	Representative:	BPT Architectural LLC
Customer:	Chandler Architectural Products		Mr. Christopher Pond
	255 Interstate Drive	Sales Manager:	Matthew P. Fuller
	West Springfield, MA 01089	Email:	mfuller@hopeswindows.com
Email:	j.mclain@cap-inc.net	Cell Phone	(716) 397-4504
Phone:	(413) 733-1111		

SCOPE OF WORK

Quantity	Function	Hope's Type	Architect Type	Product Series
2	Double Active Out-Swing Doors / Fixed Transom	A	A	5000 Series™ Doors and Transom with Old World Suite Inserts

TOTAL COUNTS

Count:	2	Total Openings	
Count:	2	Fixed Units	
Count:	2	Double Doors	
Count:	8	Total Swing Door Leaves	

5000 SERIES DOORS

DOOR HARDWARE CONSISTING OF THE FOLLOWING

	Hope's Component	Description
Door Frame:	5000 Series	Custom formed 12-gauge steel door frame
Door Leaf:	5000 Series	Custom formed 12-gauge steel door leaf
Door Pivots:	Butt Hinge by Hopes	Heavy duty ball bearing butt hinge by Hopes
Threshold:	ADA - Full Width (Bronze)	Solid bronze ADA threshold located below door and adjacent sidelites. Select from standard toned finishes
Kick Panel:	Flush - Full Width	Flush style steel kick panel located at door bottoms and adjacent sidelites
Door Notes:	Prep for Hardware by others	Prep for door hardware furnished and installed by others.

COMMON COMPONENTS

	Hope's Component	Description
Glazing Type:	Field Glazed by Others	Glass to be furnished and installed by customer
Glazing Bead:	Custom profile exterior glazing bead	Custom profile exterior glazing bead located at door leaves
Glazing Bead Ship:	Factory Fit & Attached	Glazing beads factory fit and attached to each glass lite
True Muntin:	Custom Hat Muntin	Custom hat muntins per the dimensions noted
SDL Profile Exterior:	#447 One55 Arrow (at transom)	Muntins may require some field trimming for proper fit and alignment prior to installation.
SDL Profile Interior:	#HW06 (at transom)	Muntins may require some field trimming for proper fit and alignment prior to installation.
Wind Load:	20 PSF	All muntins and mullions are designed to meeting noted allowable design pressure. Architect or engineer to confirm noted design pressure.
Glass Thickness:	1/2"	Frames and glazing beads designed to receive thickness noted
Perimeter Frame:	5000 Series Frame	5000 Series formed 12-gauge steel perimeter frame
Mullion Type:	5000 Impost	All mullions factory prepped and finished to match framing.

FINISHES / ADDITIONS / WARRANTY

	Hope's Component	Description
Finish:	<u>Power of 5 Finishing System</u>	
	1. <i>Cleaning: White metal chemical cleaning in accordance with SSPC-SP8.</i> 2. <i>Pretreatment: Post fabrication chemical cleaning.</i> 3. <i>Epoxy E-Coat primer or sweep blasting to condition substrate.</i> 4. <i>Epoxy powder primer compliant to ISO 12944-6 C5-M.</i> 5. <i>Acrylic polyurethane and /or polyester powder top coat (select from available standard colors).</i>	
Top Coat Type:	Standard Color HTC or PTC	Select from Hope's standard finishes within color charts provided. Consult Hope's for pricing on premium flat, metallic, or Artistic Expressions finishes
Hardware Finish:	Choose from 9 Standard	Select from standard finishes shown within Hope's Signature Collection Hardware Brochure. All hardware finishes are living finishes and expected to change with time.
Additions:	Anchor Clips, Shims	Custom formed steel anchor clips and perimeter plastic stackable setting shims supplied by Hope's
Additions:	Glazing Wedge, Tape, Poly	Glazing wedge, glazing tape, and poly ethylene backer rod supplied by Hope's
Warranty:	10 Year Limited	10-Year (non-transferrable) limited warranty

BID QUALIFICATIONS

1. Scope of Work: Hope's works diligently to evaluate products for each application. Final verification of compliance to project scope, specifications and code shall be the responsibility of the buyer. Receipt of approved drawings will validate the buyer has reviewed these items.
2. Shop Drawings/Engineering: Initial submittal and one revision is included. Additional submittal drawings (if requested) shall be billable as required. All openings have been designed to the indicated PSF design pressure.
3. Project Management / Approval: Hope's will assign a project manager upon receipt of order. The PM introduction letter will further define (for Hope's and customer) the critical milestone deadline dates required to maintain our manufacturing commitment.
4. Approval Allowance: Following initial shop drawing submittal, Hope's allows up to 90 days for completion of the process. (Hope's receipt of approved drawings for fabrication, including all applicable deposits, sizes, etc.). Should receipt of approval extend beyond (90) days, Hope's reserves the right to adjust contract price based on market fluctuations of material and labor.
5. Warranty: Warranty as noted above.

BID EXCLUSIONS

Special Exclusions	Decorative trim	Door Hardware	
Standard Exclusions	Structural Steel	Field Adjustments/Touch Up	Protection/Storage After Delivery
	Federal/State/Local Taxes	Unloading/Staging of Materials	Field Testing
	Sightline Construction	Mock-Up/Full Size Samples	Review of General Conditions
	Installation Materials Beyond Noted Herein	Continuous Fins	Flashing/Sills/Trim/Embeds
	Glass	Perimeter Caulking	Final Cleaning
	Field Measuring/Site Review	Door/window Hardware Beyond Noted Herein	Glazed-In Panels
	Installation/Glazing Labor	Deflection Channels	Anchor Screws
	Glazing Materials Beyond Noted Herein	Louvers	Code Compliance
	3rd Party Engineering Calcs of Any Kind	Impact Calcs	Seismic Calcs
	Bonds	Pressed Metal Trim	
	Warranty of Hardware Finish	Air/Water for Door w/o Factory Panning	

PRICING (All pricing is furnish only material, excluding taxes)

BASE PRICE: TOTAL PRICE \$

PAYMENT TERMS

25% down at time of order (shop drawings submitted upon receipt); 25% with approved shop drawings (required to start fabrication); 25% progress billing (60) days after release to fabrication (required prior to first shipment); progress billing of each subsequent shipment (net 30 days/invoice). No retainage or pay when paid will be accepted.

Written acceptance of this proposal shall constitute a valid and binding contract between the parties hereto, their heirs and assigns. Buyer hereby accepts the proposal and all terms and conditions stated on the last sheet of this proposal. This proposal is subject to acceptance within 30 days from date hereon. No changes are to be made to this proposal or any terms and conditions unless expressly agreed to, in writing, by Hope's Windows, Inc.

Buyer: _____

By: _____

Signature: _____

Title: _____

Date: _____

Hope's Windows, Inc.

By: Matthew P. Fuller

Signature: _____

Title: National Sales Manager

mfuller@hopeswindows.com

TERMS AND CONDITIONS

1. **PAYMENT.** The due dates for payments are as written on the face of this proposal. Accounts overdue more than 30 days will be subject to a service charge of 2% per month or the maximum allowed by law in the BUYER'S state of residence. This proposal is made subject to BUYER'S satisfactory credit rating in SELLER'S sole and absolute judgment. SELLER, at its option, can require payments be made via joint check. SELLER reserves the right to hold further shipments on any account past due until the account is current. Reasonable doubt of the BUYER'S financial responsibility such as material delay in payments or filing of liens by other trades during the course of the contract shall entitle SELLER to stop operations, decline shipments or stop any material in transit, without liability until BUYER has paid for the materials previously invoiced or has satisfied SELLER of his continued financial responsibility. Payment for materials stored at SELLER'S facility or at the jobsite will be Net 30 days after invoice. If rental storage space is required, the BUYER shall be responsible for payment of storage charges.
2. **SALES TAX.** SELLER is required to collect sales tax on products shipped to the states of New York, Massachusetts, Ohio, Indiana and Texas; unless a valid exemption certificate or resale certificate is on file. Unless specifically stated, Federal, state and/or local sales or use taxes are not included in this proposal.
3. **TIME LIMITATIONS.** Hope's Windows, Inc., price or prices and the conditions of this proposal are valid for 30 days from the date of the proposal. Hopes Windows Inc. reserves the right to adjust pricing at any time due to volatility of raw materials, labor/ overhead and freight.
4. **DELIVERY.** Delivery schedules are subject to factory conditions existing at time of receipt of final approved drawings and all applicable deposits. SELLER will not commence fabrication of any materials covered by this proposal until each of the following conditions are met:
 - a) A complete set of contract plans, drawings and specifications have been delivered to SELLER (if applicable).
 - b) All shop drawings submitted by SELLER have been finally approved by the authorities whose approval is required (in accordance with milestone dates outlined by SELLER).
 - c) SELLER has received all necessary information required for manufacturing including, but not limited to, answers to all unresolved design issues, finish paint selection, hardware schedules and finish, verified field dimensions, templates, sealant color or any information from other trades or suppliers which affect or are related to SELLER'S work or materials (in accordance with milestone dates outlined by SELLER).
 - d) SELLER has received the required deposit (as required) per the payment terms outlined within this proposal (in accordance with milestone dates outlined by SELLER).
 - e) SELLER has received written notification from BUYER to proceed with fabrication (in accordance with milestone dates outlined by SELLER).
 - f) All manufacturing lead times begin when all of the above has been satisfied.
5. **DAMAGES.** SELLER will not accept responsibility for delayed shipments and deliveries occasioned by strikes, fires, accidents, emergencies, acts of God, war, civil insurrection, delays of common carriers or delays in material supplied by other trades or suppliers or any other causes beyond control of SELLER. SELLER will not be liable for any liquidated, special, incidental or consequential damages or for any penalties whether direct or indirect. In no case shall SELLER'S tort or contractual liability to the BUYER exceed the contract price.
6. **BACKCHARGES.** SELLER will not accept any back-charges or claims for payment of work done by others unless such work has been authorized by SELLER in writing prior to its commencement. SELLER's liability for payment of any back-charges, when approved by SELLER, will be limited to BUYER's actual costs incurred. SELLER will not be responsible for BUYER's overhead, profit or general cost of business expenses on said back-charges.
7. **DISPUTES.** Any dispute arising under this agreement shall be under the jurisdiction and governed by the laws of the State of New York. The venue for any litigation under this agreement, if commenced by SELLER or BUYER, shall be in a court of competent jurisdiction in Chautauqua County in the State of New York. BUYER shall pay for SELLER'S attorney's fees, court costs, etc., in the event that SELLER hires an attorney to enforce any provision of this agreement. Notwithstanding the foregoing, SELLER has the option to file suit in the state in which the project is located to enforce any Mechanics Lien, Stop Notice, Payment Bond Claim, or any other claim involving the foregoing in which case local law shall apply to the claim and to the interpretation and enforcement of this agreement.
8. **FIELD SERVICE.** When SELLER is not responsible for the installation of its materials, attendance at the jobsite by its workmen for adjustment of sash, corrections of setting or installation, or any other reason, either during or after installation by others, is not included in this proposal and if requested by BUYER, will be considered an extra order and BUYER will be responsible to pay SELLER for its workmen's wages, travel and living expense incurred plus overhead and profit.
9. **SHOP DRAWINGS.** SELLER will provide shop drawings for approval by the Architect, Contractor, and any other involved parties whose authority is required for approval. It is the responsibility of the BUYER to coordinate all parties with approving authority to thoroughly review the shop drawings for accuracy, compliance with design intent, specifications and codes within the milestone deadlines provided by SELLER. The final approved shop drawings received by SELLER shall be deemed to be the correct interpretation of the work to be performed. SELLER will not be held liable for any perceived non-compliance to contractual bid documents should they differ from approved drawings accepted by BUYER.
10. **GLAZING AND INSTALLATION MATERIALS.** Unless otherwise stated on the face of this proposal, all anchors, clips, hardware and fittings including necessary screws, nuts and bolts for attachment to the windows are included. Glass, glazing materials, screws, shields, plugs or other fastenings to be attached to the building structure are not included in this proposal.
11. **GLAZING AND INSTALLATION.** Each set of approved shop drawings contains a glazing and installation manual which contains important information concerning these two areas and contains recommended minimum procedures to be followed. It is the installer's responsibility to properly install and the glazier's responsibility to properly glaze, in accordance with their respective specifications, all products provided by SELLER pursuant to this agreement. SELLER will not be held liable for any condition caused by or due to installation or glazing of its products, when done by others, that is not in accordance with the project specifications, approved shop drawings, information provided in the glazing and installation manual or acceptable industry standards. BUYER shall indemnify, defend and hold harmless the SELLER, its Engineers, consultants, employees and agents from and against all claims, damages, loss, liability or expense of any kind, including attorney's fees, related to improper or faulty installation, glazing, failure of glass, faulty building construction and improper use or maintenance of Hope's product(s).
12. **MAINTENANCE.** Seller will provide Buyer a pamphlet entitled Caring for your Steel Windows and Doors or Caring for your Steel Windows and Doors in Coastal Environments. Buyer shall be responsible for providing the pamphlet to Buyer's customer, the building owner. Seller is not responsible for and will not be held liable for any condition caused by Buyer's failure to transmit the maintenance pamphlet to its customer and/or the building owner's failure to follow the specified maintenance procedures. Buyer will defend, indemnify and hold Seller harmless against all claims, costs, damages and expenses related to Buyer's failure to provide the maintenance pamphlet to the building owner and/or building owner's failure to follow specified maintenance procedures.
13. **CONTRACT DOCUMENTS.** In the event of any conflict between the terms and conditions stated herein and the terms and conditions of any acceptance or agreement in which these terms may be made a part thereof or in the plans and specifications now or hereafter existing, the terms of this proposal and the terms and conditions herein stated shall govern. Any additional terms contained

in the acceptance of this offer shall be deemed a counter proposal and not incorporated into the contract unless expressly agreed to in writing by SELLER.

- 14. CHANGES.** Should any changes or modifications to the original project requirements arise or should BUYER request any changes to the work being performed under this proposal, SELLER reserves the right to require written approval from BUYER of said changes prior to performing the work or any work affected thereby. Said changes, when approved by SELLER and BUYER, will become a part of and be governed by the terms and conditions of this proposal.
- 15. CLAIMS.** Claims for errors cannot be considered unless made promptly upon receipt of goods. BUYER shall immediately inspect all material upon their arrival and, if found improper, short or damaged, shall immediately file a claim with the carrier and give written notice to SELLER within five (5) days from receipt of materials. SELLER shall have the option of repairing or replacing any such materials for which he might be responsible. Failure to give notice shall constitute waiver by BUYER of any claim on this account.
- 16. CANCELLATION.** Cancellation of this contract in part or its entirety, if desired by BUYER and approved in writing by SELLER, will obligate BUYER to provide payment for any work done by SELLER and for materials in process or already fabricated at the time of notice of cancellation. Said payment will include a portion of SELLER's full selling price including administrative, advertising, sales/marketing expenses, and lost profit associated with securing of the order. In any event, cancellation fee shall not be less than 10% of the full contract price.
- 17. LIEN RIGHTS.** SELLER retains all liens, stop notice and bond rights and does not waive or forego any such rights until SELLER is paid in full.

From: [Rachel Hart](#)
To: [Strniste, Andrew](#)
Subject: [External] Letters of Support request from Springfield Museums
Date: Tuesday, February 17, 2026 3:39:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image008.png](#)
[GWVS_Application Info For LOS.pdf](#)
[DMFA_Application Info Chestnut Doors For LOS Packet.pdf](#)

Hi Andrew,

I hope this email finds you doing well!

I am writing just now in hopes that you can help me in collecting project approval and letters of support for the Springfield Museum's CPA grant applications from the Historical Commission. Below are descriptions of the projects for which we are seeking support, and attached is additional information for each.

D'Amour Museum of Fine Arts, Chestnut Street Doors Replacement

The Springfield Museums is requesting a Historic Preservation grant to perform a replacement of two doorways on the Chestnut Street side of the DMFA building with in-kind steel sash doors that maintain the traditional aesthetic of the building while upgrading performance and efficiency to modern standards.

Since 2022, over 1.4 million dollars have been invested into the preservation of the D'Amour Museum of Fine Arts. This includes three awards from the CPC addressing the front door restoration and in-kind window replacements on three sides of the building. This also includes awards from Mass Cultural Council, Mass Development, and the Amelia Peabody Charitable Fund for a replacement of the roof. This request to replace two sets of large wooden double doors with steel, will continue the important work of sealing the building envelope for maximum energy efficiency and protection from weather.

George Walter Vincent Smith Museum, Exterior Preservation Project

The Springfield Museums is requesting a Historic Preservation grant to preserve the exterior of the George Walter Vincent Smith Art Museum (GWVS), an Italian palazzo-style building constructed in 1896. Springfield's first museum and one of the oldest art museums in the country, this historic preservation project will focus on four components: repointing the brick siding, repainting the wooden window trims, replacing the terracotta roof tiles, and restoring the balustrades. Currently, these features show mortar gaps between bricks, chipped paint on trims, and cracks on the roof tiles and stone balustrades. Each component of this project has been indicated in a recently completed Reserve Study as being at or near the end of its useful life. The successful preservation of these components will prevent further damage and decay, beautify the building, and protect its unique features for decades to come.

Please let me know of any next steps to help obtain your support. The application is

due on 2/26, but I can indicate the upcoming date of the meeting Springfield Museums is on the agenda for.

Thank you for all your help and support!
Rachel

Rachel Hart (she/her)

Grants Manager



21 Edwards Street

Springfield, MA 01103

413-314-6461

SpringfieldMuseums.org



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

Community Preservation Act Grant Application

52 Sumner Ave Historic Resource Rehabilitation



Picture Provided by Jeff Morgan

The Springfield Arts Ventures and Tree House Corp, LLC 52 Sumner Ave Historic Resource Rehabilitation CPA grant application focuses on maintaining this historic building. Ventures rents the building and need a grant to carry out needed stained glass window repairs. Ventures thanks CPA for the grant this past year on restoration of the windows. Our CPA grant funding request would enable stained glass window repairs before water unnecessarily enter the building through them. Additionally, the study for sprinklers will help to move to the next stage of installing the sprinklers. We talked to the Drama Studio because Encore Fire Protection would not provide a sprinkler quote until they conduct the study. Thus, an estimated quote is provided until we can receive the full quote. Ventures has contacted several companies, but so far none will continue to installation phase without an initial plan.

Table of Contents

Included within this application packet:

- Online Application
- Narrative
- Project Description
- Applicant Experience
- Budget & Quotes
 - Windows
 - Fire Sprinklers
- Fair Wage Compliance Certificate
- GIS Map & Property Card
- MACRIS Inventory
- Support Letter

Contact

Please reach out if you have any questions about our grant application:

Springfield Preservation Trust

c/o Angela Park, Executive Director

52 Sumner Ave

Springfield, MA 01108

[\(413\) 523-8100](tel:4135238100)

info@52Sumner.com

Narrative

52 Sumner Ave Stained Glass Window Restoration

Our proposal is to rehabilitate and restore **52 Sumner Ave** stained glass windows. Known as the Faith Congregational Church ([SPR.2038](#)). Built in 1912, it had been the long-time church that was listed for sale in late May of 2020. Thus, it sat vacant for nearly a year and half. Then Tree Houses Corp LLC bought the building in November of 2021. Then it went through a rehabilitation and Springfield Performing Arts Ventures started renting and maintaining the property since July of 2023.

SPAV is currently renting this building. Tree House Corp, LLC is the owner of the building also on this application.

Our CPA grant application is for external rehabilitation of the building, specifically:

- Windows
- Fire Sprinkler plan
- Install Fire Sprinklers

Our proposal meets 3 of the 6 CPC Historic Preservation priorities:

1. Building is deteriorated
2. Structure will not be renovated without CPA funding
3. Building is a landmark building (has significant historic, architectural or civic importance)

Our application is consistent with the priorities identified in the Community Preservation Plan. By rehabilitating this historic resource, Ventures would help preserve and enhance the essential historic character of a former church in the Forest Park Heights, while protecting a landmark resource that is currently deteriorated. This project would prevent a future water damage issue if the windows are not restored.

Project Description

52 Sumner Ave Stained Glass Window Restoration

Our project—52 Sumner Ave Window Restoration—falls under CPA’s Historic Resource category. The building is an individual listing on the State Register of Historic Places—see its attached MACRIS inventory (SPR. 2038).

This CPA grant application—for a budget of \$222,255 (100% of total project budget)—focuses on stabilizing the stained-glass windows. The windows if not restored could lead to a potential water damage issue.

CPA funding would enable us to:

1. Replace and insulate the stained-glass windows. Without this crucial installation water damage will occur in this historic now concert space but formally church parish house.

Rehabilitating this beautiful church in the Forest Park Height historic neighborhood is of utmost importance in preserving Springfield’s historic heritage.

Project Description

52 Sumner Ave Stained Glass Window Restoration and Sprinkler Plan to Installation

Our project—52 Sumner Ave Window Restoration—falls under CPA’s Historic Resource category. The building is an individual listing on the State Register of Historic Places—see its attached MACRIS inventory (SPR. 2038).

This CPA grant application—for a budget of \$274,571.00 (95% of total project budget)—focuses on stabilizing the stained-glass windows. The windows if not restored could lead to a potential water damage issue. 5% of the project is focused on making fire sprinkler plan.

CPA funding would enable us to:

1. Replace and insulate the stained-glass windows. Without this crucial installation water damage will occur in this historic now concert space but formally church parish house.
2. Currently the church does not have fire sprinklers and this study will help us move to the next stage of the project. The sprinkler plan then would lead to full quote on installation, which if the funds are received will move to the next stage. Fire sprinklers will help us protect the building.

Rehabilitating this beautiful church in the Forest Park Height historic neighborhood is of utmost importance in preserving Springfield’s historic heritage.



Stained Glass Resources, Inc.

DESIGN • FABRICATION • RESTORATION • CONSULTATION

April 28, 2023



Ms. Angela Park
Tree House C, LLC
52 Sumner Avenue
Springfield, MA 01108

Subject: Stained glass restoration

Dear Ms. Park:

As a result of my recent visit to the former Faith United Church, I have inspected the leaded glass windows in the church and parish house and prepared this proposal for their restoration.

The leaded glass windows in the former church are textured cathedral glass leaded up in a simple diamond pattern and are in poor condition. The lead comes that keep the individual pieces of glass in place is at the end of its service life as can be seen by the cracking that is beginning to occur across the leads. These windows have many mismatched replacement pieces that have been stopped in over the years as well as a number of cracked and broken pieces of glass. The windows have an accumulation of smut that has adhered to the interior of the glass.

The three large multi-lancet windows located in the Transepts and Choir Loft are set into stone or cast concrete frames that have been painted on the interior. On the interior there are areas where the paint is failing near the mortar joints. From the exterior the frames appear to be in serviceable condition but it may be prudent to have them inspected by a mason. The small tracery in the upper sections of the two Transept windows appear to be in fair condition. Although the lead is the same age as the larger rectangular sections below the small size of the tracery tend to age better than larger panels. These small panels are flat and intact and could be left for restoration at a later time although there is a risk of water infiltration during extreme rain events. The remaining leaded windows in the former church are set into either fixed wood frames or in operable wood casement frames. There is some interior paint failure at the sills of the wood framed windows that indicate water infiltration or wood deterioration. I was unable to determine the likely cause as the wood was not visibly rotted. There are single glazed steel ventilators in all but the casement windows. I found that many of these did not operate properly likely due to misalignment between the inner and outer frames or by an accretion of rust between the two frames. The fixed wood framed windows have plastic covers attached at the exterior. These appear to be in fair condition and are all intact.



The leaded glass windows in the former parish house are clear float glass leaded up in a simple diamond pattern set into double-hung sash and fixed transom sash. More than half of these windows had undergone restoration by complete releading in the not too distant past with all but a few individual sash panels being in very good condition. There are two of these that have pronounced bowing and buckling that have put the panels at risk of allowing water infiltration. The remaining unrestored windows' leads are in similar condition to the lead in the former church. Buckles are forming at the bottom of some of the lower sash panels. One double-hung window on the second floor (#H9 on the enclosed floor plan) is missing the leaded glass in the lower sash.

I propose the following work, as outlined in the enclosed Budget Quotations:

1. Restoration of the lead glass windows by complete releading per the enclosed "General Specifications for Restoration by Releading"
2. Repair, clean adjust and paint the single glazed steel ventilators to operable condition

You may want to consider having the optional releading work performed on the two Transept windows to bring all of the leaded glass to like new condition with the many decades of trouble free service this will provide. Pricing for this option as well as fabricating a new leaded glass panel for Window #H9 is shown in the enclosed budgets.

During the window removal process, we will also inspect each window frame thoroughly and advise you if any repairs are necessary. After the restoration is completed, your windows should have a trouble-free service life of another 90 to 100 years.

From the time the windows are removed to the time they are reinstalled they will be covered by our two million dollar Bailees Insurance Policy, for the property of others in our care and custody. We also carry full liability, property damage, completed operations and workmen's compensation insurance. Our lead abatement program for the protection of the employees and clients, on site and in the studio, involves protective safety wear, uniforms and extensive clean-up. We are extremely vigilant in making sure that the health and property of the client and workers are protected from lead exposure.

I would also like to highlight our full, written 20-year warranty on all stained glass materials and workmanship. We feel this is only reasonable when providing a service to restore a product that should last for another 90 to 100 years if the work is performed by skilled craftsmen, using high quality materials.

If you choose us for the work, you can be sure that you will have the most skilled craftsmen using the finest materials and equipment. All site and studio work is performed by stained glass professionals employed by Stained Glass Resources, Inc. The windows are transported to our studio in a 24' box truck, with special soft-ride suspension and specially designed loading compartments for the safety of the windows.



Ms. Angela Parks
4/28/23

Page 3

Once in our studio the windows are in a fully insured and safe environment protected by a state-of-the-art security system. Your windows will be restored with the utmost care and dedication by our craftsmen and women. Our specialties include a fully staffed glass conservation department to match any broken or missing pieces. We also operate a full-service custom carpentry facility to provide any wood frame repairs or replacements that may be required in any given project.

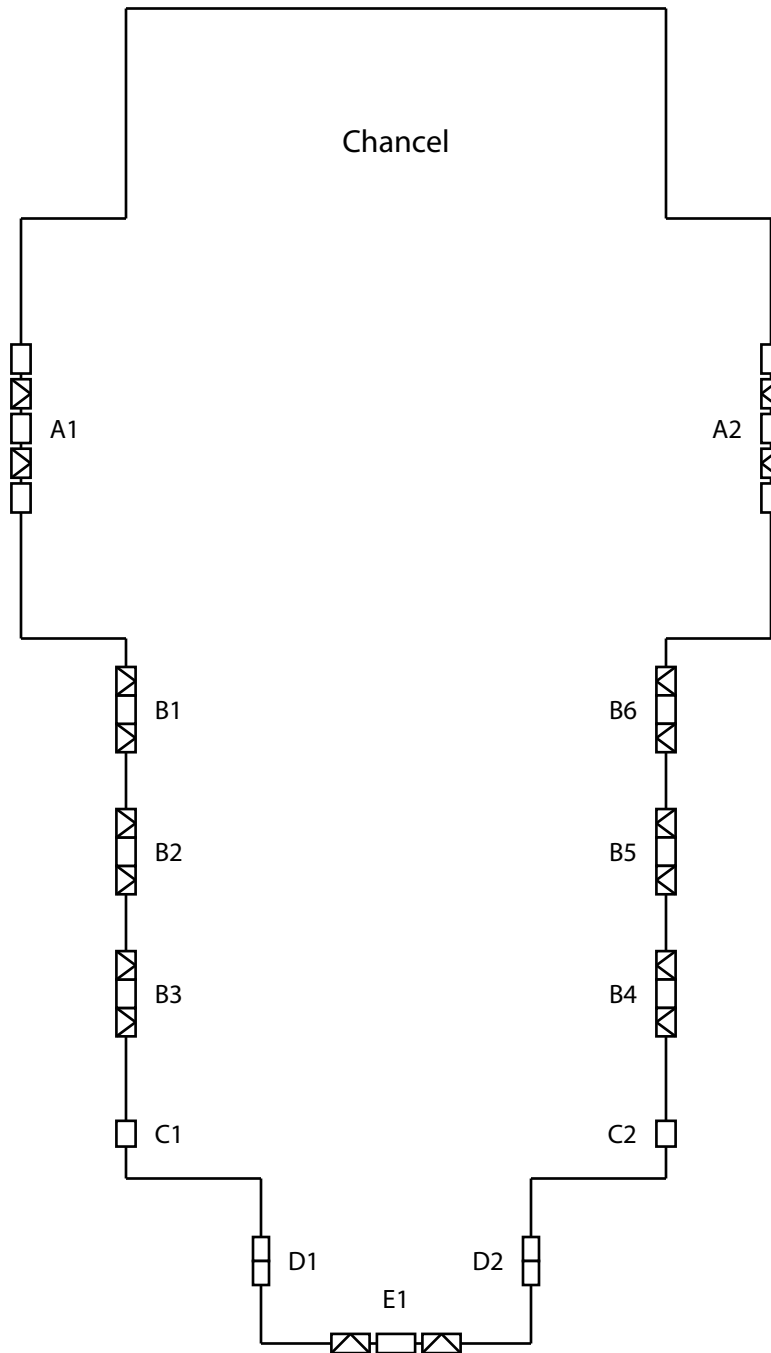
If possible, I would like to present this proposal in person, to answer any questions or concerns that you may have. Also, if you could visit our studio for a tour, it would be most educational. A studio tour would allow you to see stained glass restoration up close and in great detail, and would also help you understand its labor intensity, complexity and therefore, cost.

If you decide to have us perform the work, you will be provided the highest quality, delivered on time and for the price quoted. If you have any questions or would like to schedule a meeting or tour, please call me. I hope we have an opportunity to work together on this project.

Sincerely,

David P. Giovaninni
Restoration Consultant

Enclosures: Floor Plan – Church
Floor Plan – Parish House
Budget Quotation – former church
Budget Quotation – former parish house
Scaffolding Quotes (3 pages from Enterprise Scaffolding, Inc.)
General Specifications for Restoration by Releading



Stained Glass Resources, Inc.
 15 Commercial Drive
 Hampden, MA 01036
 ph: (800) 883-5052
 fax: (413) 566-2935



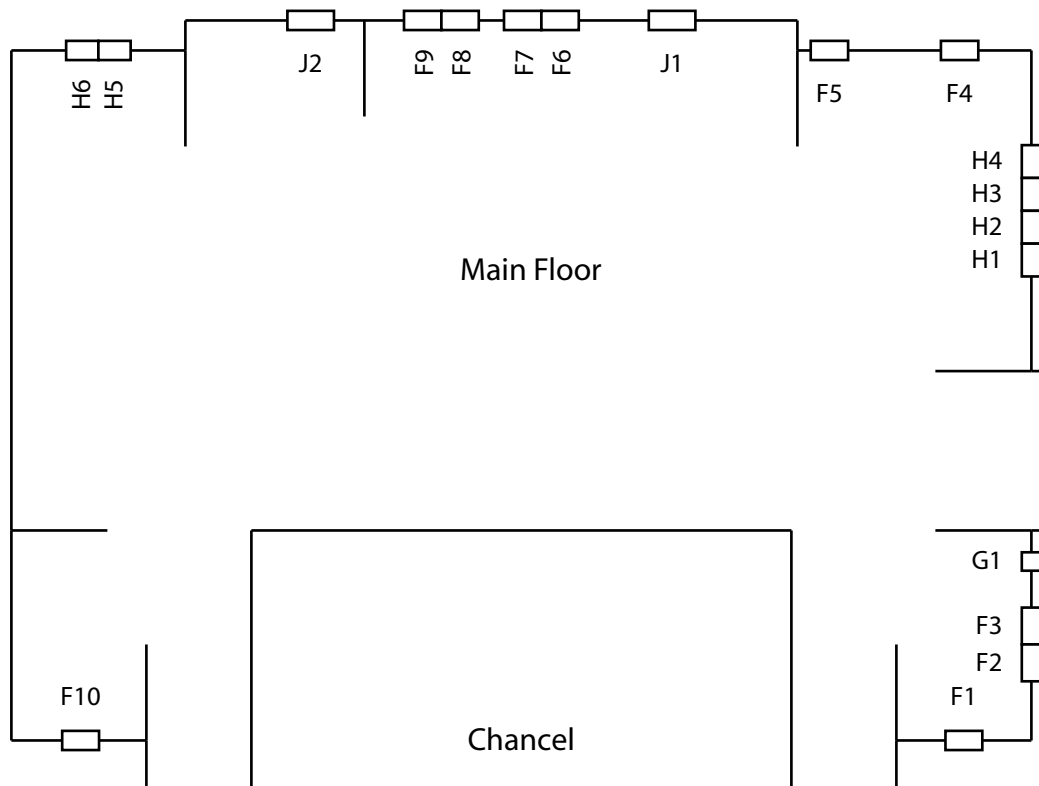
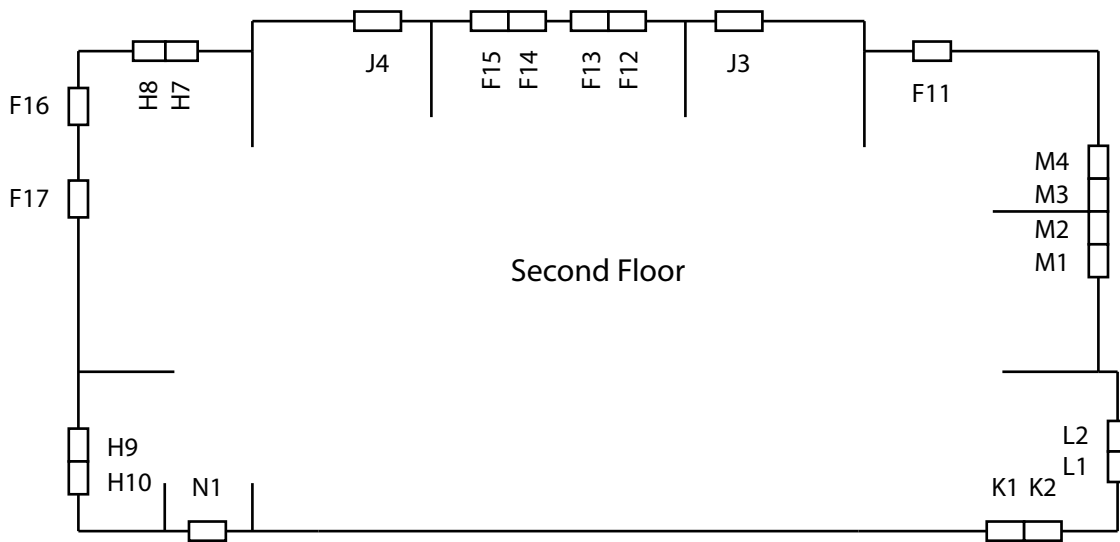
Tree House C, LLC
Springfield, MA

**Floor
 Plan -
 Church**

April 2023

Scale: Sketch

Page 1 of 2



Stained Glass Resources, Inc.
 15 Commercial Drive
 Hampden, MA 01036
 ph: (800) 883-5052
 fax: (413) 566-2935



Tree House C, LLC
Springfield, MA

April 2023

Scale: Sketch

Floor
 Plan -
 Parish House

Page 2 of 2



TREE HOUSE C, LLC
SPRINGFIELD, MA
BUDGET QUOTATION - Former Church
April 28, 2023

Restoration by Complete Releading (Per Enclosed "General Specifications for Restoration by Releading")

Windows #A1 & #A2 (five large sections below tracery)*.....	\$	19,200.00	ea.....	\$	38,400.00
Windows #B1 through #B6.....	\$	11,950.00	ea.....	\$	71,700.00
Windows #C1 & #C2.....	\$	2,250.00	ea.....	\$	4,500.00
Windows #D1 & #D2.....	\$	3,250.00	ea.....	\$	6,500.00
Window #E1 (including tracery)*.....				\$	32,900.00
				\$	154,000.00

Restoration of Single-Glazed Steel Ventilators

Windows #A1 & #A2 (two vents per window).....	\$	475.00	ea.....	\$	1,900.00
Windows #B1 through #B6 (two vents per window).....	\$	475.00	ea.....	\$	5,700.00
Window #E1 (two vents).....	\$	475.00	ea.....	\$	950.00
				\$	8,550.00

Erection and Dismantling of Pipe Scaffolding for Interior Access

Removal - Windows #A1 & #A2.....	\$	640.00	ea.....	\$	1,280.00
Installation - Windows #A1 & #A2.....	\$	640.00	ea.....	\$	1,280.00
Removal - Window #E1.....	\$	640.00	ea.....	\$	1,280.00
Installation - Window #E1.....	\$	640.00	ea.....	\$	1,280.00
				\$	5,120.00

TOTAL: \$ 167,670.00

Optional Work:

Restoration by Complete Releading

Windows #A1 & #A2 (tracery above five large sections)*.....	\$	32,000.00	ea.....	\$	64,000.00
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Clean Interior Surfaces of Leaded Glass Windows

Windows #A1 & #A2 (tracery above five large sections)*.....	\$	2,000.00	ea.....	\$	4,000.00
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***NOTE:**

Budget Quotation does not include the cost for Exterior Access of the work area. A quote from Enterprise Scaffolding, Inc. for Pipe Scaffolding is enclosed. Scaffolding should be contracted by owner to allow for use by other trades.





TREE HOUSE C, LLC
SPRINGFIELD, MA
BUDGET QUOTATION - Former Parish House
April 28, 2023

Restoration by Complete Releading (Per Enclosed "General Specifications for Restoration by Releading")

Windows #F1, #F2, #F3, #F10, #F14 (lower) & #F15 (upper).....	\$ 3,750.00 ea.....	\$ 18,750.00
Window #G1.....		\$ 1,250.00
Window #H9 (upper sash only).....		\$ 1,750.00
Window #H10.....		\$ 3,250.00
Windows #M1 through #M4.....	\$ 3,000.00 ea.....	\$ 12,000.00
Window #N1.....		\$ 2,500.00
TOTAL:		\$ 39,500.00

Optional Work:
Fabrication and Installation of New Leaded Glass Window

Window #H9 (lower sash only).....	\$ 2,625.00
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**ENTERPRISE
SCAFFOLDING, INC.**
Installation - Rental - Sales
Safely Elevating Your Workforce

Quotation # 3062
Phone: (860) 785-8744
Fax: (888) 453-5233
Address: 60 Belamose Avenue
Rocky Hill, CT 06067

Attn: David Giovaninni
Company: Stained Glass Resources, Inc.
Address: 15 Commercial Drive, Hampden, MA 01036

Date: 4/27/2023
Project : Tree House C, LLC - Transept Window (East Elevation)
Address: 52 Summer Ave., Springfield, MA

Scope of work:

Supply, install and remove scaffolding for the exterior of the stained glass window on the east elevation transept. Access to the window will be provided via fully planked work platforms installed on every scaffolding level. Stairs will be installed to access the work platform.

Dimensions:

Approx. 12' wide x 13' high (25' high above grade)

Scaffolding to include:

- * All scaffolding and accessories;
- * (2) Fully planked work platforms with toeboards;
- * (1) Stairway access;
- * Complete guard rail system;

Note: Enterprise Scaffolding will provide an OSHA compliant scaffolding system. Upon completion of the scaffolding installation and contractor approval, OSHA requires that you designate a competent person to inspect the scaffold for visible defects prior to each work shift and after any occurrence which could affect a scaffold's structural integrity.

Special Note:

Per OSHA, scaffolds can only be altered, erected, moved or dismantled under the supervision and direction of a competent person qualified in scaffold erection, moving, dismantling or alteration. Such activities shall be performed only by experienced and trained employees selected for such work by the competent person

Additional information:

Quote is based on Open Shop Labor Rates

Rental, Labor and Trucking Costs: \$4,580.00 (Tax exempt) for installation, dismantle, trucking and a 28 day rental period; \$13.00 per day after the 1st 28 day period

This quote is subject to all conditions set forth in Enterprise Scaffolding's Standard Terms and Conditions.

PAYMENT TERMS: NET 30, SUBJECT TO CREDIT APPROVAL

Note: Quote is valid for 90 days

Stained Glass Resources, Inc.

Enterprise Scaffolding, Inc.

Gerry Doncaster

(Accepted By) Signature and Date:

Gerry Doncaster

Thank you for giving us the opportunity to provide a quote

**ENTERPRISE
SCAFFOLDING, INC.**
Installation - Rental - Sales
Safely Elevating Your Workforce

Quotation # 3063
Phone: (860) 785-8744
Fax: (888) 453-5233
Address: 60 Belamose Avenue
Rocky Hill, CT 06067

Attn: David Giovaninni
Company: Stained Glass Resources, Inc.
Address: 15 Commercial Drive, Hampden, MA 01036

Date: 4/27/2023
Project : Tree House C, LLC - Transept Window (West Elevation)
Address: 52 Summer Ave., Springfield, MA

Scope of work:

Supply, install and remove scaffolding for the exterior of the stained glass window on the west elevation transept. Access to the window will be provided via fully planked work platforms installed on every scaffolding level. Stairs will be installed to access the work platform.

Dimensions:

Approx. 12' wide x 13' high (25' high above grade)

Scaffolding to include:

- * All scaffolding and accessories;
- * (2) Fully planked work platforms with toeboards;
- * (1) Stairway access;
- * Complete guard rail system;

Note: Enterprise Scaffolding will provide an OSHA compliant scaffolding system. Upon completion of the scaffolding installation and contractor approval, OSHA requires that you designate a competent person to inspect the scaffold for visible defects prior to each work shift and after any occurrence which could affect a scaffold's structural integrity.

Special Note:

Per OSHA, scaffolds can only be altered, erected, moved or dismantled under the supervision and direction of a competent person qualified in scaffold erection, moving, dismantling or alteration. Such activities shall be performed only by experienced and trained employees selected for such work by the competent person

Additional information:

Quote is based on Open Shop Labor Rates

Rental, Labor and Trucking Costs: \$4,580.00 (Tax exempt) for installation, dismantle, trucking and a 28 day rental period; \$13.00 per day after the 1st 28 day period

This quote is subject to all conditions set forth in Enterprise Scaffolding's Standard Terms and Conditions.

PAYMENT TERMS: NET 30, SUBJECT TO CREDIT APPROVAL

Note: Quote is valid for 90 days

Stained Glass Resources, Inc.

Enterprise Scaffolding, Inc.

Gerry Doncaster

(Accepted By) Signature and Date:

Gerry Doncaster

Thank you for giving us the opportunity to provide a quote

**ENTERPRISE
SCAFFOLDING, INC.**
Installation - Rental - Sales
Safely Elevating Your Workforce

Quotation # 3061
Phone: (860) 785-8744
Fax: (888) 453-5233
Address: 60 Belamose Avenue
Rocky Hill, CT 06067

Attn: David Giovaninni
Company: Stained Glass Resources, Inc.
Address: 15 Commercial Drive, Hampden, MA 01036

Date: 4/27/2023
Project : Tree House C, LLC - Tower Window (South Elevation)
Address: 52 Summer Ave., Springfield, MA

Scope of work:

Supply, install and remove scaffolding for the exterior of the stained glass window on the south elevation of the tower. Access to the window will be provided via fully planked work platforms installed on every scaffolding level. Pedestrian overhead protection will be installed above the entrance below the stained glass window.

Dimensions:

Approx. 10' wide x 11' high (28' high above steps)

Scaffolding to include:

- * All scaffolding and accessories;
- * (2) Fully planked work platforms with toeboards;
- * Pedestrian overhead protection above the doorway;
- * (1) Stairway access;
- * Complete guard rail system;

Note: Enterprise Scaffolding will provide an OSHA compliant scaffolding system. Upon completion of the scaffolding installation and contractor approval, OSHA requires that you designate a competent person to inspect the scaffold for visible defects prior to each work shift and after any occurrence which could affect a scaffold's structural integrity.

Special Note:

Per OSHA, scaffolds can only be altered, erected, moved or dismantled under the supervision and direction of a competent person qualified in scaffold erection, moving, dismantling or alteration. Such activities shall be performed only by experienced and trained employees selected for such work by the competent person

Additional information:

Quote is based on Open Shop Labor Rates

Rental, Labor and Trucking Costs: \$4,600.00 (Tax exempt) for installation, dismantle, trucking and a 28 day rental period; \$14.00 per day after the 1st 28 day period

This quote is subject to all conditions set forth in Enterprise Scaffolding's Standard Terms and Conditions.

PAYMENT TERMS: NET 30, SUBJECT TO CREDIT APPROVAL

Note: Quote is valid for 90 days

Stained Glass Resources, Inc.

Enterprise Scaffolding, Inc.

Gerry Doncaster

(Accepted By) Signature and Date:

Gerry Doncaster

Thank you for giving us the opportunity to provide a quote

Stained Glass Resources, Inc.

DESIGN • FABRICATION • RESTORATION • CONSULTATION

GENERAL SPECIFICATIONS FOR RESTORATION BY RELEADING©

These are the minimum specifications that apply to all restoration by releading projects. Many projects require additional specifications in the form of an addendum to suit their unique qualities and conditions.

I. SURVEY, FINDINGS, AND SCHEDULING

A survey of each window is conducted, and “working photos” are taken for the use of the site foreman in preparation for scheduling and determining equipment requirements. An approximate timetable is drawn up based on real calendar time noting removal and delivery dates for the purpose of coordinating schedules at the client's facility.

II. PHOTO-HISTORICAL DATA

Detailed photographs will be taken to insure exact reproduction during the restoration process. Prints of these photographs can be made for historical records of the church. A set will be kept on file at our company to assist replication in the event of total loss through disaster or fire, etc.

III. WINDOW REMOVAL

The original retaining system, whether it be wood, metal, or putty is carefully removed. The support bars are then removed, any tacks or fasteners are removed from the outside border lead, and the window is gently dislodged from its bedding. The window opening is cleaned of all bedding and foreign material in order to expose the frame completely. Finally, exacting window opening measurements and templates are taken.

IV. COVERING THE WINDOW OPENING

After removal of the windows, the opening is covered. If there is existing protective glazing, it may be covered with light brown opaque craft paper to lessen the intrusion of sunlight. If there is no existing protective glazing, then the opening is covered using ¼” thick mahogany luan. The luan is installed into the same location from which the stained glass was removed, held in place with wood retainers, and caulked to insure that there will be no water leakage.

V. TRANSPORT OF WINDOWS

The windows are transported in our trucks. The interior of these vehicles has been specially designed for maximum job site efficiency and optimal safe transport of the windows. In addition, sheets of closed cell plastic foam are utilized as packing material. Our insurance covers goods in our care and custody during transport.

VI. RECEIVING PROCEDURES

In the studio, each window is individually inspected on a vertical light table for the purpose of making notations and decisions with regard to glass repair and replacement, as well as lead size and profiles. After this evaluation, the windows are carefully stored according to labeling / numbering in the order in which they are to be restored.

VII. RUBBINGS

A rubbing is taken of each window to create a paper pattern (cartoon) which will be used when the window is releaded. The rubbing duplicates the lead-line patterns exactly and insures that the window will be rebuilt as per the original.

VIII. CLEANING

All non-paint-sensitive windows are cleaned by immersion in warm water and mild detergent. This removes all residues of dust, soot, etc. The window is then removed from the solution and flushed with water to remove any residue.

IX. DISASSEMBLY PROCESS

The disassembly process involves the use of a lead snip. This tool is used to clip the lead in different areas especially at the solder joints, thus allowing the worker to pull the lead away from the glass and gently wiggle the glass out of its position in the lead channel. The glass is put on a labeled work board and stored horizontally until ready for releading.



X. REPLACEMENT OF BROKEN GLASS

A multitude of opinions and methods exist on dealing with broken glass. The following represents our basic approach when dealing with *non-historic* projects. With regard to broken “colored” glass, if a matching color is available, a new piece is cut to replace the original. If a matching color is not available, the glass is edge foiled or edge glued. With regard to broken “painted” or “stained” pieces, if the break is clean and single, edge foiling or edge gluing is used. If the piece has a multitude of cracks and breaks, then reproduction and replacement is recommended.

XI. RELEADING

The window is then reassembled with completely new lead, using the same size and profile lead came as was in the original window. If in previous evaluation of the window it was determined that the size of lead originally used was inadequate and contributed to its deterioration, it is recommended that a more substantial profile lead be used. After the window has been releaded and sized, it is soldered on both sides, using a 60/40 tin/lead alloy solder. The window is then cleaned to remove all flux residue.

XII. CEMENTING PROCESS

Cementing is the process by which a grout-like material is inserted under the lip of the lead to take up the space between the glass and the lead. Our cementing process involves treating both sides of the leaded glass panel in this way for maximum penetration.

XIII. WIRE TIE INSTALLATION

Wire ties are an integral part of the vertical support system of the window. The wire we use is 14 gauge tin-plated copper. This is superior to the traditional 18 gauge bare copper, which oxidizes, erodes, and becomes brittle in a much shorter period of time. The wire tie is fastened by embedding it into a molten solder joint.

XIV. FINAL CLEANING AND INSPECTION

Every window undergoes a final cleaning and inspection process on the vertical light table, and is then packed and stored for transport.

XV. STRUCTURAL SUPPORT SYSTEM

Any support bars or T-bars that are bent, damaged or of insufficient gauge are replaced. They are cleaned to remove corrosion and are painted with a rust-inhibiting paint. This insures the strength and integrity of the original support system.

XVI. REINSTALLATION

Reinstallation is accomplished in much the same fashion as was the original installation. If the windows are in metal frames, they are reinstalled as per original. If they are in wood frames, they are reinstalled with their original wood retaining molding or original-type tacks and sash putty. Any improvements that can be made on the original installation will be brought to the client's attention and implemented if they wish. After installation, the windows undergo a final “in situ” cleaning and inspection.

XVII. INSURANCE

We are fully insured. A Certificate of Insurance can be issued upon request. Our base insurance policy for liability is in the sum of \$2,000,000 and can be increased if the client wishes. Our Workman's Compensation insurance is per Massachusetts and Pennsylvania State Laws. We do carry Bailee's Form Insurance coverage. This insurance provides specifically for the client's property in our care and custody. The limits of this policy may be increased at the client's request. Additional premium charges resulting from policy adjustments will be billed to the client.

XVIII. GUARANTEE

All work is guaranteed against defects in material and workmanship for a period of twenty (20) years from the date of completion.





55 Jackson Street
Holyoke, MA 01040

MA License # SC 145974
CT License # FRP 0041132-F1

December 22, 2025

Springfield Performing Arts Ventures, Inc.
52 Sumner Avenue
Springfield, MA 01108
Phone: (413) 523-8100
Email: angelampark@yahoo.com

Re: 52 Sumner Avenue (Design) – Springfield, MA

Subject: Fire Sprinkler System Installation (Design Only)

Dear Angela,

Encore is pleased to present you with a proposal of **Fifteen Thousand Nine Hundred Sixty Dollars (\$15,960.00)** to perform the following scope of work at the above-mentioned property:

Our proposal is based on the following scope of work:

1. Engineering services (drawings, calculations & narrative) for the fire sprinkler system installation - for Encore installation use only. Will provide quotes for installation upon completion of design and breakout by phases as discussed.

Exclusions are as follows (unless otherwise noted):

Material or Field Labor (this is design/engineering scope only)
Permits Fees

Indemnity

Each party (the "Indemnifying Party") agrees to indemnify and hold harmless the other party and its officers, directors and employees, from and against any and all third party damages, liabilities, actions, causes of action, suits, claims, demands, losses, costs and expenses finally awarded by a court of competent jurisdiction for injury to or death of persons or damage to property ("Claims") arising out of the Agreement, but only to the extent that such Claims are caused by the negligence or willful misconduct of the Indemnifying Party or its employees, agents, representatives or contractors. The party seeking indemnification under this Agreement (the "Indemnified Party") shall provide prompt written notice of, and furnish a copy of written communications relating to, any third party Claim covered hereunder to the Indemnifying Party. The Indemnifying Party shall have the right to assume exclusive control of the defense or settlement of, or other efforts to resolve such Claim. The Indemnified Party agrees to cooperate reasonably with the Indemnifying Party in connection with the performance by the Indemnifying Party of its obligations under this Agreement. The Indemnified Party may engage counsel of its own choosing, at its own cost and expense. The Indemnifying Party shall not be obligated to indemnify the Indemnified Party under this Agreement with regard to any settlement or compromise made without the Indemnifying Party's prior written consent.

Limitation of Liability

To the extent permitted by law, the aggregate liability of Seller to Customer, whether in contract, tort (including negligence) or otherwise, will be limited to amount of payments received by Seller from Customer under the Agreement. The foregoing does not limit the liability of Seller for any injury to, or death of a person, caused by the gross negligence of Seller.



Corp: 1-800-966-0000 • Loc 11 Tel: 413-668-9100

ServiceLocation11@encorefireprotection.com

Page | 1



Project Delays

A party will not be in breach of this contract or be liable to the other party if it fails to perform or delays the performance of an obligation as a result of an event beyond its reasonable control including, but not limited to, strikes, industrial disputes, fire, flood, act of God, war, insurrection, vandalism, sabotage, invasion, riot, national emergency, piracy, hijack, acts of terrorism, embargoes or restraints, extreme weather or traffic conditions, temporary closure of roads, legislation, regulation, order or other act of any government or governmental agency.

Notwithstanding anything else in this Agreement, neither party shall be liable for any indirect, liquidated, consequential, special or economic loss, cost liability, damage or expenses howsoever arising.

Extra charges may be applied due to failure to coordinate necessary parties involved, completing scheduled alarm/utility company shutdowns, etc. Any damaged piping or sprinkler components caused by others during installation will be repaired on a time and material bases at an extra charge.

Progress payments will be made for the work to be performed according to the following schedule:

- A. A deposit of 25% to be returned with signed proposal**
- B. Monthly progress billings**
- C. Final payment is due with 30 days of completion**

Due to the uncertainty of material prices we will be unable to honor this quotation after (21) days. Payment is due in full within (30) days upon invoice. Any payments not timely made will bear interest at the rate on **18%** per annum.

Pricing Adjustments Due to External Factors

We strive to maintain stable pricing; however, our prices are subject to change due to unforeseen external factors beyond our control. These may include, but are not limited to, government-imposed tariffs, changes in import/export duties, significant supply chain disruptions, or other material adverse events.

In the event such circumstances lead to increased costs, we reserve the right to adjust pricing accordingly.

We thank you for the opportunity to quote and hope we may be of further service to you on this project. If you are in acceptance of these terms, please indicate so by signing below and return this document to our office as soon as possible so we may initiate material ordering and scheduling.



If you have any questions or concerns, please feel free to contact me at: 413-668-9100 or by email at: thanechak@encorefireprotection.com

Sincerely,

Terry J. Hanechak

Terry Hanechak
Chief Estimator

By signing below, I agreed to above terms and conditions of this proposal.

Project: 52 Sumner Avenue (Design) – Springfield, MA

AGREED:

CUSTOMER: Springfield Performing Arts Ventures, Inc.

SELLER: Encore Fire Protection

By: _____

By: _____

Printed Name: _____

Printed Name _____

Date: _____

Date: _____



Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, **Historic Resource**, Open Space & Recreation. You may skip a question if it does not apply to your project. ***IMPORTANT*** If you click on any links in this application, you must use the back arrow to return to this application or you will lose your work. Be sure to save your application.

INTRODUCTION

Please read the [instruction and information pages on the CPC website](#) before proceeding with this application. Options to save and finish the application later are found at the bottom of this application.

Helpful additional resource links can be found on the [Home page https://www.springfield-ma.gov/finance/community-preservation](https://www.springfield-ma.gov/finance/community-preservation)

Review the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. Questions about this form or to receive a paper application, please call 413-530-1268 or by email cpc@springfieldcityhall.com

Applicant :*(required) Non-Profit Organization

Neighborhood where the project is proposed* (required): Forest Park Heights

Grant Request Amount* (required):

Location of proposed project: 52 Sumner Ave, Springfield, MA 01108

Name of Organization or Individual: Springfield Performing Arts Ventures

Project/Program Title: 52 Sumner Ave Glass Window Historic Resource Rehabilitation and Sprinkler Project

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear. *(required): Historic Resource

Guide to proposing a CPA project

If your proposal is for open space and recreation and the land is owned by the city. The Department of Parks, Building Recreation Management (DPBRM) is responsible for the maintenance, renovations, creation or improvements of parks for public use. Any proposal that takes place on park property will need to partner with DPBRM. You are encouraged to contact the Board of Park Commissioners as soon as possible during the initial stages of the application to present your proposal to the Commission. The SCPC cannot recommend a grant on property that you do not own so it is important to obtain a letter of support from the Board of Park Commissioners and include it in your application. DPBRM and all city departments must provide proof they notified the appropriate neighborhood organizations/civic associations.

While the DPBRM may submit a CPA application to fund their own city projects, the DPBRM will continue to assist neighborhood organizations and residents with proposals on city land. Results can vary and the BPBRM could sign-on as co-applicant or your idea could be further developed for a later proposal. Applications will need to include a budget and any work done on city property must follow the procurement regulations. The DPBRM has the capacity to assemble the requirements needed and may submit an application on your behalf. If your proposal is

recommended for funding, the DPBRM will execute the contract and be responsible for the work. Again, if your proposal takes place on property owned by the city, you are encouraged to contact the responsible city department early in the application process. If awarded a grant, the DPBRM should maintain contact with the co-applicant on project updates.

If your proposal is for a historic resource:

The SPCP requires any historic building or structure to be permanently protected. If the property is not already under the exterior controls of a Local Historic District (LHD), the owner must petition the Springfield Historical Commission (SCH) to be designated a LHD. If a LHD designation is not possible, then an exterior perpetuity Preservation Restriction will be required. The process for either option doesn't need to be done in advance of your application but is required once the project is approved. The CPA administrator will guide you in the initial process.

Local Historic Districts- are authorized by MGL Chapter 40C and created by local ordinance/bylaw and require that any exterior work be reviewed and approved by the local historic district commission, regardless of the source of the funds for the work. In Springfield, the local body is the Springfield Historic Commission (SHC). If the building is located within the historic district, a Preservation Restriction is not required since it is protected under a local ordinance—requiring that any exterior work be reviewed and approved by the local historic district commission. Your proposal may be subject to approval by the SHC.

Secretary of the Interior's Standards- CPA projects on historic resources must comply with the Secretary of the Interior's Standards. The SCPC retains a preservation consultant from the Pioneer Valley Planning Commission (PVPC) to evaluate and review plans/specs once a proposal is approved. The consultant will review the scope of the work in your application and make recommendations* based on the Secretary of the Interior's Standards. *This may require a visit to the job site. The SCPC does not require an applicant to use a preservation consultant before submitting an application—although it is a good idea for planning and budget purposes for you to review the “briefs” from the National Park Service, U.S. Department of the Interior. Each brief outlines the procedures for preserving, rehabilitating or restoring a specific resource. You will want to obtain quotes based on the complexity of work required.

[Link to specific briefs](#)

[Link to the Secretary of the Interior's Standards for the treatment of Historic Properties](#)

The preservation consultant will make recommendations that must be met before CPA funding is expended. The preservation consultant does not review projects that have been placed on the National Register of Historic Places (NR) that qualify for the federal historic tax credits. Instead, the SCPC requires a copy of the approval letter from the Massachusetts Historic Commission (MHC). All NR properties are automatically placed on the State Register, which is needed for the state historic tax credits.

Brief Project/Program Summary:

Our proposal is to rehabilitate and restore **52 Sumner Ave** stained glass windows and plan to install a sprinkler system. Known as the Faith Congregational Church. Built in 1912, it had been the long-time church that was listed for sale in late May of 2020. Thus, it sat vacant for nearly a year and half. Then Tree Houses Corp LLC bought the building in November of 2021. Then it went through a rehabilitation and Springfield Performing Arts Ventures started renting and maintaining the property since July of 2023. The windows need repair urgently and sprinkler plan is so the company install a sprinkler system hopefully in late 2027. This system will keep the historic resource safe and only be in the atrium space.

Anticipated Start Date of Construction* (required): December 1, 2026

****Projects:** must have a defined start and finish date (not ongoing) and generally are considered capital projects. Examples include but are not limited to: rehabilitating a walking trail, renovating a historic building, purchasing and rehabilitating income eligible housing, renovating a public park. CPA cannot be used for normal maintenance.*

Anticipated completion date of project* (required): May 30, 2027

**The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Provide the timeline in a list format, and use the additional attachments block above the signature line.*

Applicant Contact Name and Title: Angela Park, Executive President

Applicant Contact Phone Number* (required) (413) 523-8100

Applicant Contact Email* (required) angelampark@yahoo.com

Website https://52sumner.com/

Additional project partner email address holmesk75@gmail.com

Name of additional project partner Kira Holmes

Applicant Contact Address* (required) 52 Sumner Ave, Springfield, MA 01108

Grant Request

Grant Request Amount* (required) \$269,971.00

Will you be seeking multi-year funding?*(required): No

Total Project Budget* (required) \$274,571.00

Total Sources of Committed Funding (excluding this grant request) * (required) 1

CPA request as % of project 100.0%

List committed funds from all sources and agencies. If none, write zero or none.* (required)

52 Sumner Ave (\$4,600)

Budget ([DOWNLOAD HERE](#)) or drag files here.

Identify revenue sources and identify whether those sources are secured or unsecured. Identify the revenue and expenses for the entire budget, not just the portion being asked for from CPA funds. Applicants should obtain professionally prepared quotes for project costs whenever possible. If such quotes are not available, detailed cost estimates may be used if the basis of the estimates is fully explained. Indicate how CPA funds will be spent. Expenses should be identified in all the following applicable categories:

- Purchase of Real Estate
- Payment on Debt
- Personnel
- Consultant Services
- Marketing/Realtor Services

- *Attorney's Fees*
- *Design and Engineering Services*
- *Environmental Services*
- *Construction (itemized)*
- *Supplies*
- *Equipment/Furniture*
- *Carrying Costs (utilities, insurance, taxes, maintenance)*

Sustainability:

Once the project is complete how will it be sustained or maintained? The application for funding should include a maintenance schedule (if applicable). For city department applications, please also include how the CPA investment will be maintained in future municipal budgets.

The building will be maintained as the Springfield Performing Arts Ventures home. We have put together a the current year budget that enables the building to sustain itself—inclusive of utilities, grounds, maintenance, property maintenance, and development of a capital expenditures savings account—through rental income. (See pages 2-3 of the Budget attachment for details.)

Fair Wage Compliance Certificate ([DOWNLOAD HERE](#)).

Applies only to non-municipal projects. or drag files here.

For grant requests over \$50,000 involving construction activity, the grantee must include a signed certification with the application that they have not been found guilty of wage theft; and will not use contractors/subcontractors found guilty of wage theft. If this applies to you, please sign and upload the [Fair Wage Compliance Certificate](#).

Maps ([DOWNLOAD HERE](#)).

or drag files here. Show project location on citywide map. The plot map (from City GIS) should show the project parcel outlined and all abutting property parcels and the closest major intersection with streets labeled. [Click for GIS interactive map](#)

Parcel ID # 112800017

If the project involves property (land and/or buildings), please provide the parcel ID number(s). [check parcel ID#](#)

Applicant standing in property: Other

If the applicant does not own the property, attach a purchase & sale agreement for the property (use the upload section located at the bottom of this form and add it to the list of attachments).

Comments: Applicant rents the property.

Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior's Standards for Rehabilitation. Assisted properties are subject to an exterior preservation restriction or require a local historic district designation.

Does my project qualify? [Quick reference.](#)

Is the building over 100 years old or have other local historic significance due to age, architecture, social history, etc.?

Yes

What year was the property built?* (required)

1912

Is the building located in a National Register District?

Yes

Will the owner agree to a preservation restriction or local historic district designation?*

Yes

Has the project been reviewed and approved by the Springfield Historical Commission?*

Other. Submitted for review soon to be scheduled SHC meeting

What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?

We are deeply familiar with The Secretary of the Interior's Standards for the Treatment of Historic Properties and will follow all guidelines stringently. All of our contractors are experienced with historic preservation, and all exterior proposals will be submitted through the Springfield Historical Commission for review and approval.

The SCPC retains a preservation consultant who may review the scope of the work before a contract is initiated. Has the appropriate City agency been contacted?*

Yes

Has the appropriate City agency been contacted?* (required)

Yes. (Or N/A)

It is important to contact the appropriate board/commission as you may need to partner with a city department if the project is proposed on property owned by the City. If the project does not take place on city property, it is still a good idea to gather support from the agency related to the funding category. Letter(s) should contain the date on which the board/commission voted to support the proposal. [Click for boards and commissions contact and information.](#)

Historic Resources

[Springfield Historical Commission](#)

Alvin Allen aallen@springfieldcityhall.com

Springfield Preservation Trust

Kira Holmes advocacy@springfieldpreservation.org

Open Space

Springfield Office of Planning & Economic Development

Philip Dromey Pdromey@springfieldcityhall.com

Outdoor Recreation

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Pat Sullivan psullivan@springfieldcityhall.com

Dept Parks Building Recreation Mgmt

Pat Sullivan psullivan@springfieldcityhall.com

Has the appropriate Neighborhood Civic Association been contacted? * (required) Yes.

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User experience. This is our first year using an on-line application. If you have suggestions to improve the form please let us know.

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The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a Community Preservation Act grant and is a true copy and is complete to the best of the applicant's knowledge and belief. (required)*

Angela Park

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Upload any additional files or attachments.

Example: Architectural/Engineer Plans, Elevations/Site Plans, Photographs

Provide a list of all attachments included in this application.

[Narrative](#)

[Project Description](#)

[Applicant Experience](#)

[Budget](#)

Quote- Windows

[Fair Wage Compliance Certificate](#)

[GIS Map](#)

[MACRIS Inventory \(SPR.123\)](#)

[MA State Register of Historic Places](#)

52 Sumner Ave Glass Sprinkler plan and Window Rehabilitation Budget

Rehabilitation costs have been estimated based on quotes given by service providers. See the budget below, as well as accompanying quotes related to our CPA application. **** Items in our CPA application.**

Rehabilitation Need	Estimate
Restoration by Complete Re-leading first floor plan of Church** This is for 2 windows	\$44,000.00
Restoration of Single-Glazed Steel Ventilators** <i>This is for 10 vents on 5 windows</i>	8,550.00
Restoration by Complete Re-leading** <i>This is for the 2nd floor of the parish house 12 windows</i>	39,500.00
Scaffolding Rental This is for a 28 day period rental	\$4,600.00
Inflation Allowance** <i>10% inflation allowance for construction costs (**\$24,961 for CPA items)</i>	\$24,961.00
Estimated Sprinkler Quote	\$137,000.00
Sprinkler Installation Plan	\$15,960.00
TOTAL ESTIMATE	\$274,571.00

Income & Expenses

Estimated income and expenses are as follows:

	Expense		Income
Taxes	\$10,300	Rentals	\$16,800
Insurance	\$21,000	Concerts	\$32,000
Water/Sewage	\$14,400	Grants	\$3,500
Electric	\$14,400	Donations	\$3,200
Trash	\$2,400		
Grounds	\$4,400		
Maintenance	\$6,300		
Total	\$73,200	Total	\$55,500

This is a budget for yearly expenses vs. 2026 yearly income

Springfield Preservation Trust

Community Preservation Act Grant Application

7-9 Stockbridge Street Exterior Restoration



2023, Shortly after SPT Purchased the Property

Reviving Downtown Springfield's 3rd Oldest Building

The Springfield Preservation Trust's 7-9 Stockbridge Street Rehabilitation CPA grant application focuses on completing the exterior restoration of this historic building. The building was bank foreclosed and in urgent need of rehabilitation when SPT purchased it in 2023. Our CPA grant funding request would enable the building to be finished with needed exterior renovations.

Table of Contents

Included within this application packet:

- Online Application
- Narrative
- Project Description
- Applicant Experience
- Budget
- Fair Wage Compliance Certificate
- GIS Map & Property Card
- State Register of Historic Places & MACRIS Inventory
- Support Letters

Contact

Please reach out if you have any questions about our grant application:

Springfield Preservation Trust

c/o Sean Johnson, Executive Vice-President

74 Walnut Street

Springfield, MA 01105

(413) 314-3383

advocacy@springfieldpreservation.org



**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
incorporated 1972

Narrative

7-9 Stockbridge Street Rehabilitation

Our proposal is to complete exterior renovations to **7-9 Stockbridge Street**, the third-oldest building in Downtown. Built in 1845, it had been the longtime home of Guenthers & Handel's Deli before being renovated in 1977 by Peter Zorzi of Studio One Architects. Several owners later, the building was bank-foreclosed and had deteriorated by the time SPT purchased it in April 2023. This application is to replace the current modern upper floor windows and ground floor doors with historically appropriate windows and doors and to paint the facade.

Our proposal meets four of the six CPC Historic Preservation priorities:

1. Structure is deteriorated
2. Structure is vacant
3. Structure was constructed before 1850
4. Structure will not be renovated without CPA funding

Our application is consistent with priorities identified in the Community Preservation Plan.



**S P R I N G F I E L D
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Project Description

7-9 Stockbridge Street Install Doors and Windows and Repaint the Building

Built in 1845, 7-9 Stockbridge Street is the third oldest building in Downtown. When SPT purchased this landmark property in 2023, it was vacant, severely deteriorated, and bank-foreclosed. We plan to renovate the first floor for our office/event space to hold lectures, photo exhibits, etc. and to renovate the two upper floors into two apartments.

This grant request is to finish the exterior of the building by replacing the current doors with two historically appropriate doors, install historically appropriate six-over-six windows on the upper two floors, and paint the facade.

The original six-over-six windows were replaced by one-over-one windows decades ago. The wood doors to the upper floor stairs and to the basement stairs were replaced about ten years ago.



Applicant Experience

7-9 Stockbridge St Historic Resource Rehabilitation

Founded in 1972, the Springfield Preservation Trust (SPT) has a mission to preserve and protect properties in Springfield, Massachusetts which have architectural, historic, educational, or general cultural significance for public edification and enjoyment.

Since our founding, we have not only advocated for historic preservation, but have also actively restored 10 vacant, deteriorating historic homes.

In 1979, the Springfield Preservation Trust started a housing rehab program, assisted with Community Development Block Grant funding. There were 35 vacant, deteriorated, boarded up houses in McKnight at the time. We purchased a vacant, deteriorated house on Westminster Street. After renovation, the house was sold to owner-occupants. When sold, money was then used in a revolving fund to do the next one.

All in all, we purchased 10 vacant houses through the program. Some were rehabilitated soup to nuts; others underwent major work and then sold to new owners to complete, two were even moved to save them from being demolished for parking lots. Three of our houses in McKnight are still being occupied by original buyers, Mike and Liz Stevens on Bay St, the Kelleys on Clarendon and the Howes on Bowdoin, all since the 1980s. Most of the houses we worked on were in McKnight; one in Old Hill, and one of Maple Street.

A number of our current board members were a part of SPT's housing rehab program in the 1980s. Further, the majority of our board members live in historic districts, as stewards and rehabilitators of historic buildings. We have experience rehabilitating and living in historic Springfield homes, advocating for the preservation of historic resources in our city, and assisting property owners in the restoration and stewardship of Springfield's historic resources.

Our non-profit organization is central to Springfield's historic preservation efforts. We have advocated for many CPA grant applicants over the years and hold seats on the CPC, as well as the Springfield Historical Commission. As an organization, we are perhaps the most fitting entity skilled and experienced in the protection and preservation of historic properties.

Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, **Historic Resource**, Open Space & Recreation. You may skip a question if it does not apply to your project. ***IMPORTANT*** If you click on any links in this application, you must use the back arrow to return to this application or you will lose your work. Be sure to save your application.

INTRODUCTION

Please read the [instruction and information pages on the CPC website](#) before proceeding with this application. Options to save and finish the application later are found at the bottom of this application.

Helpful additional resource links can be found on the [Home page https://www.springfield-ma.gov/finance/community-preservation](https://www.springfield-ma.gov/finance/community-preservation)

Review the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. Questions about this form or to receive a paper application, please call 413-530-1268 or by email cpc@springfieldcityhall.com

Applicant :* (required) Non-Profit Organization

Neighborhood where the project is proposed* (required): Forest Park Heights

Grant Request Amount* (required):

Location of proposed project: 52 Sumner Ave, Springfield, MA 01108

Name of Organization or Individual: Springfield Performing Arts Ventures

Project/Program Title: 52 Sumner Ave Glass Window Historic Resource Rehabilitation and Sprinkler Project

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear. * (required): Historic Resource

Guide to proposing a CPA project

If your proposal is for open space and recreation and the land is owned by the city. The Department of Parks, Building Recreation Management (DPBRM) is responsible for the maintenance, renovations, creation or improvements of parks for public use. Any proposal that takes place on park property will need to partner with DPBRM. You are encouraged to contact the Board of Park Commissioners as soon as possible during the initial stages of the application to present your proposal to the Commission. The SCPC cannot recommend a grant on property that you do not own so it is important to obtain a letter of support from the Board of Park Commissioners and include it in your application. DPBRM and all city departments must provide proof they notified the appropriate neighborhood organizations/civic associations.

While the DPBRM may submit a CPA application to fund their own city projects, the DPBRM will continue to assist neighborhood organizations and residents with proposals on city land. Results can vary and the BPBRM could sign-on as co-applicant or your idea could be further developed for a later proposal. Applications will need to include a budget and any work done on city property must follow the procurement regulations. The DPBRM has the capacity to assemble the requirements needed and may submit an application on your behalf. If your proposal is

recommended for funding, the DPBRM will execute the contract and be responsible for the work. Again, if your proposal takes place on property owned by the city, you are encouraged to contact the responsible city department early in the application process. If awarded a grant, the DPBRM should maintain contact with the co-applicant on project updates.

If your proposal is for a historic resource:

The SPCP requires any historic building or structure to be permanently protected. If the property is not already under the exterior controls of a Local Historic District (LHD), the owner must petition the Springfield Historical Commission (SCH) to be designated a LHD. If a LHD designation is not possible, then an exterior perpetuity Preservation Restriction will be required. The process for either option doesn't need to be done in advance of your application but is required once the project is approved. The CPA administrator will guide you in the initial process.

Local Historic Districts- are authorized by MGL Chapter 40C and created by local ordinance/bylaw and require that any exterior work be reviewed and approved by the local historic district commission, regardless of the source of the funds for the work. In Springfield, the local body is the Springfield Historic Commission (SHC). If the building is located within the historic district, a Preservation Restriction is not required since it is protected under a local ordinance—requiring that any exterior work be reviewed and approved by the local historic district commission. Your proposal may be subject to approval by the SHC.

Secretary of the Interior's Standards- CPA projects on historic resources must comply with the Secretary of the Interior's Standards. The SCPC retains a preservation consultant from the Pioneer Valley Planning Commission (PVPC) to evaluate and review plans/specs once a proposal is approved. The consultant will review the scope of the work in your application and make recommendations* based on the Secretary of the Interior's Standards. *This may require a visit to the job site. The SCPC does not require an applicant to use a preservation consultant before submitting an application—although it is a good idea for planning and budget purposes for you to review the “briefs” from the National Park Service, U.S. Department of the Interior. Each brief outlines the procedures for preserving, rehabilitating or restoring a specific resource. You will want to obtain quotes based on the complexity of work required.

[Link to specific briefs](#)

[Link to the Secretary of the Interior's Standards for the treatment of Historic Properties](#)

The preservation consultant will make recommendations that must be met before CPA funding is expended. The preservation consultant does not review projects that have been placed on the National Register of Historic Places (NR) that qualify for the federal historic tax credits. Instead, the SCPC requires a copy of the approval letter from the Massachusetts Historic Commission (MHC). All NR properties are automatically placed on the State Register, which is needed for the state historic tax credits.

Brief Project/Program Summary:

Our proposal is to rehabilitate and restore **52 Sumner Ave** stained glass windows and plan to install a sprinkler system. Known as the Faith Congregational Church. Built in 1912, it had been the long-time church that was listed for sale in late May of 2020. Thus, it sat vacant for nearly a year and half. Then Tree Houses Corp LLC bought the building in November of 2021. Then it went through a rehabilitation and Springfield Performing Arts Ventures started renting and maintaining the property since July of 2023. The windows need repair urgently and sprinkler plan is so the company install a sprinkler system hopefully in late 2027. This system will keep the historic resource safe and only be in the atrium space.

Anticipated Start Date of Construction* (required): December 1, 2026

****Projects:** must have a defined start and finish date (not ongoing) and generally are considered capital projects. Examples include but are not limited to: rehabilitating a walking trail, renovating a historic building, purchasing and rehabilitating income eligible housing, renovating a public park. CPA cannot be used for normal maintenance.*

Anticipated completion date of project* (required): May 30, 2027

**The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Provide the timeline in a list format, and use the additional attachments block above the signature line.*

Applicant Contact Name and Title: Angela Park, Executive President

Applicant Contact Phone Number* (required) (413) 523-8100

Applicant Contact Email* (required) angelampark@yahoo.com

Website https://52sumner.com/

Additional project partner email address holmesk75@gmail.com

Name of additional project partner Kira Holmes

Applicant Contact Address* (required) 52 Sumner Ave, Springfield, MA 01108

Grant Request

Grant Request Amount* (required) \$269,971.00

Will you be seeking multi-year funding?*(required): No

Total Project Budget* (required) \$274,571.00

Total Sources of Committed Funding (excluding this grant request) *(required) 1

CPA request as % of project 100.0%

List committed funds from all sources and agencies. If none, write zero or none.* (required)

52 Sumner Ave (\$4,600)

Budget ([DOWNLOAD HERE](#)) or drag files here.

Identify revenue sources and identify whether those sources are secured or unsecured. Identify the revenue and expenses for the entire budget, not just the portion being asked for from CPA funds. Applicants should obtain professionally prepared quotes for project costs whenever possible. If such quotes are not available, detailed cost estimates may be used if the basis of the estimates is fully explained. Indicate how CPA funds will be spent. Expenses should be identified in all the following applicable categories:

- Purchase of Real Estate
- Payment on Debt
- Personnel
- Consultant Services
- Marketing/Realtor Services

- *Attorney's Fees*
- *Design and Engineering Services*
- *Environmental Services*
- *Construction (itemized)*
- *Supplies*
- *Equipment/Furniture*
- *Carrying Costs (utilities, insurance, taxes, maintenance)*

Sustainability:

Once the project is complete how will it be sustained or maintained? The application for funding should include a maintenance schedule (if applicable). For city department applications, please also include how the CPA investment will be maintained in future municipal budgets.

The building will be maintained as the Springfield Performing Arts Ventures home. We have put together a the current year budget that enables the building to sustain itself—inclusive of utilities, grounds, maintenance, property maintenance, and development of a capital expenditures savings account—through rental income. (See pages 2-3 of the Budget attachment for details.)

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**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
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Budget

7-9 Stockbridge St Stabilization

Rehabilitation costs have been estimated based on quotes given by service providers. See the budget below, as well as accompanying quotes related to our CPA application.

Rehabilitation Need	Estimate
Purchase 9 six-over-six windows	\$22,500
Remove old windows, abate asbestos caulk, install new windows	\$13,500
Purchase 2 six-panel wood doors	\$3,000
Install doors	\$2,000
Paint façade	\$6,770
Inflation Allowance 10% inflation allowance for construction costs	\$4,777
TOTAL ESTIMATE	\$51,547



SPRINGFIELD PRESERVATION TRUST

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Income & Expenses

Once renovated, the building's rental income should cover operating costs. Estimated post-rehab, first year income and expenses are as follows:

	Expense		Income
Taxes	\$10,300	Floor 2	\$16,800
Insurance	5,000	Floor 3	\$16,800
Water/Sewage	1,200		
Electric	1,200		
Heat	3,000		
Trash	600		
Grounds	\$1,000		
Maintenance	\$3,600		
CapEx	\$1,800		
Property Mngt	\$3,600		
TOTAL	\$31,300	TOTAL	\$33,600

The two residential units would be expected to generate **\$33,600 annually**, listed at a minimum of \$1,400/month per unit. Total annual expenses would total **\$31,300 annually**, assuming:

1. Taxes are based on the current assessment. We assume we would be liable for taxes, but will inquire with our accountant and the city as to the potential of allotting “profits” toward a restricted historic rehabilitation fund.
2. Maintenance (repairs, servicing) is allotted at 10% of annual rents.
3. Capital expenditures (building updates) are allotted at 5% of annual rents.
4. Springfield Preservation Trust will hire a property management company, estimated at



SPRINGFIELD PRESERVATION TRUST

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10% of annual rents, based on industry averages of between 8-12% of monthly rents collected.

5. Grounds entails landscaping (maintaining shrubbery out front) and snow plowing.
6. Rental property income is based on 2-bedroom, 1-bathroom median rents in Springfield.

Median 2-Bedroom, 1-Bathroom Rents in Springfield, MA (Source: [Zumper](#))

Month	Oct '22	Nov '22	Dec '22	Jan '23	Feb '23	Mar '23
Median Rent	\$1,270	\$1,385	\$1,424	\$1,412	\$1,453	\$1,387

Looking at comparable downtown apartments, 2-bedroom rents are:

- [SilverBrick Lofts](#) (15 Taylor St): \$1,665 - \$2,349 (815 sqft, 2-bed, 1-bath)
- [3 Chestnut](#) (122 Chestnut St): \$1,799 (1,040 sqft, 2-bed, 2-bath)
- [SkyView Downtown](#) (10 Chestnut St): \$1,198 - \$1,398 (948 sqft, 2-bed, 1-bath)
- [Stockbridge Court](#) (45 Willow St): \$1,970 (891 sqft, 2-bed, 1-bath)
- [New Colony Court](#) (154-164 Maple St): \$1,575 (1,225 sqft, 2-bed, 1-bath)

If we would like to consider maintaining Floor 2 as a commercial office space, the average monthly rate is \$1.25 - \$1.50/sqft/mo in downtown Springfield (01103). Some comparable listings:

- [130 Union St](#): \$0.83 - \$1.75/sqft/mo (126 days on market)
- [133 State St](#): \$1.25/sqft/mo (221 days on market)
- [1150 Hall of Fame Ave](#): \$1.67/sqft/mo (111 days on market)
- [1500 Main St](#): \$1.38 - \$2.25/sqft/mo (163 days on market)

If we choose to maintain Floor 2 as an office space, we'd look to rent out the 1,485 sqft for \$1,850 - \$2,230 (based on the rate of \$1.25 - \$1.50/sqft/mo). The risk with commercial, however, is high vacancy rates (as all comparative properties in the zip code currently are facing). We could go 6-12 months or longer without a tenant. That would severely compromise our financial outlook on the project. Market demand supports Floor 2 conversion to a residential unit.



New Court Rainville Springfield, Massachusetts

Affordable Housing Redevelopment & Rehabilitation
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84-88 Byers Street

- 29 Units – Efficiency Units
- Energy Upgrades
- Interior Improvements
- Historic Rehabilitation

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1

Development Team







SHATZ, SCHWARTZ AND FENTIN
COUNSELLORS AT LAW



Joseph Development Inc.
Development Consulting





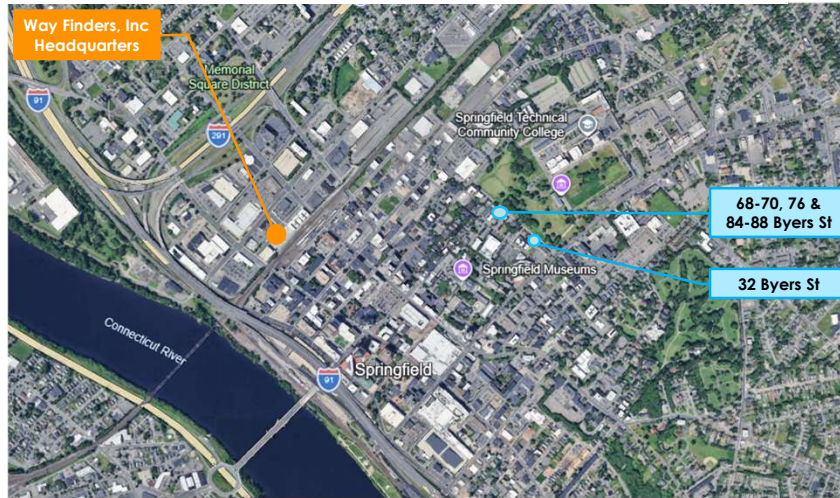
O'REILLY, TALBOT & OKUN ENGINEERING

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2

Site Locations

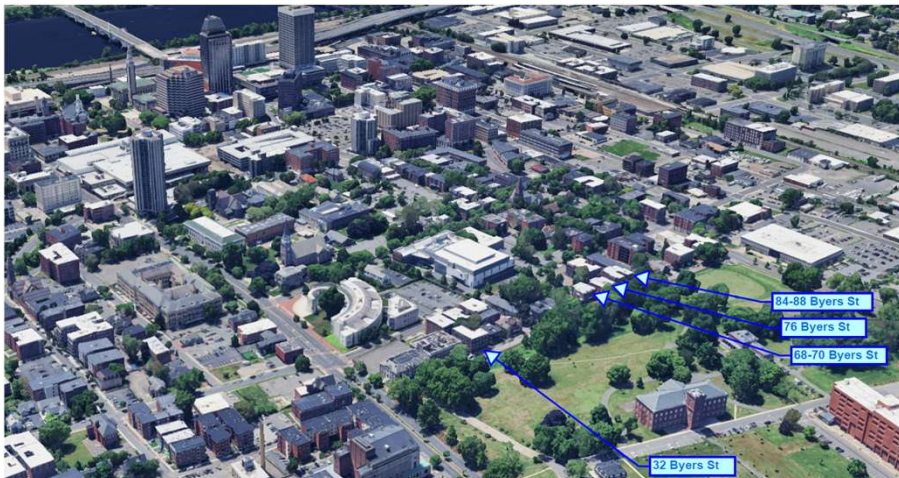


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3

Aerial



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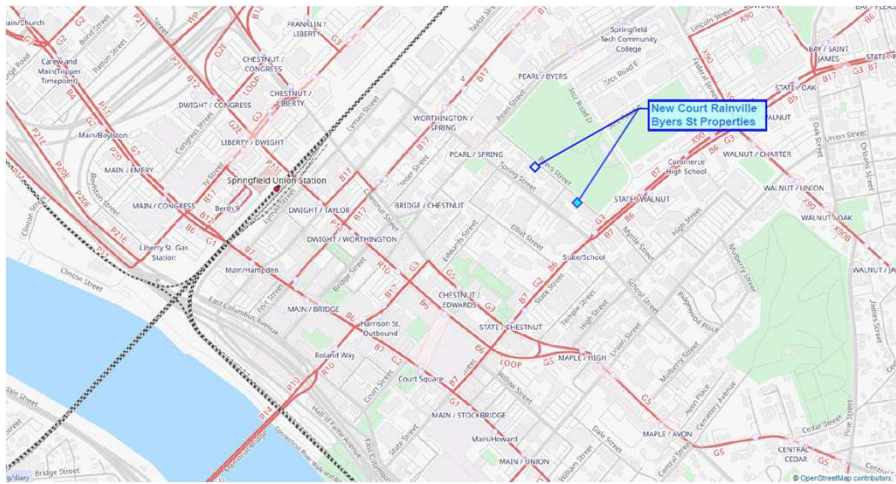


4

Public Transportation

Walkable Public Transportation Bus

Route



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5

32 Byers Street

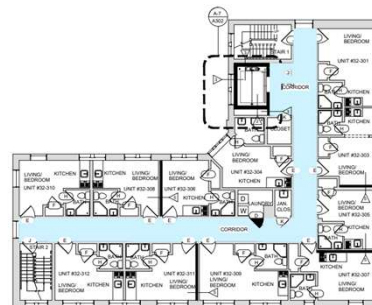
Last Redeveloped in 1995 though
Section 8 Mod Rehab Program

43 units
43 Studio (195 SF – AVG)
3 Accessible Units



32 Byers Street			
Unit Mix	AMI	Efficiency	Total
Sec 8 RAD PBRA	30%	35	35
Sec 8 RAD PBRA	50%	8	8
Total		43	43

*Unit Mix may change but will be 100% affordable



THIRD FLOOR
32 Byers St

Typical Floor Plan 11 ± units per floor
1st Floor: Community Room & Management Office

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6

32 Byers Street

Renovation Improvements

- **Exterior**
 - Repointing Masonry
 - Repair Stone Trim / Belt Stone
 - Window Replacement
 - Historic Double Hung
 - Roof with insulation
- **Interior**
 - Doors
 - Interior Finishes
 - Kitchen/ Bath Rehab
- **Elevator Installation**



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7

68-70 Byers Street

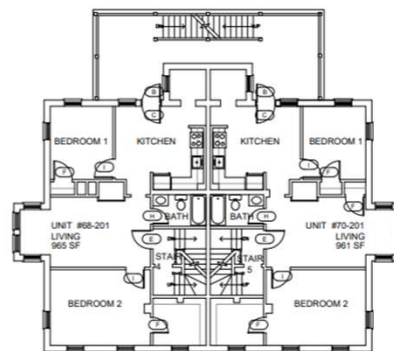
8 units
8 - 2BR (935 SF - AVG)
2 Accessible Units



68-70 Byers St			
Unit Mix	AMI	2 BR	Total
Sec 8 PBV or MRVP	30%	2	2
LIHTC	50%	2	2
LIHTC	60%	4	4
Total		8	8

*Unit Matrix may change but will be 100% affordable

Redeveloped by Way Finders in 2005
as New Court Terrace



Typical Floor Plan

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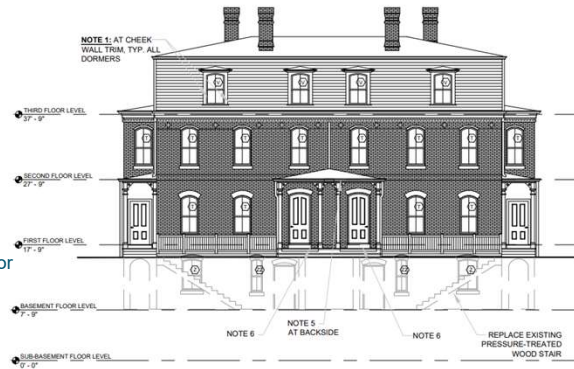


8

68-70 Byers Street

Renovation Improvements

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 - Repointing Masonry
 - Window Replacement
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 - Roof with Insulation
- **Interior**
 - Doors
 - Interior Finishes
 - Kitchen/ Bath Rehab
- **Accessible Units**
 - Convert 2 Units on First Floor



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9

76 Byers Street

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as New Court Terrace

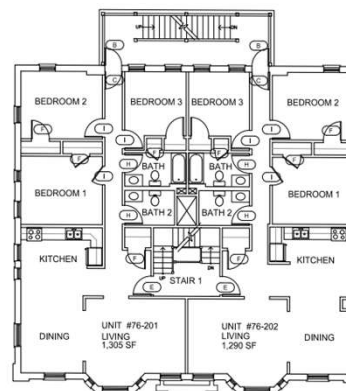
8 units

- 1 – 1BR (550 ± SF)
- 1 – 2BR (630 ± SF)
- 6 – 3BR (1275 ± SF)



76 Byers Street					
Unit Mix	AMI	1 BR	2 BR	3 BR	Total
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Total		1	1	6	8

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Typical Floor Plan

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10

76 Byers Street

Renovation Improvements

- **Exterior**
 - Stucco Repairs
 - Window Replacement
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 - Roof with Insulation
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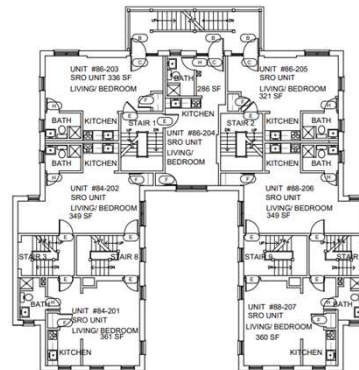
11

84-88 Byers Street

29 units
29 Studio (340 SF – AVG)



Redeveloped by Way Finders in 2005
as New Court Terrace



Typical Floor Plan

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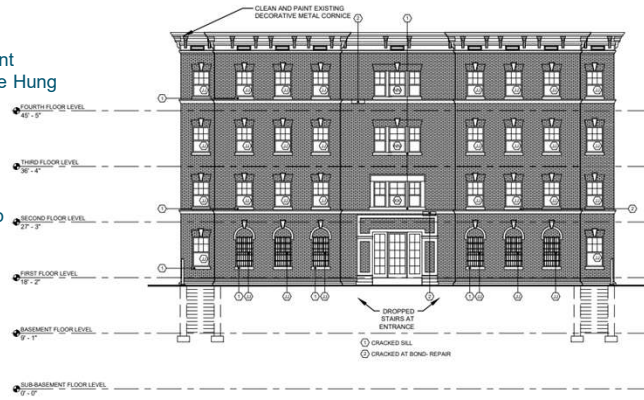


12

84-88 Byers Street

Renovation Improvements

- **Exterior**
 - Masonry Repointing
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 - Roof with Insulation
- **Interior**
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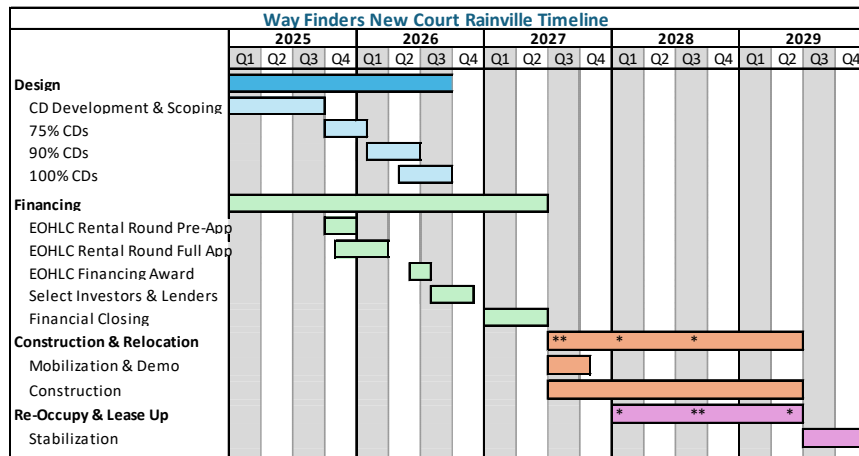


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13

Project Timeline



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14



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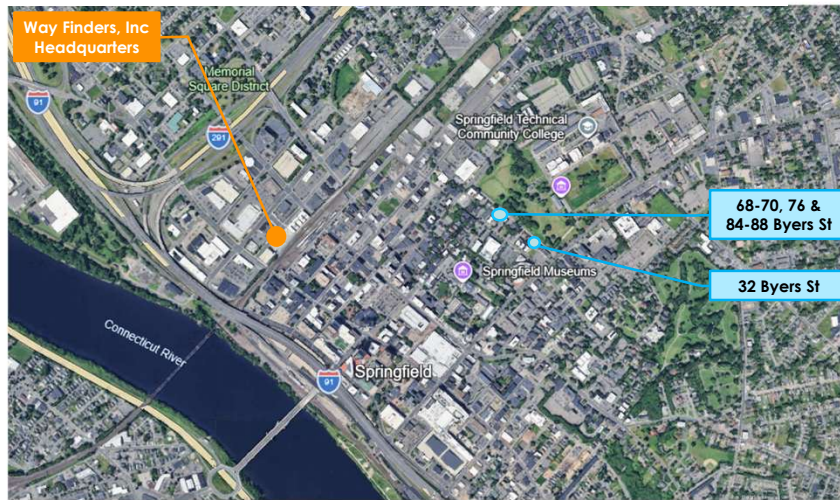
O'REILLY, TALBOT & OKUN ENGINEERING

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2

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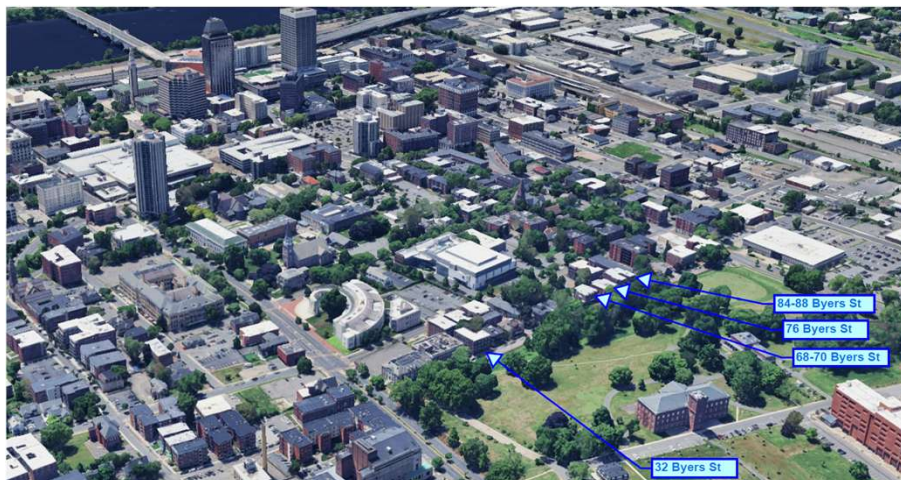


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3

Aerial



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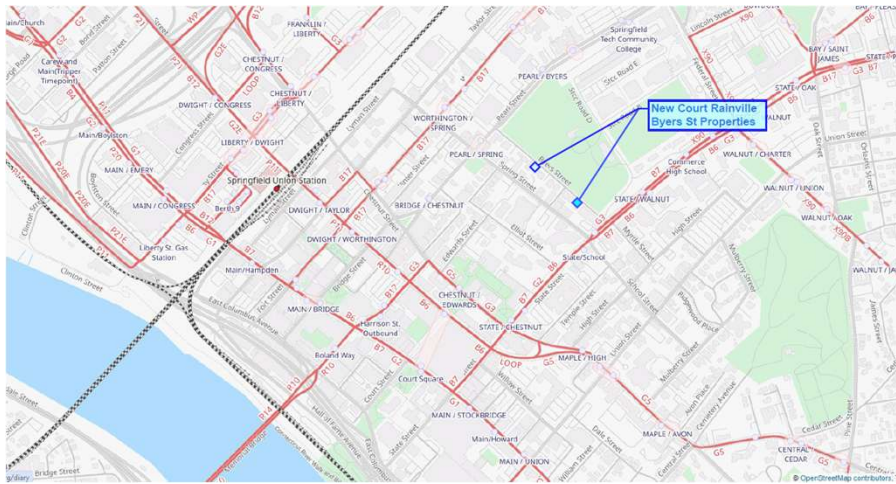


4

Public Transportation

Walkable Public Transportation Bus

Route



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5

32 Byers Street

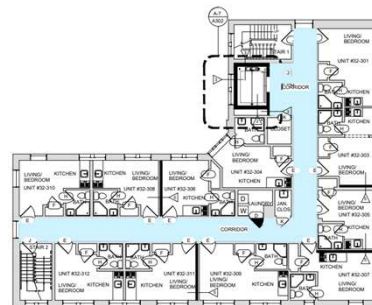
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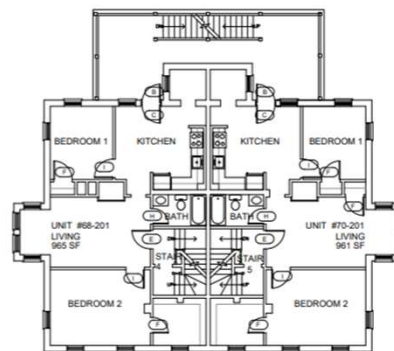
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as New Court Terrace



Typical Floor Plan

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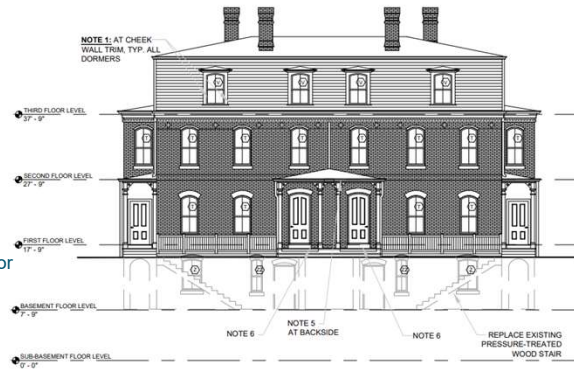


8

68-70 Byers Street

Renovation Improvements

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9

76 Byers Street

8 units

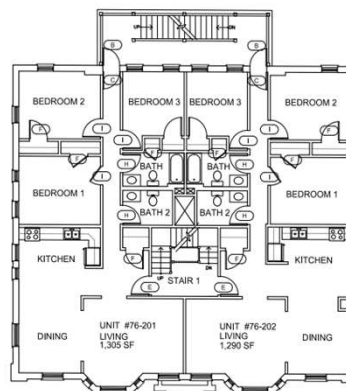
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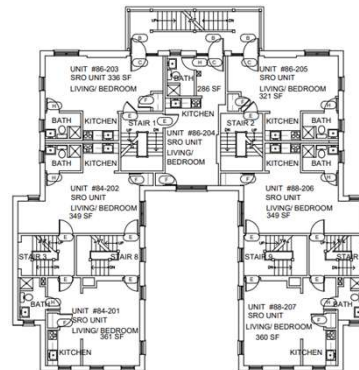
11

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Typical Floor Plan

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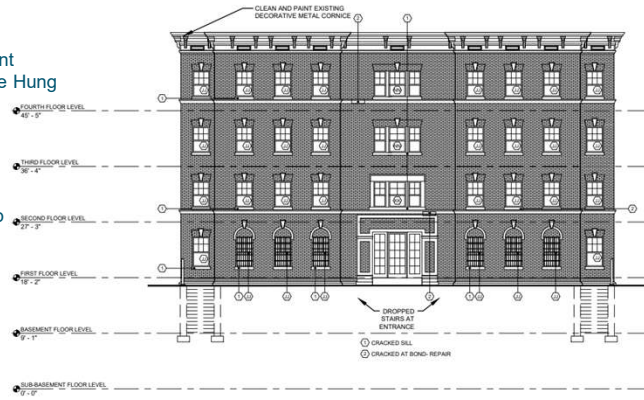


12

84-88 Byers Street

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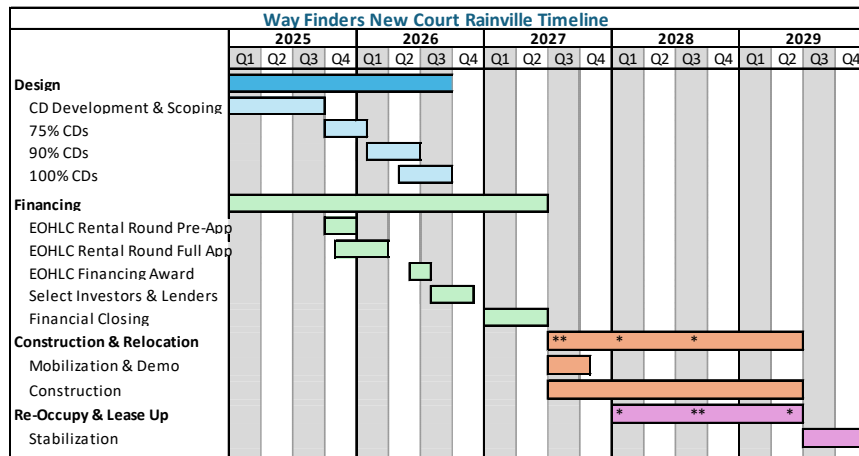


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13

Project Timeline



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14

SCOPE Of Work (Project Description)

St. John's Congregational Church – Phase 2

Goals: This application is submitted in order to achieve funding and support from the Community Preservation Fund for **1)** Installing a new roof for the St. John's Food Pantry, and **2)** to address the Exterior/Siding Trim, and **3)** Releading and Restoring the Stained Glass Windows for the Legacy Building

Funding Ask from CPC: \$ 300,000

St. John's Source: \$ 141,754.48

Total Project: \$ 441,754.48

CPC Funding 2024 - Phase I: consisted of exterior painting and roof replacement for the St. John's Legacy. A new roof was installed, and the exterior trim/painting was completed. The double doors have been restored. Two remaining doors are underway for restoration. Also, the back porches (decking) and gutter installation will occur in the Spring. It is expected to be fully completed during the Spring season 2026.

St. John's Restoration 2

Phase 2 (a) Roof replacement for our Food Pantry (*listed as Parsonage/Parish Home for Working Girls*) on the National Historic Registry. After consulting with several contractors, it was determined the roof is in dire need of replacement, and should be addressed as soon as funding is available. Our proposal is consistent with the priorities identified in the Community Preservation Plan. This phase will include the installation of 6" gutters and 6" gutter guards after the roof is installed and after the exterior siding and repairs are completed. (Full scope with details is uploaded and information included on the estimates from the contractor).

Phase 2 (b) Details of Painting & Siding Repairs are outlined in the contractor's estimate, which was uploaded with the application.

As stated in the Preservation Consultant report for Phase I, the contractor will follow the same instructions for Phase I exterior to accomplish Phase II exterior. The Preservation Consultant's report was uploaded (see pages 2 and 3 of the report for detailed information).

EXTERIOR WALLS AND TRIM As stated in NPS Preservation Brief 6, when cleaning and removing loose paint, use the gentlest means possible; start with non-abrasive methods such as natural bristle brushes and

low-pressure water and only add a mild phosphate-free detergent if necessary to not damage exterior surfaces.¹

Any shingle siding deteriorated beyond repair will be removed and replaced in kind to match the existing appearance. Funded work does not include repairing or restoring the cross image on the rear, eastern elevation exterior. (Photos/* 3-4)

Any damaged exterior stucco will be repaired or replaced in kind to match original existing stucco in consistency, texture, and color following guidance from National Park Service Preservation Brief 22:

*The Preservation and Repair of Historic Stucco.*²

As needed, wood trim with loose or missing paint will be carefully scraped to remove loose paint and make intact. Any deteriorated or loose wood trim will be repaired or replaced in kind or with an approved compatible substitute material to match the original in appearance, profile, and performance, or with improved durability.

Per NPS Preservation Brief 16, a substitute material such as PVC trim board must match the visual and physical properties of the historic material to preserve the historic character of the building and minimize the impact on its integrity.³ (Figure 1) Substitute materials must meet three basic criteria to be considered appropriate:

- They must match the appearance of the historic material.
 - They must have similar physical properties to the historic material, or the materials must be installed in a manner that tolerates differences.
 - They must meet certain basic performance expectations over an extended period of time.
- Prepare and paint as needed.

New Gutters installed, Doors and Porches restored, and Repoint Brick (back stairs) – Read the Preservation Consultant report for details. The contractor will follow the guidelines as outlined in the report.

Phase 2 (c) consists of Stained-Glass Restoration for our church, Legacy building. The stained-glass windows in the Church were examined by Stained Glass Resources. The consultant's assessment indicates advanced stages of deterioration including surface oxidization, cracked leads, and bowing and buckling. Per the consultant, wire ties that attach the support bars to the window panels have pulled free from their anchor points allowing the panels to slump downward. This condition will lead to gaps forming at the tops of the panels allowing daylight to leak between the sash and the stained-glass panel.

The specifications for restoration for releading are uploaded. Within the contractor's scope, he has outlined specifics beginning at placement of broken glass, releading, cleaning and inspection, in order to complete the project. The quote has specific details, outlining the process in order to complete restoration of stained glass.

The consultant's proposal consists of the work, as outlined in the enclosed Budget Price Quotations:

1. Restoration of the leaded stained glass per the enclosed "General Specifications for Restoration by Releading"
2. Replacement of the protective glazing on the group of five windows and the Gothic shaped window with new 1/4" clear acrylic protective glazing, or as an alternative 1/4" thick clear laminated glass. **(This was completed in Phase I)**

St. John's Before Restoration – CPC 2024





St. John's Post Restoration – CPC 2024

St. John's Food Pantry – CPC 2026





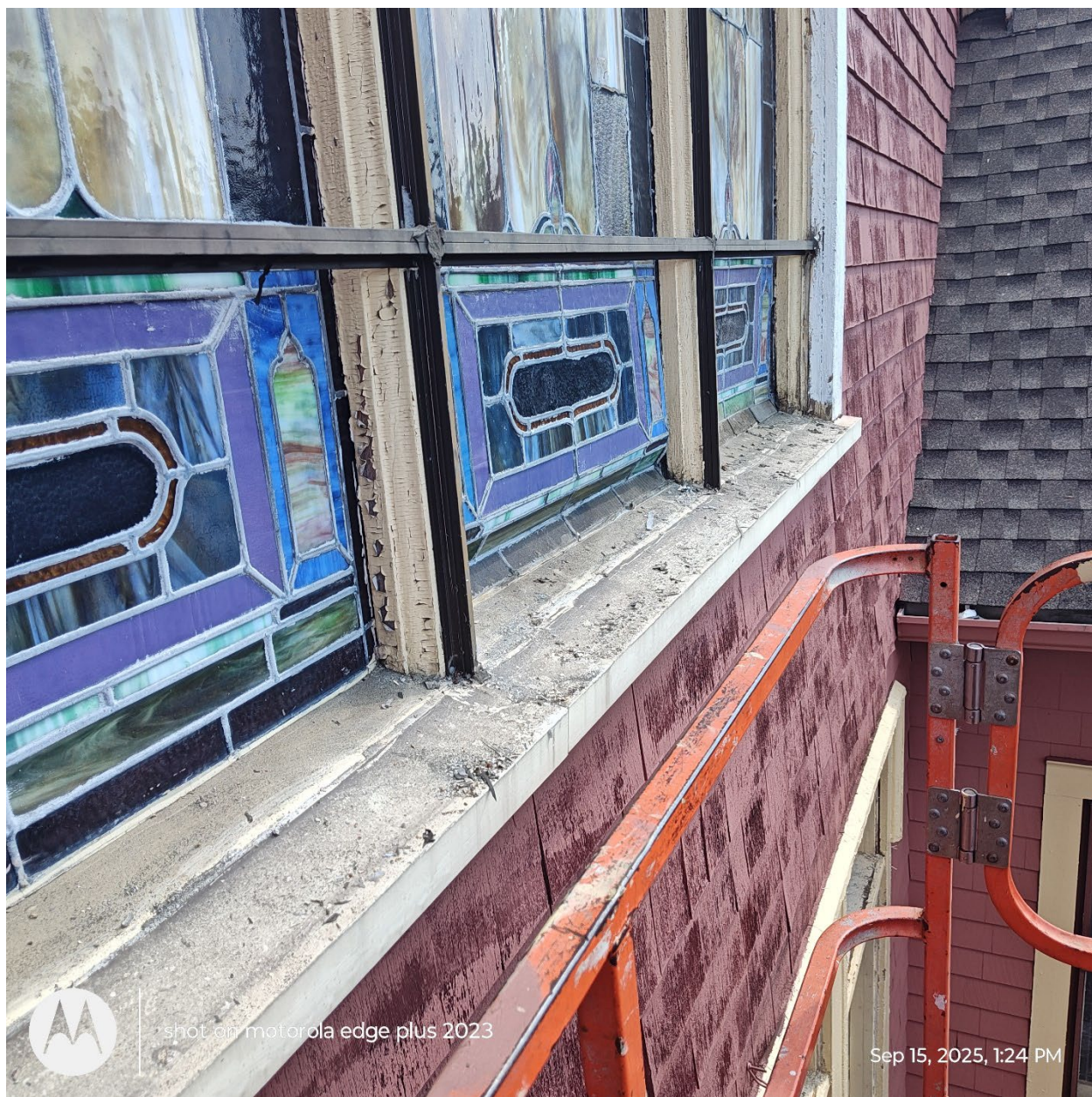






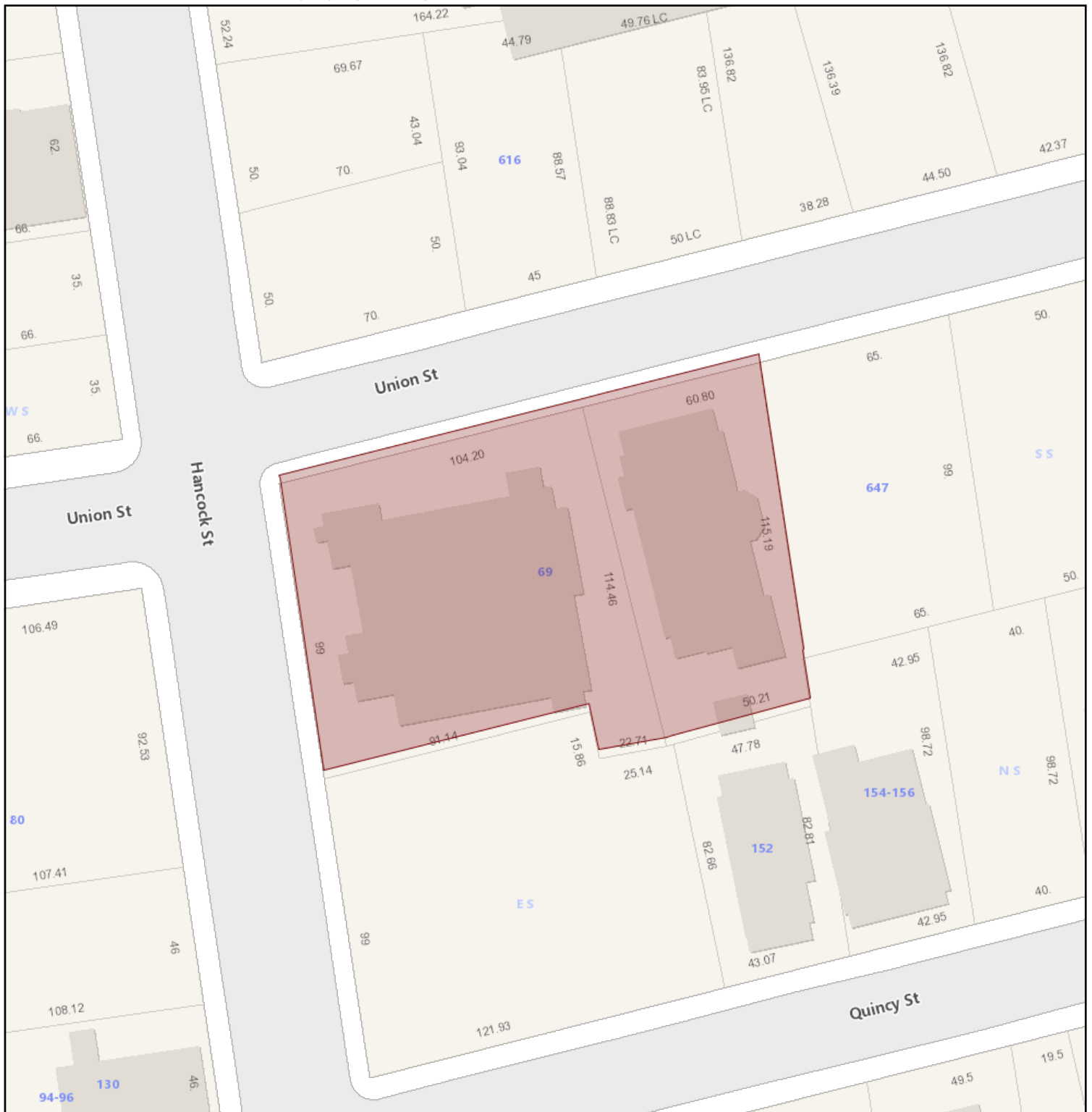
on motorola edge plus 2023

Sep 15, 2025, 1:24 PM



shot on motorola edge plus 2023

Sep 15, 2025, 1:24 PM

**69 HANCOCK ST**

2/23/2026 8:09:02

1"=47'

Property Information

Parcel ID	06250-0218
Owner Name	SAINT JOHN'S
Owner Address1	45 HANCOCK ST
Owner Address2	SPRINGFIELD, MA
Land Area In Square Feet	17,429
Assessed Value	1,132,600
Historic	
Zoning Name	Residence B



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