



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

MEETING AGENDA

DATE: Thursday, April 2, 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 MARCH 5, 2026*
- 2) *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON MARCH 19, 2026*

III. PUBLIC HEARINGS (Continued)

- 1) *ES PINE STREET (09715-0135): Duplex*

IV. PUBLIC HEARINGS (New)

- 1) *167 MAPLE STREET: Windows*

V. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

- 1) *ADMINISTRATIVE UPDATES*
- 2) *ETHICS TRAINING INQUIRY*
- 3) *CORRESPONDENCE TO COMMISSION*
- 4) *APRIL 16, 2026 QUORUM CALL*
- 5) *PUBLIC SPEAK-OUT SESSION*

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, APRIL 2, 2026 | HEARING OVERVIEWS

CONTINUED HEARINGS

E S PINE STREET (09715-0135) (APPROPRIATENESS & HARDSHIP)

- ***LOCAL HISTORIC DISTRICT:*** Maple Hill
 - ***APPLICATION SUBMISSION DATE:*** Friday, February 27, 2026
 - ***APPLICATION EXPIRATION DATE:*** Tuesday, April 28, 2026
 - ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness & Hardship for the purpose of constructing a Two-Family Dwelling. The Petitioner is specifically proposing the following:
 - Lansing Building Products Classic double hung, double pane, one-over-one black vinyl windows;
 - Four panel, five lite external grids framesaver Masonite fiberglass door;
 - Cedar Knolls D-4 (“clapboard”) vinyl siding with 3-inch window and door casings and a 5.5-inch corner boards;
 - The Petitioner has proposed vinyl shakes at the front-facing eave (towards Pine Street);
 - GAF Timberline HDZ Architectural Asphalt Shingles, charcoal in color;
 - While the front porch does not span the width of the building, it appears to be wider than other standard entrances and contains railings that do not exceed the bottom of the adjacent window sill.
 - Heat pumps are to be installed on the south side of the building with the compressor units to be affixed to the wall. The compressor units will be shielded by a fence at the front plane of the building.
 - ***APPROVED WINDOW STATUS:*** Staff was unable to ascertain the model of the window since it was not included on the application, and was therefore, unable to confirm that the proposed windows were on the list of windows previously approved. Staff searched for both “Lansing” and “Classic,” which did not yield any results.
 - ***STAFF COMMENTS:*** The Petitioner has made reference to some other new construction projects in the area, specifically the new duplexes at 207 Pine Street, 213-215 Pine Street, 217-219 Pine Street, 271 Pine Street, and 251-257 Central Street. Staff assumes that the hardship request is for the vinyl siding; however, the Commission should confirm with the Petitioner. Staff did communicate to the Petitioner that the duplexes at 213-215 and 217-219 Pine Streets were anomalies; that Staff has not witnessed the Commission allow any recent new builds with vinyl siding. Staff specifically noted to the Petitioner that Hardie Board siding was a common siding that the Commission has been recently approving.
 - ***LETTER OF AUTHORIZATION:*** n/a
 - ***SUBMITTED WRITTEN COMMENT:*** None
-

Staff has had the opportunity to review the Commission's archived meetings relating to the referenced new construction projects at the following addresses: 207 Pine Street, 213-215 Pine Street, 217-219 Pine Street, 271 Pine Street, and 251-257 Central Street. The applications pertaining to 213-215 Pine Street and 217-219 Pine Street were reviewed as one application. Similarly, the applications pertaining to 271 Pine Street and 251-257 Central Street were reviewed as one application.

Regarding 271 Pine Street and 251-257 Central Street, Staff found no substantive discussion relating to vinyl siding. The original proposal was submitted to the Commission on [August 19, 2021](#) (timestamp: 1:00:55). During that hearing, the Petitioner advised that vinyl siding was being used in an effort to build something that looks historic, but is affordable (timestamp: 1:05:20). While public comment was submitted by the Springfield Preservation Trust (timestamp: 1:06:15), they vocalized no opposition to vinyl siding. No in-depth conversation was had about the vinyl siding. Due to COVID protocol regarding new hearings and virtual meetings, the Commission collected a lot of the testimony and evidence on August 19, 2021 and then continued the hearing to the [September 2, 2021](#) (timestamp: 32:05) meeting. The application ending up being approved with no other substantive discussion about vinyl siding.

Subsequently, the Petitioner submitted several applications regarding amendments to the proposed building at 271 Pine Street. The January 6, 2022 (recording unavailable, but commences at timestamp: 25:15) and [January 20, 2022](#) (timestamp: 7:45) hearings focused on an amendment to remove the proposed garage and modify the rear deck staircase due to adding a walk-out basement. This matter was approved with no discussions made about the vinyl siding. On March 16, 2023 (recording unavailable, but commences at 1:00:00), the Petitioner applied for the purpose of making several modifications, one of which included the addition of vinyl medallions to be installed beneath the already approved scalloped vinyl siding. The subject matter did not contain a proposal to deviate from the approved plan of installing vinyl siding.

Finally, after the September 7, 2023 meeting was cancelled, the Petitioner was back in front of the Commission on [September 21, 2023](#) (timestamp: 1:46:45) to discuss unauthorized changes with the Commission. The unauthorized changes with the Commission did not include any matter relating to the already approved vinyl siding.

One year later, Staff believes the start of the domino-effect commenced. The properties referenced – 207 Pine Street, 213-215 Pine Street, and 217-219 Pine Street – seemingly compound on one another, as each subsequent application references the previous application. The 207 Pine Street project was reviewed on April 21, 2022 (recording unavailable, but commences at timestamp: 1:46:30). During that hearing, the Petitioner articulated a hardship relating to the already-standing and significantly deteriorated building at 207 Pine Street. Due to the immense deteriorated condition of the building, the Petitioner informed the Commission that he was expending between \$280,000 to \$300,000 to renovate the building, which would include the rebuild of the exterior walls; not just the replacement of the existing and deteriorated wooden clapboards. During that hearing, public comment from Jennifer Rao opined that while there was not much historic value to salvage given the condition of the building, she was concerned about the precedent being set around vinyl siding. The Commission ultimately approved the proposed renovation project, including the vinyl siding, as a Certificate of Hardship. While subsequent agendas from May 19, 2022 and June 2, 2022 had 207 Pine Street on the agenda (recordings on Focus Springfield also unavailable), no further substantive discussion occurred. During the May 19, 2022 hearing, the matter was continued to June 2, 2022 where the item was not even discussed.

The last two referenced properties, 213-215 and 217-219 Pine Street, were allowed to proceed with vinyl siding as a Certificate of Hardship. The proposed project was originally in front of the

Commission on [May 16, 2024](#) (timestamp: 42:40). Admittedly, Staff did not watch this particular hearing knowing that the application was continued to a later date – scheduled for [June 6, 2024](#) (timestamp: 8:20). At the continued public hearing (the June 6, 2024 hearing), there were various times the Commission discussed vinyl siding with the Petitioners (timestamps: 16:00, 23:30, and 32:00). Unfortunately, the audio for the beginning half of the continued hearing was garbled; (timestamp 16:00); however, the latter of half of the hearing was able to provide needed context. The Commission did advise that one of the reasons the application was being denied at that hearing was because of the proposed vinyl siding (timestamp: 32:00). Though, the Petitioners seemingly contended throughout the hearing that these two new builds necessitated the use of vinyl siding in order for the project to come to fruition. Without vinyl siding, they would have a budgetary hurdle that will inhibit moving forward with the new buildings. The Commissioner denied the application.

Ultimately, the Petitioners reapplied and a hearing was held on [July 18, 2024](#) (timestamp 33:55). The Commission reviewed the newly submitted application – this time as a Certificate of Hardship. Staff believes that the overall project being submitted as a Certificate of Hardship is misleading, as the Certificate of Hardship was really only for the vinyl siding only, as all of the other aspects of the construction project, which were presented in the previous application on May 16, 2024 and June 6, 2024, were incorporated and approved by reference. The application probably should have been split into two with the Certificate of Hardship only covering the vinyl siding.

At the July 18, 2024 hearing, the Petitioners presented three cost estimates in an effort to demonstrate that a financial hardship existed: vinyl siding - \$15,540; LP Smartsiding siding – \$31,780; and Hardie board siding – \$34,300. The Petitioners advised the Commission that they inquired with the landowner at 207 Pine Street as to what siding they used in their *renovation* project (timestamp: 40:00). After additional discussion, the Petitioners informed the Commission that they were doing as much as possible to make the building look historic within the bounds of their budget (timestamp: 61:00).

As provided above, Staff cautions the Commission about the domino effect that is beginning to occur with the approval of vinyl siding relating to new construction projects, especially within the Pine Street area. Presenting the vinyl siding approval at 207 Pine Street is somewhat out-of-context – to salvage the existing historic building as a whole, the exterior walls had to be rebuilt, which is an extraordinary cost. Furthermore, the 207 Pine Street project is particularly distinguishable from new construction projects since the building was a pre-existing building. Staff unfortunately cannot speak to why vinyl siding at 271 Pine Street and 251-257 Central Street was approved with minimal conversation other than surmising that COVID protocol may have been a contributing factor, as reviewing in-depth projects remotely over Zoom proved to be an obstacle. The other referenced properties at 213-215 Pine Street and 217-219 Pine Street seem to be the only verified anomaly in that budgetary constraints seemingly played a role in approving a Certificate of Hardship for the vinyl siding.

As mentioned to the Commission in the Hearing Overview Packet, the Commission has approved a number of new builds, specifically six (6), over the course of the last year:

- ES Ingersoll Grove (06925-0025) - Duplex
- 34 Kopernik Street – Duplexes
- NS Bay Street (01085-0033) – Duplex
- WS Buckingham Street (02042-0039) – Single-Family Dwelling
- WS Pine Street (09715-0062) – Duplex
- WS Bowdoin Street (01680-0015) – Single-Family Dwelling

Staff mistakenly advised that all of the Commission’s recently approved new construction projects over the last year (the aforementioned projects) required non-vinyl siding. In fact, the Commission

allowed one of the projects to proceed with vinyl siding – the WS Pine Street duplex (the other properties were approved as having Hardie Board). The WS Pine Street (09715-0062) project was heard by the Commission on three separate occasions: [August 7, 2025](#) (timestamp: 37:20); [August 21, 2025](#) (timestamp: 36:30); and [September 18, 2025](#) (timestamp: 2:00). The Commission did not appear to have an in-depth substantive conversation about the use of vinyl siding.

Nevertheless, the Commission should consider whether aspects of new construction projects should qualify as a hardship. Potential developers are theoretically and knowingly purchasing and/or developing vacant properties within a historic district – presumedly with the understanding that there are restrictions relating to materials in order to ensure historic accuracy – not just for aesthetic purposes, but also with materials. The Commission should weigh the use of vinyl siding, especially in light of their supermajority of approvals over the last year requiring Hardie Board with the construction of new dwelling units.

NEW HEARINGS

167 MAPLE STREET (APPROPRIATENESS)

- ***LOCAL HISTORIC DISTRICT:*** Ridgewood
- ***APPLICATION SUBMISSION DATE:*** Friday, March 6, 2026
- ***APPLICATION EXPIRATION DATE:*** Tuesday, May 5, 2026
- ***APPLICATION OVERVIEW:*** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of obtaining approval for the unauthorized replacement of the right second-floor window, as viewed from Maple Street, which is a white vinyl window. The replacement window is a used unspecified window and is unsure as to the make and model. In addition, other second floor windows were replaced sometime in the last year with white vinyl windows without authorization from the Commission (flagged by the Building Department); however, the Petitioner is contending that those windows were installed prior to the purchasing of the building.
- ***APPROVED WINDOW STATUS:*** Unknown since the Petitioner is unaware of the make and model of the window.
- ***STAFF COMMENTS:***
 - When reviewing archived Google Street View images, the previous windows appear to have been of a darker color, not white.
- ***LETTER OF AUTHORIZATION:*** n/a
- ***SUBMITTED WRITTEN COMMENT:*** n/a

OTHER MATTERS BEFORE THE COMMISSION

NONE

ADMINISTRATIVE UPDATES

- **QUESTIONS TO THE COMMISSION**
 - Has the Commission taken part in ethics training in the past?
- **RECENTLY APPROVED CERTIFICATES OF NON-APPLICABILITY**
 - **195 SUMNER AVENUE** → Second-Floor Patio Door
 - **35 MATTOON STREET** → Rear Exhaust Vent with 8-inch Hood
 - **14 GREENLEAF STREET** → Asphalt Roof to Asphalt Roof
- **LETTERS OF SUPPORT ISSUED**
 - **471 PLAINFIELD STREET** (Brightwood School)
 - **113 STATE STREET, 1139-1155 MAIN STREET, 1163 MAIN STREET, 11-21 STOCKBRIDGE STREET** (Colonial & Clocktower Blocks)
- **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**



SPRINGFIELD HISTORICAL COMMISSION MEETING MINUTES

THURSDAY, MARCH 5, 2026

COMMISSIONERS IN ATTENDANCE:

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

STAFF AND ELECTED OFFICIALS IN ATTENDANCE:

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

PUBLIC IN ATTENDANCE:

Sean Mullett (554 Main Street, Somers, CT | in-person)
Carl Moccia (14 Cherryvale Avenue | in-person)
Denise Moccia (14 Cherryvale Avenue | in-person)
Craig Orn (Momentum Solar – 73 Walnut Street, Oxford, MA | in-person)
Gary White (14 Fairfield Street | in-person)
Jeffrey Casey (13 Carriage Lane, Westfield, MA | in-person)
James Balise (950 Prospect Avenue, West Springfield, MA | in-person)
Tim Ashe (251 Belmont Avenue, West Springfield, MA | in-person)
Siervo Jimenez (80 Cornell Street | in-person)
Timothy Ryan (72 Morning Side Park | in-person)
Kira Holmes (74 Walnut Street | in-person)
TJ Marshall (700 Franklin Street, Belchertown, MA | in-person)
Sarah Murray (79 Bowdoin Street | in-person)
James Sedlak (24 Spruceland Avenue | in-person)
Melissa Galik (24 Spruceland Avenue | in-person)
Donald Mitchell (35 Harvard Street | in-person)
Vandana Sareen (24 Perry Street, Watertown, MA | in-person)
James Gruber (1780 Main Street | in-person)
Trish Smith (representing 643 Union Street | remote)
Carolyn Ware (representing 643 Union Street | remote)

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>Present – In-Person</i>
<i>Kevin Coffee</i>	<i>Present – In-Person</i>
<i>Judi Crowell</i>	<i>Absent</i>
<i>Vana Nesper</i>	<i>Present – In-Person</i>
<i>Vincent Walsh</i>	<i>Present – Remote</i>
<i>Marisa Zorzi</i>	<i>Absent</i>

III. **ACCEPTANCE OF MINUTES – FEBRUARY 19, 2026**

MOTION TO APPROVE THE MINUTES OF FEBRUARY 19, 2026	
CHAIR ALFONSO NARDI	YAY
VICE CHAIR WALTER KROLL	ABSTAIN
KEVIN COFFEE	MOTION – YAY
JUDI CROWELL	ABSENT
VANA NESPOR	SECONDED – YAY
VINCENT WALSH	YAY
MARISA ZORZI	ABSENT

- Commissioner K. Coffee made a motion to accept the Commission’s meeting minutes of February 19, 2026. The motion was seconded by Commissioner V. Nesper. With no discussion on the motion, it was approved four (4) to zero (0) with Commissioner W. Kroll abstaining.

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

MOTION TO APPROVE SINGLE-FAMILY DWELLING AT WS BOWDOIN STREET (01680-0015)	
CHAIR ALFONSO NARDI	YAY
VICE CHAIR WALTER KROLL	YAY
KEVIN COFFEE	MOTION – YAY
JUDI CROWELL	ABSENT
VANA NESPOR	SECONDED – YAY
VINCENT WALSH	YAY
MARISA ZORZI	ABSENT

- The hearing on the proposed single-family dwelling on Bowdoin Street was a continuation from the January 15, 2026 meeting, allowing the Petitioner to present updated materials after a site visit by Commissioners. Stephen Jablonski, representing the Petitioner, opened the continued hearing by acknowledging community concerns raised previously, especially regarding the porch floor height, roofline, and façade symmetry.
- The updated design raised the porch floor to 30 inches, bringing it closer in height with neighboring homes while accommodating the necessary handicap accessibility

requirements. A dormer was added to the front of the building, and the bathroom windows were revised to include two small symmetrical windows to address neighborhood input. The cornice height was increased to 23 feet 5 inches, aligning closely with neighboring cornices, thus maintaining harmony with the streetscape.

- S. Jablonski detailed the materials proposed, including aluminum-clad wood double-hung windows with a dark burgundy or black finish, Simpson doors in Nantucket color, Hardie plank lap siding, and 30-year architectural asphalt shingles. He emphasized efforts to engage the McKnight Neighborhood Council and responded to concerns such as the location of the handicap ramp and window design.
- Commissioners Coffee and Nardi reported on their site visit, confirming the improvements addressed earlier issues with porch height and roof pitch. They noted that the building’s massing fits reasonably well with neighboring structures, although it slightly dwarfs one adjacent house. The railing design was discussed in detail, with a preference for historically appropriate wooden handrails with square spindles and wooden framed lattice beneath the porch.
- Sara Murray from 79 Bowdoin Street supported the revisions, but still expressed some concern about privacy relating to bathroom windows facing the street. Prior to revisions made to the plans, the Springfield Preservation Trust also submitted correspondence encouraging designs that fit neighborhood character and suggested engaging architectural expertise; the Petitioner addressed a lot of the concerns through a subsequent update.
- Commissioner W. Kroll made a motion to approve the application as presented with the handrail being installed as sketched, the setback of the building to match the neighboring buildings, the tongue & groove floor boards of the porch being perpendicular to the building, the installation of trim board along porch edge, and the installation of framed wooden lattice. Commissioner V. Walsh seconded the motion. Commissioner V. Nespor inquired about the window color; S. Jablonski advised that they would install black windows. The motion was approved unanimously.

V. **CONTINUED PUBLIC HEARING – E S LONGHILL STREET (07900-0129)**

MOTION TO CONTINUED APPLICATION TO MARCH 19, 2026 MEETING	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- The hearing relating to Longhill Street is a continuation from the February 19 meeting and involved a revised proposal for a new single-family dwelling. Siervo Jimenez was back before the Commission to present the application, responding to earlier feedback by reducing the building’s width from an initially excessive 79 feet to 69 feet – drawing design inspiration from a nearby historic house at 325 Longhill Street.

- The revised design incorporated larger windows and simplified historic features, moving away from an initially “over the top” style. The Petitioner presented front and overhead views showing a more restrained façade with details intended to foster neighborhood compatibility. Despite these changes, Commissioners expressed continued concern about the building’s massing and the proportion of its front portico roof relative to the overall structure.
- Particular discussion focused on the lack of side porches, which in the neighborhood help visually “break up” large façades and bring buildings down to human scale. Commissioners suggested lowering the portico roofline closer to the eave line and adding a side porch to better integrate the building with surrounding homes.
- James Sedlack from 24 Spruceland Avenue opined that the proposal was not giving the public a clear picture as to what the building will look in relation to the streetscape; that the proposed design does not fit the neighborhood; and was not consistent with 325 Longhill Street – the inspiration of the project.
- Denise Moccia, from 14 Cherryvale Avenue, who lives behind the property, opined that the building was still too big; that there is no buffer between the building and her property. Additional concern was vocalized about the property being vacant for 50 years, in addition to the new build being turned into an AirB&B.
- Carl Moccia, also from 14 Cherryvale Avenue, advised that the footprint of the building was still 4,000 sq. ft.
- Chair A. Nardi read into the record additional public comment from Ralph Slate.
- Melissa Galik from 24 Spruceland Street expressed similar concerns – that the design was not proportional to the streetscape; that the design impacts the neighborhood.
- The Commission requested additional to-scale drawings presenting the proposed house in context with neighboring buildings to better evaluate its fit within the streetscape. The petitioner agreed to submit updated plans. Commissioner W. Kroll to continue the hearing to the March 19, 2026 meeting agenda. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

VI. **NEW PUBLIC HEARING – 175 MILL STREET**

MOTION TO APPROVE THE SOLAR PROJECT AT 175 MILL STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Craig Orn, from Momentum Solar, represented the Petitioner relating to the application for the purposes to install 19 solar panels on the south roof of an accessory building at 175 Mill Street, along with utility equipment on the building’s west side. The panels and rails are dark bronze to blend with the roof, and although

the conduit was to remain unpainted due to maintenance concerns, the Petitioner agreed to screen it with decorative lattice to minimize visibility.

- The conduit will run five feet above grade, connecting the principal building to the accessory building – tucked away from public view. Commissioners appreciated the efforts to conceal the conduit and had no further questions. No public comments were received.
- Commissioner W. Kroll made a motion to accept the application relating to 175 Mill Street with the added suggested of installing decorative lattice along the connecting conduit. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

VII. NEW PUBLIC HEARING – 169 WESTMINSTER STREET

MOTION TO APPROVE THE WINDOW PROJECT AT 169 WESTMINSTER STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Thomas Marshall from Yankee Home was before the Commission to present a proposal to replace three windows at 169 Westminster Street with white vinyl double-pane units without grids. Of the three windows, one window is original wood while the others were previous replacement. The proposal includes replacing a pantry window that currently features decorative diamond-pattern glass with a larger picture window.
- Commissioners discussed concerns about removing the decorative muntin bars, especially on the pantry window, which is a rare surviving historic feature. While the Petitioner explained the practical reasons for replacement, Commissioners emphasized the importance of preserving the historic character where possible.
- The third window is located on the rear of the building and is not visible from the street.
- No public comment was provided. Commissioner W. Kroll made a motion to accept the application as presented. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

VIII. NEW PUBLIC HEARING – 30 COLONY ROAD

MOTION TO ACCEPT THE WINDOW PROJECT AT 30 COLONY ROAD	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>SECONDED – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>

<i>VANA NESPOR</i>	<i>MOTION – YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- Tim Ashe of Pella Windows represented a request to replace three wooden windows at 30 Colony Road with aluminum-clad wood windows matching existing grill patterns and colors. The installation method will be pocket replacement preserving both exterior and interior trim.
- Jeb Balise, from 950 Prospect Avenue, West Springfield, Massachusetts, opined that the proposed project looks great.
- Upon clarifying the grid pattern, Commissioner V. Nespor made a motion to accept the application as presented. The motion was seconded by Commissioner W. Kroll. With no discussion on the motion, it was approved unanimously.

IX. PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS – 135 LYMAN STREET

<i>MOTION TO LIFT THE DEMOLITION DELAY REGARDING 135 LYMAN STREET</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>MOTION – YAY</i>
<i>KEVIN COFFEE</i>	<i>SECONDED – YAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- Representatives Timothy Ryan, Jeff Balise, and Jeff Casey requested a waiver of the nine-month demolition delay for the Chapman and Brooks Block, a six-story brick building constructed in 1910. A comprehensive structural evaluation revealed severe interior deterioration including collapsed staircases, widespread mold, and corrosion rendering the steel frame and concrete floors beyond repair.
- Despite the poor interior condition, the exterior brick and architectural features remain largely intact. The Petitioner committed to salvaging brick and decorative elements for reuse in future development projects. Commissioners expressed regret over the anticipated loss of the building, but acknowledged the safety and lack of viable adaptive reuse options given the building’s condition.
- Sara Murray, from 79 Bowdoin Street, opined that the demolition of the building would disregard the ordinance and that this will contribute to growing vacant properties.
- Kira Holmes, from 74 Walnut Street, representing the Springfield Preservation Trust, was opposed to the demolition and that the City should maintain its historic character.
- Commissioner W. Kroll made a motion to waive the nine-month demolition delay at 135 Lyman Street. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

X. **SECTION 106 REVIEW – 271 CAREW STREET**

MOTION TO APPROVE THE SECTION 106 REVIEW APPLICATION RELATING TO 271 CAREW STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- The application involved telecommunications equipment entirely within the interior of a building at 271 Carew Street, with no ground disturbance or impact to the exterior of the building. Commissioner W. Kroll made a motion to find that the proposed project, as presented in the submitted materials and during the evening’s meeting, will not be detrimental to the building and that the project will have no adverse impact. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

XI. **CPA RELATED REQUEST – N S STATE STREET (11110-0045)**

MOTION TO FIND SUBJECT BUILDING AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR N S STATE STREET (11110-0045)	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- The Commission reviewed a request for historic determination and letter of support for exterior repairs to the George Vincent Smith Museum, including repointing brick mortar, repairing and repainting wood trim, replacing cracked terracotta roof tiles, and restoring balustrades. The museum, built in 1896 in Italian piazza style, is a significant historic resource.
- Commissioner W. Kroll made a motion to find that the George Walter Vincent Smith Museum is a historic resource and to issue a letter of support. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

XII. **CPA RELATED REQUEST – 49 CHESTNUT STREET**

MOTION TO FIND SUBJECT BUILDING AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 49 CHESTNUT STREET	
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<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>MOTION – YAY</i>
<i>KEVIN COFFEE</i>	<i>YAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>SECONDED – YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- The Museum of Fine Arts is seeking CPA-grant funding for the purposes of in-kind replacement of two steel doors on the Chestnut Street side of the building to improve security, as well as for energy efficiency purposes while maintaining the original aesthetic. Though the current doors appear in good condition, they reportedly allow drafts of wind and are less secure.
- The new doors replicate the existing design and materials used previously in window restoration efforts. Commissioners approved the application unanimously, noting the balance between preservation and building functionality.
- Commissioner W. Kroll made a motion to find that the D'Amour Museum of Fine Arts is a historic resource and to issue a letter of support. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

XIII. **CPA RELATED REQUEST – 52 SUMNER AVENUE**

<i>MOTION TO FIND SUBJECT BUILDING AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 52 SUMNER AVENUE</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>MOTION – YAY</i>
<i>KEVIN COFFEE</i>	<i>SECONDED – YAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- The requester is seeking CPA-grant funding for the purposes of restoring stained glass windows in critical condition and to install fire sprinklers to enhance life safety and protect the historic building. This follows prior CPA-funded roof and exterior repairs.
- Commissioner W. Kroll made a motion to find that the building at 52 Sumner Avenue is a historic resource and to issue a letter of support. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

XIV. **CPA RELATED REQUEST – 7-9 STOCKBRIDGE STREET**

<i>MOTION TO FIND SUBJECT BUILDING AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 7-9 STOCKBRIDGE STREET</i>	
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CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- The Springfield Preservation Trust is seeking CPA grant funding to restore 9 six-over-six windows, two six-panel wood doors, paint the façade, remove asbestos-containing materials, and install new historically appropriate windows and doors.
- Commissioner W. Kroll made a motion to find that the building at 7-9 Stockbridge Street is a historic resource and to issue a letter of support. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

XV. CPA RELATED REQUEST – 32 BYERS STREET (THE RAINVILLE APARTMENTS)

MOTION TO FIND SUBJECT BUILDING AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 32 BYERS STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>SECONDED – YAY</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Wayfinders representatives is seeking CPA grant funding for the purposes of replacing existing windows with historically appropriate windows, repair the roof, and repoint masonry on the historic Hotel Rainville. The project has received state and federal approvals and will leverage CPA funding.
- Commissioner W. Kroll made a motion to find that the building at 32 Byers Street is a historic resource and to issue a letter of support. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

XVI. CPA RELATED REQUEST – 68-70, 76, 84-88 BYERS STREET (NEW COURT TERRACE APARTMENTS)

MOTION TO FIND SUBJECT BUILDINGS AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 68-70, 76, 84-88 BYERS STREET	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>YAY</i>
JUDI CROWELL	<i>ABSENT</i>

<i>VANA NESPOR</i>	<i>SECONDED – YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- Similarly, Wayfinders representatives are seeking CPA grant funding for the purposes of renovating and window replacements are planned for three nearby buildings managed by Wayfinders, also involving masonry and roof repairs. These projects have previously received state and federal approvals and will use CPA funds.
- Commissioner W. Kröll made a motion to find that the buildings at 68-70, 76, 84-88 Byers Street are historic resources and to issue a letter of support. The motion was seconded by Commissioner V. Nespor. With no discussion on the motion, it was approved unanimously.

XVII. CPA RELATED REQUEST – 643 UNION STREET

<i>MOTION TO FIND SUBJECT BUILDINGS AS A HISTORIC RESOURCE AND ISSUE LETTER OF SUPPORT FOR 643 UNION STREET</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KRÖLL</i>	<i>MOTION – YAY</i>
<i>KEVIN COFFEE</i>	<i>SECONDED – YAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>YAY</i>
<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- St. John's Congregational Church representatives are seeking CPA grant funding for the purposes of restoring stained glass windows and completing exterior repairs on the adjacent food pantry building. Phase one roof and masonry work are complete, with this application addressing remaining porches, doors, and railings.
- Commissioner W. Kröll made a motion *To find that the building at 643 Union Street is a historic resource and to issue a letter of support.* The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

XVIII. 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: 37 George Street (restoration work) and 59 Ingersoll Grove (repair existing siding).
- Letters of support were reissued for several Community Preservation Act (CPA) projects (140 Chestnut Street, 241 Maple Street, and 275 Maple Street) that had applied previously but required updated documentation or reapplication. These letters assist applicants in securing funding and advancing preservation work.
- Staff reported that violation notices related to unauthorized alterations or maintenance issues would be issued in the coming weeks, demonstrating the commission's ongoing commitment to enforcing preservation regulations.

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

- The Commission received no correspondence since its last meeting.
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XX. ***OTHER MATTERS PROPERLY BEFORE THE COMMISSION – QUORUM CALL***

- Commissioners A. Nardi, W. Kroll, V. Nespor, and K. Coffee will be present at the next meeting. Commissioner V. Walsh will attend remotely.
 - Staff Member A. Strniste is unavailable for the March 19, 2026 meeting. He is currently coordinating a potential staff substitute.
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XXI. ***OTHER MATTERS PROPERLY BEFORE THE COMMISSION – PUBLIC SPEAK OUT***

- No public was present to provide public comment.
- Commissioner W. Kroll made a motion to adjourn. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously. The Commission adjourned at 8:10 PM.

DRAFT



SPRINGFIELD HISTORICAL COMMISSION MEETING MINUTES

THURSDAY, MARCH 19, 2026

COMMISSIONERS IN ATTENDANCE:

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

STAFF AND ELECTED OFFICIALS IN ATTENDANCE:

Phil Dromey, Deputy Planning Director (in-person)
Attorney Robert Shewchuk, Associate City Solicitor (remote)

PUBLIC IN ATTENDANCE:

Dillon Shea (89 Firglade Avenue | in-person)
Gregory Bodison (168 Thompson Street | in-person)
Gary White (14 Fairfield Street | in-person)
Carl Moccia (14 Cherryvale Avenue | in-person)
Denise Moccia (14 Cherryvale Avenue | in-person)
Jim Morrissey (338 Maple Street | Bellingham, MA | in-person)
Lynn Morrissey (338 Maple Street | Bellingham, MA | in-person)
James Sedlak (24 Spruceland Avenue | in-person)
Alan Vieu (13 Sarah Lane, Belchertown, MA | 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>Present - In-Person</i>
<i>Kevin Coffee</i>	<i>Present - In-Person</i>
<i>Judi Crowell</i>	<i>Absent</i>
<i>Vana Nespor</i>	<i>Absent</i>
<i>Vincent Walsh</i>	<i>Present - Remote</i>
<i>Marisa Zorzi</i>	<i>Absent</i>

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

- The minutes of March 5, 2026 have been tabled to the March April 2, 2026 meeting agenda.

IV. **NEW HEARING – 89 FIRGLADE AVENUE**

MOTION TO APPROVE ROOF VENT PROJECT AT 89 FIRGLADE AVENUE	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>MOTION – YAY</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>ABSENT</i>
VINCENT WALSH	<i>YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- The landowner, Jinzy George, represented by Dillon Shea-Pennett from Wollaston Construction, requested approval to install a small roof vent approximately 12 inches in size near the back ridge line of the residence at 89 Firglade Avenue, close to the chimney. The purpose of the vent is to improve attic ventilation and insulation efficiency. Commissioners reviewed photographs and site plans confirming that the vent would be minimally visible from the street or public areas, as the vent was to be located on the side and rear of the structure. The color of the vent, black, was confirmed to blend with the existing roof. The Commission emphasized the importance of ensuring that the vent is properly installed to prevent rainwater intrusion.
- There were no questions or objections from Commissioners or the public. Commissioner V. Walsh had some technical difficulties viewing the application materials, but expressed no concerns after seeing the documents. The discussion focused mainly on confirming the vent’s size, location, and color to ensure it adhered to the historic district’s standards of minimal visual impact. The Commissioners unanimously agreed that the vent was appropriate given its discreet placement and functional necessity.
- Commissioner W. Kroll made a motion accept the application as presented. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously with the understanding that any changes to the vent’s design or location would require further review.

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

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

<i>VINCENT WALSH</i>	<i>YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- The landowner, Gregory Bodison, and representative Steven Greb from Window Nation, sought approval to replace ten existing white wooden double-hung, double-pane colonial-style windows with white vinyl windows of a similar style, maintaining the traditional interior and exterior grid patterns. The existing windows were original, but had storm windows painted green, which were inefficient and difficult to manage seasonally. The S. Greb explained that the storm windows' hardware was failing, and the primary motivation for replacement was to improve energy efficiency and reduce maintenance costs while preserving the home's historic appearance.
- Commissioners closely examined photographs and window samples, discussing the fit of the new windows within the existing frames, the profile of the sashes, and the color consistency. Particular attention to ensuring that the vinyl windows would not appear bulky or out of character with the historic design was given, with Commissioner V. Walsh noting that the thickness of the vinyl should not create a visually intrusive frame. S. Greb confirmed that the full window units, including frames, would be replaced, and that the windows would sit tightly within the existing openings.
- No public comments were made. The Commission expressed general support for the application as the new windows offered a practical upgrade that respected the historic look. Commissioner W. Kroll made a motion approve the application for 168 Thompson Street with the white double hung, colonial style with white external grids. The motion was seconded by Commissioner K. Coffee. With no further discussion the motion was approved unanimously. With Commissioners stipulating that the windows must match the style, color, and grid configuration presented in the application.

VI. *NEW HEARINGS – 25 OXFORD STREET*

<i>MOTION TO APPROVE WINDOW & DOOR PROJECT AT 25 OXFORD STREET</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>YAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>MOTION – YAY</i>
<i>KEVIN COFFEE</i>	<i>YAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>ABSENT</i>
<i>VINCENT WALSH</i>	<i>SECONDED – YAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- The landowner, Marjorie Moise & Marucs Maurice Greene, represented by Alan Vieu from Window World, sought approval for replacing three green aluminum and wood-framed single-pane windows and a steel green door with new white vinyl windows and an aluminum-clad sage green door. A. Vieu clarified that the new slider windows would be installed behind existing green screens on the front porch, maintaining the exterior appearance and minimizing visual changes from the street. The door replacement aimed to modernize the entrance while matching the existing color palette and maintaining a historically appropriate design.

- Commissioners reviewed the photographs and details, noting the importance of preserving the existing screens and ensuring that the new windows would not alter the historic character. A. Vieu assured that the screens are removable and that the sliders would fit behind them without interference. Questions about basement windows were addressed; replacements in the basement would also be white vinyl sliders, consistent with the rest of the house.
- No public input was given. Commissioners were satisfied that the proposed changes were consistent with the building’s historic character and that the materials and colors were appropriate. Commissioner W. Kroll made a motion to approve the application for 25 Oxford Street regarding the replacement of three (3) green aluminum & wood hopper and aluminum framed single-pane windows with Window World (4000 series) forest green & white double pane vinyl windows (two) and one basement hopper and slider window; and replacing a steel green door with a Windsor Pinnacle swinging, aluminum clad, sage green, three-panel, double pane door, as presented in the application and during this evening’s hearing. Commissioner V. Walsh seconded the motion. With no discussion on the motion, it was approved unanimously.

VII. NEW PUBLIC HEARING – 21 MOUNTAINVIEW STREET (DOOR)

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

- Petitioners Nick Dipon and Paul Yusenko applied for a Certificate of Appropriateness to restore the front door at 21 Mountainview Street – the original door being damaged during a fire in 2022, and subsequently replaced with an unauthorized door. The proposed door is a custom-made replica designed to closely match the original door’s historic appearance. The new door will feature the same oak material and stained finish, maintaining the traditional look of the home. One notable difference is the omission of the original mail slot, and the door swing will be reversed, with hardware relocated accordingly to accommodate the building’s functional needs.
- During the meeting, Commissioners sought clarification on the door’s design details, including the hardware style and finish, as these elements are significant to the door’s historic character. The Petitioner committed to matching the original door hardware as closely as possible. Commissioners stressed that any hardware changes would require prior approval to maintain consistency with the historic design. The petitioner acknowledged this and agreed to adhere strictly to the approved design and hardware specifications.
- Gary White, from 14 Fairfield Street, expressed support for the project; however, opined that the issue could have been avoided if the proper permits were in place; that any subsequent changes should come back to the Commission.

- Commissioner W. Kroll made a motion to approve the Certificate of Appropriateness for the replacement door to appear like the original door, oat in materials, stained in color, hardware to match the same style as the old door. The motion was seconded by Commissioner K. Coffee. With no discussion on the motion, it was approved unanimously.

VIII. **NEW PUBLIC HEARING – 21 MOUNTAINVIEW STREET (WINDOWS)**

MOTION TO CONTINUE THE HEARING TO THE APRIL 16 MEETING AGENDA	
CHAIR ALFONSO NARDI	<i>YAY</i>
VICE CHAIR WALTER KROLL	<i>YAY</i>
KEVIN COFFEE	<i>SECONDED – YAY</i>
JUDI CROWELL	<i>ABSENT</i>
VANA NESPOR	<i>ABSENT</i>
VINCENT WALSH	<i>MOTION – YAY</i>
MARISA ZORZI	<i>ABSENT</i>

- Separately, Petitioners Nick Nipon and Paul Yusenko sought a Certificate of Hardship to retain unauthorized vinyl windows installed after the 2022 fire. These windows, identified as the vinyl Max Eclipse series, were installed without prior approval from the Commission. The Petitioners explained that the unauthorized installation resulted from a misunderstanding and a lack of clear communication regarding the denial of the window portion of a prior application. Additionally, the Petitioners cited a financial hardship – stating that replacing the windows with approved alternatives would exceed their renovation budget significantly.
- The Commission’s discussion focused heavily on procedural and policy issues. Staff acknowledged that no formal documentation had been issued to the Petitioner confirming the denial of the window replacement request, which contributed to the confusion. Commissioners emphasized that only written approvals constitute authorization to proceed and ignorance of denial does not legitimize work done without approval. Furthermore, Commissioner Walsh raised concerns about the hardship claim because the property is an investment intended for resale, and typically hardship certificates apply to owner-occupied residences.
- No public comments were made on the window issue, but the Commissioners agreed that the matter required further review. They expressed the need for additional documentation and clearer communication from Staff to fully understand the situation.
- Commissioner V. Walsh made a motion to continue the hearing to the second meeting in April, Thursday, April 16, 2026, to allow time for Staff to gather information and for Commissioners to review the case more thoroughly before making a final decision. The motion was seconded by Commissioner K. Coffee. With no other discussion, the motion was approved unanimously.

I. **NEW PUBLIC HEARING – E S PINE STREET (09715-0135)**

MOTION TO CONTINUE THE HEARING TO THE APRIL 2 MEETING AGENDA	
CHAIR ALFONSO NARDI	<i>YAY</i>

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

- Petitioners Jim and Lynn Morrissey, from 338 Maple Street in Bellingham, Massachusetts, were before the Commission proposing constructing a new two-family dwelling on a vacant lot that had been empty for over 30 years. The design includes black vinyl double-hung, double-pane windows, vinyl clapboard siding of Cedar Knolls D4 profile in a firebrick color, a fiberglass door, and architectural asphalt shingles. Heat pumps would be wall-mounted and screened by a fence to minimize the visual impact. The Petitioners emphasized energy efficiency, long-term low maintenance, and compatibility with the neighborhood, highlighting that the vinyl siding was chosen for durability and cost-effectiveness.
- Commissioners discussed the historic district’s typical resistance to vinyl siding, while acknowledging precedent from similar recent projects nearby that had received approval. The Petitioners expressed openness to adding a full-length front porch if the commission preferred, though they initially proposed a smaller porch to avoid encouraging use as a bus shelter due to a nearby bus stop. The discussion also touched on the cost differential between vinyl siding and Hardie board, with vinyl being significantly more affordable, but less traditional.
- Commissioners requested additional time to review comparable projects and to consider siding options more carefully. The Petitioners were receptive to continuing the hearing. Commissioner V. Walsh made a motion to continue the hearing to the April 2, 2026 meeting. The motion was seconded by Commissioner W. Kroll. Chair A. Nardi made a clarification comment about the details of the window casings not being the same size of the corner compared to the rendering. Commissioner V. Walsh opined about the way the lattice was framed under the porch. Chair A. Nardi then commented on appreciating the full-length porch and opined that either porch design worked for him due to the massing of the design. The motion was approved unanimously.

I. NEW PUBLIC HEARING – E S LONGHILL STREET (07900-0129)

<i>MOTION TO APPROVE THE SINGLE-FAMILY DWELLING PROJECT AT E S LONGHILL STREET (07900-0129)</i>	
<i>CHAIR ALFONSO NARDI</i>	<i>NAY</i>
<i>VICE CHAIR WALTER KROLL</i>	<i>SECONDED – NAY</i>
<i>KEVIN COFFEE</i>	<i>NAY</i>
<i>JUDI CROWELL</i>	<i>ABSENT</i>
<i>VANA NESPOR</i>	<i>ABSENT</i>
<i>VINCENT WALSH</i>	<i>MOTION – NAY</i>
<i>MARISA ZORZI</i>	<i>ABSENT</i>

- This application pertained to the proposed single-family dwelling on a lot with significant neighborhood history as open space. The petitioner, Siervo Jimenez, was

absent, limiting the Commission's ability to engage in substantive discussion. Commissioners expressed concerns about the proposed house's massing and its proximity to the sidewalk, which they felt was inconsistent with the character of surrounding properties. Without the Petitioner present to address these concerns or offer modifications, the Commission felt compelled to deny the application.

- Commissioners noted that a denial does not preclude reapplication, and staff was instructed to notify the Petitioner accordingly. Commissioner V. Walsh made a motion to approve the proposed application relating to ES Longhill Street. The motion was seconded by Commissioner W. Kroll. With no discussion on the motion, it was approved unanimously.

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

- No administrative updates were provided.
- Deviation noted for 207 Pine Street vinyl siding; possible future commission review.

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

- Two letters from Massachusetts Historical Commission were submitted into the record – one relating to 186 St. James Avenue and one relating to 28 Buckingham Street.

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

- The Commission did not obtain a quorum call for the next meeting.

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

- James Sedlak opined that the vacant property pertaining to the ES Longhill Street application was associated with the 251 Longhill Street property and has been vacant since the original house burned down in 1942. Any proposal for that property should take into consideration the open space.
- Commissioner V. Walsh made a motion to adjourn. The motion was seconded by Commissioner W. Kroll. With no discussion on the motion, it was approved unanimously. The Commission adjourned at 7:08 PM.



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: ES Pine St. (09715-0135), FKA - 227 Pine St.

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

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

CHECKLIST



APPLICATION

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



PICTURES OF EXISTING CONDITIONS

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



RENDERING OF PROPOSED PROJECT UPON COMPLETION

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



PRODUCT SPECIFICATIONS

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



LETTER OF AUTHORIZATION

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

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

OFFICE USE ONLY

LOCAL HISTORIC DISTRICT: Maple Hill	DECISION:
DATE RECEIVED: February 27, 2026	DECISION DATE:
HEARING DATE: March 19, 2026	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: March 5, 2026	WAIVED BY COMMISSION:
DATE NOTICE MAILED: March 5, 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: ES Pine St. (09715-0135) FKA 227 Pine St.

APPLICATION TYPE (Select Application Type)

CERTIFICATE OF APPROPRIATENESS

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

CERTIFICATE OF HARDSHIP

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

CERTIFICATE OF NON-APPLICABILITY

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

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 TYPE

PROPERTY ADDRESS: ES Pine St. (09715-0135) FKA 227 Pine St.

APPLICATION TYPE (Select Application Type)

CERTIFICATE OF APPROPRIATENESS

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

CERTIFICATE OF HARDSHIP

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

CERTIFICATE OF NON-APPLICABILITY

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

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.

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SECTION 106 REVIEW

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

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Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: ES Pine St. F/K/A ⁶⁰⁹⁷¹⁵⁻⁰¹³⁵ 227 Pine St.		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER <input type="checkbox"/>
PROPERTY OWNER: City of Springfield, c/o Preferred Developer Case letter attached		
OWNER ADDRESS: <input type="checkbox"/> Check box if same as property address 338 Maple St. Billingham Ma. 02019		
OWNER PHONE NUMBER: 508 5097833	REPRESENTATIVE/CONTRACTOR NAME: James Novitsky	
OWNER EMAIL ADDRESS: momansells@yahoo.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 508 509 7833	
PROPERTY CODE: 09715-0135	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: 508 509 7833	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Proposed Construction of "traditional" style 2 1/2 story, 2-family Unit #1 - 2 bedrooms, 1st floor Unit 2 - 4 bed, 2 bath, 2nd/3rd floor townhouse style See attached Renderings		PROPOSED MODIFICATIONS (Please check all that apply) <input type="checkbox"/> Windows (see Page 3) <input type="checkbox"/> Doors (see Page 4) <input type="checkbox"/> Siding (see Page 5) <input type="checkbox"/> Roofing (see Page 6) <input type="checkbox"/> Solar (see Page 6) <input type="checkbox"/> Signs (see Page 7) <input type="checkbox"/> Heat Pumps (see page 7) <input type="checkbox"/> Paint (see Page 8) <input type="checkbox"/> Renovations (e.g. Porches) (see Page 8) <input checked="" type="checkbox"/> New Construction (all of the above) <input type="checkbox"/> Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): Applicant seeks approvals by Commission consistent with those rendered in immediate area: 271 Pine 207 Pine 213 Pine 217 Pine and 251-257 Central 3 of these approvals are 2-4 hours away from subject. Literal enforcement of Historic preferred guide lines would make this project not financially feasible		

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.

James Novitsky
PROPERTY OWNER'S SIGNATURE

2.27.26
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:

New Construction - See Plans and elevations
Windows per Current Building and energy codes

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

38 windows

NEW WINDOW MANUFACTURER:

MODEL NUMBER(S):

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):		Vinyl
EXTERNAL COLOR(S) (e.g. black, white, etc):		Black
GRID PLACEMENT (Interior or Exterior):		None
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		None
WINDOW STYLE(S) (e.g. double-hung, etc):		Double Hung
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		Double Pane

ADDITIONAL INFORMATION:

New Construction Windows with low U-value, High Solar heat Gain Coefficients. Black exterior with white trim casing. Heavy Classic Double Hung. Black exterior window is double the cost of a comparable all white New Construction Window



BILL TO:

LANSING SPRINGFIELD MA
PO BOX 6649
RICHMOND, VA 23230-0000
Phone: (804) 266 - 8893 Fax: (804) 261 - 6743

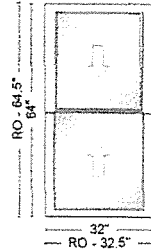
SHIP TO:

LANSING SPRINGFIELD MA
175 CARANDO DRIVE
SPRINGFIELD, MA 01104-3276
Phone: (413) 731 - 7700 Fax:

Lansing Building Products

QUOTE NBR	CUST NBR	ORDERED BY	JOB NAME	STATUS
6364847	1141375	JIM	BLACK WINDOWS-6364847	None
CREATED	ORDERED	DEALER PO	CUSTOMER PO	
2/12/2026	Quote Only	1045066	1045066	
CLERK		MESSAGE		
ds - Dean St Laurent				

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	<p>Classic DH, Complete Unit, Unit Size 32 x 64, Overall Unit Size 32 x 64, RO 32.5 x 64.5, New Construction, Unit Color = White, Prefinished Unit = Laminate, Laminate Surface = Exterior Only, Exterior Laminate Color = Matte Black Laminate</p> <p>Unit 1 Lower Glass: Glass Width = 26.6875, Unit 1 Upper Glass: Glass Width = 25.6875, Glass Height = 29.375, SunGain PLUS, Double Glazed, Double Low-E 180 RS, Argon Filled, Standard Strength, Label Name = Harvey, Lock Option = Double, White, Sash Limit Devices = Night Latch, Lift Rail Options = None/Standard, Full FlexScreen, Fiberglass Mesh, Design Pressure Rating = DP40, Flat Casing w/ Sill Nose, White, Integral J Fin, Inside Extension Jamb Receiver Pocket = Yes, Extension Jamb = 6 9/16", Primed, 4 Side Factory Applied</p> <p>E.Star Zone: North = Yes, E.Star Zone: North-Central = No, E.Star Zone: South = No, E.Star Zone: South-Central = No, Clear Opening Width = 27, Clear Opening Height = 26.875, Clear Opening Square Footage = 5.04, U-Factor = 0.25, SHGC = 0.48, Construction Method = Fully Welded</p>	1	\$712.88	\$712.88



Pricing Details

Lower Glass Low-E Add-On	\$20.58
Upper Glass Low-E Add-On	\$20.58
Lower Glass Argon Add-On	\$2.09
Upper Glass Argon Add-On	\$2.09
Classic Fully Welded DH Base Charge	\$222.41
Lower Glass Low-E RS Add-On	\$16.51
Upper Glass Low-E RS Add-On	\$16.51
Vinyl-DH-SH Screen Add-On	\$42.95
Prefinish Stock Color Unit	\$182.56
Wrapping Exterior Casing Add-On	\$97.84
Wrapping Extension Jamb Add-On	\$53.46
Wrapping Nail Fin Add-On	\$35.30

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):

New Construction - Total of 5 doors
Energy Code requires insulated doors with low U-value

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

NEW DOOR MANUFACTURER:

MODEL NUMBER(S):

	EXISTING	PROPOSED
MATERIAL (e.g. steel, fiberglass, etc):		Fiberglass
EXTERNAL COLOR(S) (e.g. black, white, etc):		TBD
DOOR STYLE(S) (e.g. colonial, etc):		
PANEL PATTERN (e.g. single; two panel, etc):		
GLASS PLACEMENT:		
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):		

ADDITIONAL INFORMATION: Doors proposed are Fiberglass, insulated doors by Maxmate (see attached). Door Color TBD and by Mutual Agreement. Must Be painted all sides or Warranty is void. Choose Maxmate because of Service behind its Warranty and door provides more of a "wood" look. Door to have decorative half moon and white (3") casing. Again cost is approximately double steel insulated equivalent.

(LMC) KOOPMAN LUMBER
 476 OAK STREET
 DEALER # 381400
 INDIAN ORCHARD MA 01151
 (413) 543-4100
 Phone:


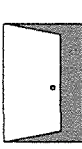


Quote
 Quo #: 549485
 Price: Retail
 Route: SC08
 Page: 1 of 2
 Quote: 02/25/26
 Entd By: WEB
 Printed
 Date: 02/25/26
 Time: 08:16 AM

To:





Prepared by: Mitch KANIA mkania@koopmanlumber.com

	In: NOT ON FILE	Customer Instructions IF SHIPPING 10 OR MORE COLUMNS PLEASE PALLETIZE WHEN POSSIBLE
Your Order: MORRISEY DUPLEX	Out: LEO PIZZOFERRATO	

	Description	Quantity	U/M	Unit Price	Net Extended	Line #
 	3/0X6/8 BELV SMOOTH, COMPOSITE EDGE BLS 135-05E-4 , 4 PANEL, FAN 5 LITE IG EXT GRIDS, LHS, P&FJ 6-9/16 FRAMESAVER, Z-FEN ADJ ALUM SILL FORCE 5, DULL CHROME US26D BALL BEARING RC HNG, 5/4X4 PVC W/"J" CHNL CSG, BORED LOCK & DB, 2-3/8 BKST, 5-1/2" O.C., 2-1/8" DB FACE RO: 38-1/4" X 82-1/2" Ref.#:ext.doors LEFT HAND INSWING	5.00	EA	778.97	3,894.85	0001.00
	Customer sign-off or email approval is required for Koopman Lumber to place an order with any custom built or special order items. Customer; upon signature, is agreeing to the following terms: All sales are final on custom-built orders. All other special orders require vendor approval to return and will carry a 25% restock fee. Certain special-order items					

Thank You For Your Business!

Performance based on assembled door units utilizing Masonite door panels, typical door lites, NFRC default wood frame and thermal broken sills.

ENERGY PERFORMANCE RATINGS				
	U-Factor (Btu/hr-ft ² -°F) / Solar Heat Gain Coefficient (SHGC)			
				
PRODUCT DESCRIPTION DEFAULT FRAME	1/4 Lite ≤410 in ²	1/2 Lite ≤900 in ²	3/4 Lite ≤1100 in ²	Full Lite >1100 in ²
Decorative IG (Glass Type O)*	0.20 / 0.09	0.23 / 0.16	0.26 / 0.21	0.30 / 0.27
Decorative IG with LowE/Argon (Glass Type K)*	0.19 / 0.08	0.21 / 0.14	0.23 / 0.18	0.26 / 0.24 ^N
Decorative IG with LowE/Air (Glass Type M)*	0.19 / 0.08	0.22 / 0.14	0.24 / 0.18	0.28 / 0.24
Impact Decorative IG (Glass Type O)*	0.20 / 0.08	0.24 / 0.14	0.27 / 0.18 ^S	0.31 / 0.24
Impact LowE Dual Pane (Glass Type Y)*	0.19 / 0.09	0.22 / 0.16	0.24 / 0.22	0.25 / 0.19
Impact Clear IG (Glass Type X)*	0.21 / 0.09	0.25 / 0.17	0.28 / 0.23 ^S	0.32 / 0.30
Blinds Dual Pane Clear (Glass Type TB)*	N/A	0.27 / 0.17	0.31 / 0.22	0.36 / 0.29
Blinds Dual Pane LowE (Glass Type GB)*	N/A	0.24 / 0.13	0.27 / 0.17 ^S	0.30 / 0.16
LowE/Argon Dual Pane 1" (Glass Type D)*	0.19 / 0.05	0.21 / 0.09	0.23 / 0.13	0.24 / 0.16
LowE/Argon Dual Pane 1" with Grids (Glass Type D)*	0.19 / 0.05	0.21 / 0.08	0.23 / 0.11	0.24 / 0.15
LowE Dual Pane 1" (Glass Type M)*	0.20 / 0.09	0.23 / 0.16	0.26 / 0.22	0.29 / 0.28
(Glass Type M)*	0.20 / 0.08		0.26 / 0.19	0.30 / 0.25
Clear IG 1/2" (Glass Type T)*	0.23 / 0.10	0.28 / 0.19	0.31 / 0.26	0.37 / 0.34
Clear with Grids 1/2" (Glass Type T)*	0.23 / 0.09	0.28 / 0.17	0.32 / 0.23	0.38 / 0.30
Clear IG 1" (Glass Type T)*	0.22 / 0.10	0.26 / 0.19	0.30 / 0.26	0.35 / 0.34
Clear IG With Grids 1" (Glass Type T)*	0.22 / 0.09	0.27 / 0.17	0.31 / 0.23	0.35 / 0.30
LowE Vent Lite (Glass Type D)*	N/A	0.22 / 0.09	0.24 / 0.12	0.26 / 0.16
Clear Vent Lite (Glass Type T)*	N/A	0.27 / 0.17	0.30 / 0.22	0.35 / 0.30
Flush or Embossed (Opaque)	0.15 / 0.01			
Logan or Lincoln Park (Opaque)	0.17 / 0.01			

Air Leakage ≤0.3 cfm/ft²

Note: Bold values meet ENERGYSTAR 7.0 U-factor and SHGC qualification criteria in all 50 states,
^N = Northern and North central climate zone only, ^S = South Central and Southern climate zones only.

Test Report # STN22003-MM

*See Product Code Structure

Energy performance values have been established in accordance with International Energy Conservation Code (IECC);
 U-factors determined in accordance to NFRC 100 & SHGC values determined in accordance to NFRC 200.
 Based on 2'0" door unit width or greater (no sidelites).

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:	Novadex / "Fivebrick"
MODEL NUMBER(S):	Cedar Knolls
BUILDING SIDE(S) FOR PROPOSED SIDING:	All 4 Sides

	EXISTING	PROPOSED
MATERIAL (e.g. wood, stucco, brick, non-wood shingle):		Vinyl
SIDING PATTERN (e.g. clapboard, bevel etc):		D-4 ("clapboard")
WINDOW CASING DIMENSIONS:		3"
DOOR CASING DIMENSIONS:		3"
CORNER BOARD DIMENSIONS:		5 1/2" see attached
CORNICES DIMENSIONS:		N/A
FRIEZE BOARD DIMENSIONS:		N/A
SHUTTER DIMENSIONS:		14" wide by window height

PLEASE PROVIDE DETAILS ABOUT THE CONDITIONS OF THE EXISTING SIDING:

Applicant seeks to Vinyl clad property as
 Commission allowed in each of the cases in immediate area.
 Specifically 207, 213, 217 Pine St.
 271 Pine and 251-257 Central St.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE SIDING:

ADDITIONAL INFORMATION:

Proposed siding is Novadex product approved for use in Cases at 213 and 217 Pine St.
 Outside Corners are proposed 5 1/2" width either Fluted or Standard
 Window and door Casings 3"
 Shutters as shown
 Cedar Impressions Siding on both front Gable, as shown

CERTIFICATE OF CONFORMANCE

Cedar Knolls™ Vinyl Siding

Cedar Knolls Vinyl Siding panels are manufactured to the following specifications.

MATERIAL SPECIFICATIONS

All products meet or exceed the Standard Specification for Rigid PVC Siding (ASTM D-3679) and its referenced documents. An independent laboratory through unannounced inspection of all manufacturing facilities verifies the conformance to this specification. ASTM D-3679 is the specification used by building code authorities. Where not defined in ASTM D-3679, products also meet Norandex Stringent Quality Control Standards.

PHYSICAL DATA

Panel Thickness: .044" (+/- .001")

Panel Projection: 5/8"

Color: Uniformity is spectrophotometrically controlled.

Texture: Natural Cedar embossed woodgrain pattern.

Lock: Optically measured and controlled.

Gloss: Uniform low gloss maintained with a 75° glossmeter.

PRODUCT TEST DATA

Heat Shrinkage:	<3% at 160°F
Impact Resistance Mean Failure Energy: Surface	> 60 in. lb.
Distortion:	None at 120°F
Length:	Within-1/4" specification
Warp/Camber:	<1/8"
Max Sustained Windload Test Pressure:	41.7 psf
Standard Windload Design Pressure Rating:	56.0 psf*
Maximum Windspeed:	152 MPH* (ASD)
Coefficient of Linear Expansion (in/in/°F)	<4.5x10 ⁻⁵

* Windspeed calculations based on VSI, ASTM D3679-17, ASCE 7-16, 30 ft. high, Exposure B

FIRE RESISTANCE

All siding, soffit, and accessories distributed by Norandex have a Class A flame spread classification per 2021 International Residential Code (IRC) and International Building Code (IBC).

ASTM E84:	ASTM D1929:
Flame Spread Index: ≤25	Self-Ignition Temperature: 860°F
Smoke Developed Index: >450	ASTM D635:
Fuel Contribution: 0	Classified: CC1**

** Tested specimens did not burn at 25 mm mark. Material was shown to be self-extinguishing. Therefore no average time of burning or average extent of burning can be calculated. For more information obtain a brochure on the fire properties of siding by contacting the Vinyl Siding Institute at www.vinylsiding.org

RELEVANT CODES AND REGULATIONS COMPLIANCE

ASTM D-3679, Florida Building Code Approval - FL12500, Intertek CCRR-0184
Vinyl Siding Institute (VSI) PCL-0801, PER-0803

PROFILES

D4
2-4" Exposure
12'6" Length
24 pieces/carton
2 squares/carton

D5
2-5" Exposure
12' Length
20 pieces/carton
2 squares/carton

D5 Dutchlap
2-5" Exposure
12' Length
20 pieces/carton
2 squares/carton

COLORS (29)

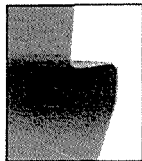
- White
- Beige
- Champagne
- Sierra *
- Cream
- Yellow
- Wheat
- Sandstone
- Mocha *
- Russet +
- Maverick Brown +
- Firebrick +
- Cactus
- Fern *
- Khaki *
- Olive *
- Myrtle +
- Silver
- Smoke *
- Granite *
- Seaport +
- Geneva Blue *
- Steel Blue +
- Deep Water +
- Graphite +
- Carbon +
- Rustic Cedar +
- Acadia Green +
- Jamestown Blue +

* Premium Colors featuring ColorHold® capping resins, a UV-Stable acrylic polymer

+ Designer Collection Color

THE LOOK OF WOOD, THE VALUE OF VINYL

FEATURES AND BENEFITS

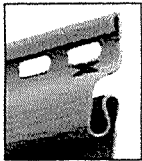


.044" Panel thickness with a natural cedar embossed woodgrain pattern

A 5/8" panel projection provides rigidity and casts deep, appealing shadow lines



A heavy duty extended return leg snaps tightly into the TitanBar[®] Reinforced Nail Hem which is double the thickness of the siding panel under the nail head, for an installation that's solid, secure and protects against panel blow off in adverse weather conditions



XLOK TECHNOLOGY **TitanBar** REINFORCED NAIL HEM **NailRIGHT**

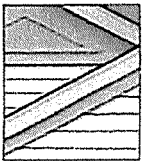
Xlok[®] Technology combines the TitanBar Reinforced Nail Hem and the NailRIGHT[®] Siding Installation System, two innovations that help ensure the siding is securely interlocked and properly affixed to the wall



COLORHOLD
Lifetime Fade Protection

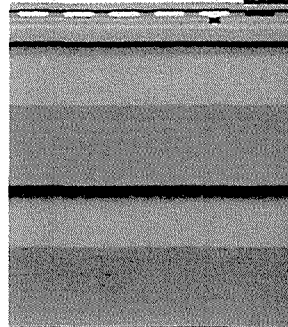
ColorHold is a highly-durable capstock that resists fading and discoloring and is backed by a Limited Lifetime Transferable Warranty* including Lifetime Fade Protection

*Visit www.norandex.com to view warranty details

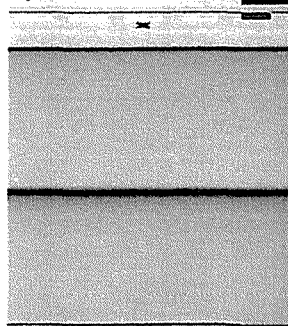


Matching and contrasting soffit, accessories, shakes and shingles available to give your home a one-of-a-kind look

Dutchlap



Clapboard



Make Cedar Knolls Deluxe Vinyl Siding the choice for the life of your home.

- Virtually maintenance free. Save time and money on upkeep costs.
- Because it's solid vinyl, it won't blister, crack, flake, peel or rot like wood exteriors.
- A sound investment that can help increase the resale value of your home.

• THREE DISTINCTIVE PROFILES:

- Double 4" & 5" Clapboard
- Double 5" Dutchlap

Profile & Color Shown: Double 4", Sierra



Home Innovation
NG25 GREEN CERTIFIED
RESOURCE EFFICIENCY
FOR MORE INFORMATION, VISIT
WWW.HOMEINNOVATION.COM/NG25GREEN



EXTREME WEATHER
RESISTANT VINYL SIDING
CONSULT THE EXTREME WEATHER
TRAINING SERVICES FOR THE USE
OF EXTREME WEATHER RESISTANT
VINYL SIDING

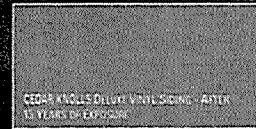
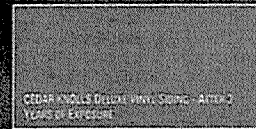
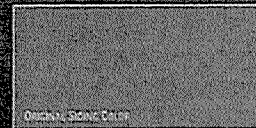


QUALITY SYSTEM CERTIFIED
NORDEX VINYL
SIDING
ISO 9001

Profile & Color Shown: Double 4, Wheat



15 Year
COMPARISON OF FADE










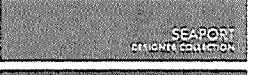

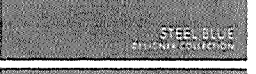
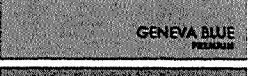



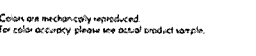
This is a visual representation of the actual fade that can be expected on standard vinyl siding vs. Cedar Knolls Deluxe vinyl siding. Colors are mechanically reproduced.

 DESIGNER COLLECTION

A beautiful collection of darker, richer colors, with tremendous curb appeal, providing a real value for homeowners seeking a unique darker finish that stands out and stands apart from others in the neighborhood.

COLOR AVAILABILITY

29 BEAUTIFUL COLORS

WHITE		FERN PREMIUM
BEIGE		OLIVE PREMIUM
CREAM		ACADIA GREEN DESIGNER COLLECTION
YELLOW		MYRTLE DESIGNER COLLECTION
CHAMPAGNE		SMOKE PREMIUM
WHEAT		SILVER
SANDSTONE		GRANITE PREMIUM
SIERRA PREMIUM		SEAPORT DESIGNER COLLECTION
MOCHA PREMIUM		JAMESTOWN BLUE DESIGNER COLLECTION
RUSSET DESIGNER COLLECTION		STEEL BLUE DESIGNER COLLECTION
MAVERICK BROWN DESIGNER COLLECTION		GENEVA BLUE PREMIUM
RUSTIC CEDAR DESIGNER COLLECTION		DEEP WATER DESIGNER COLLECTION
FIREBRICK DESIGNER COLLECTION		GRAPHITE DESIGNER COLLECTION
KHAKI PREMIUM		CARBON BROWN DESIGNER COLLECTION
CACTUS		

Colors are mechanically reproduced. For color accuracy please see actual product sample.

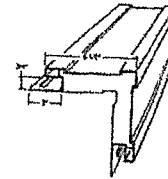
Universal Vinyl Siding Accessories

Product Code/Description

Color Availability

TFOP55
Traditional 5-1/2" Outside Corner Post with Foam Insert

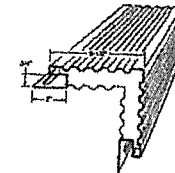
- Length: 20'
- 4 Pcs./Ctn.
- 67 Lbs./Ctn.



White
Light Colors
 Cameo
 Desert Sand
 Wicker
Classic Color
 Pebblestone Clay

FFOP55
Fluted 5-1/2" Outside Corner Post with Foam Insert

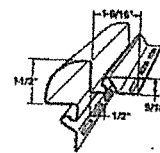
- Length: 20'
- 4 Pcs./Ctn.
- 67 Lbs./Ctn.



White

LINQRS
Corner Starter and Insert

- Length: 20'
- 10 Pcs./Ctn.
- 68 Lbs./Ctn.



White

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:

Proposed New Construction

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE ROOFING:

ADDITIONAL INFORMATION:

Product selected is GAF
Timberline HDZ, Color is Charcoal
See attached.

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.

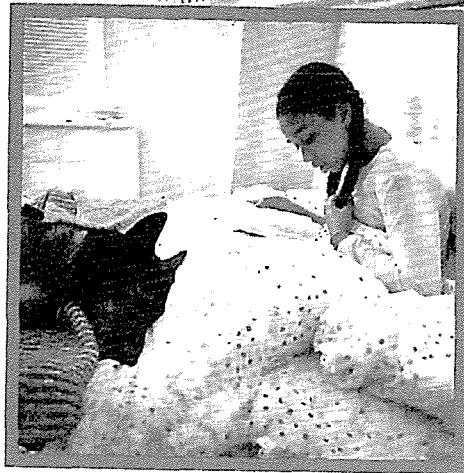
Check box indicating that you are submitting photographs of the existing roofing.

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):	

GAF

Timberline[®] HDZ

High Definition[®] Lifetime Shingles



It's never just a roof. It's peace of mind.

standard INDUSTRIES COMPANY

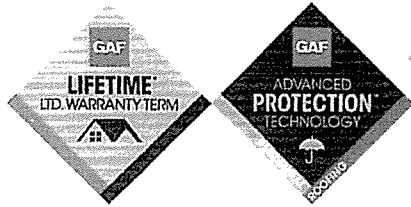
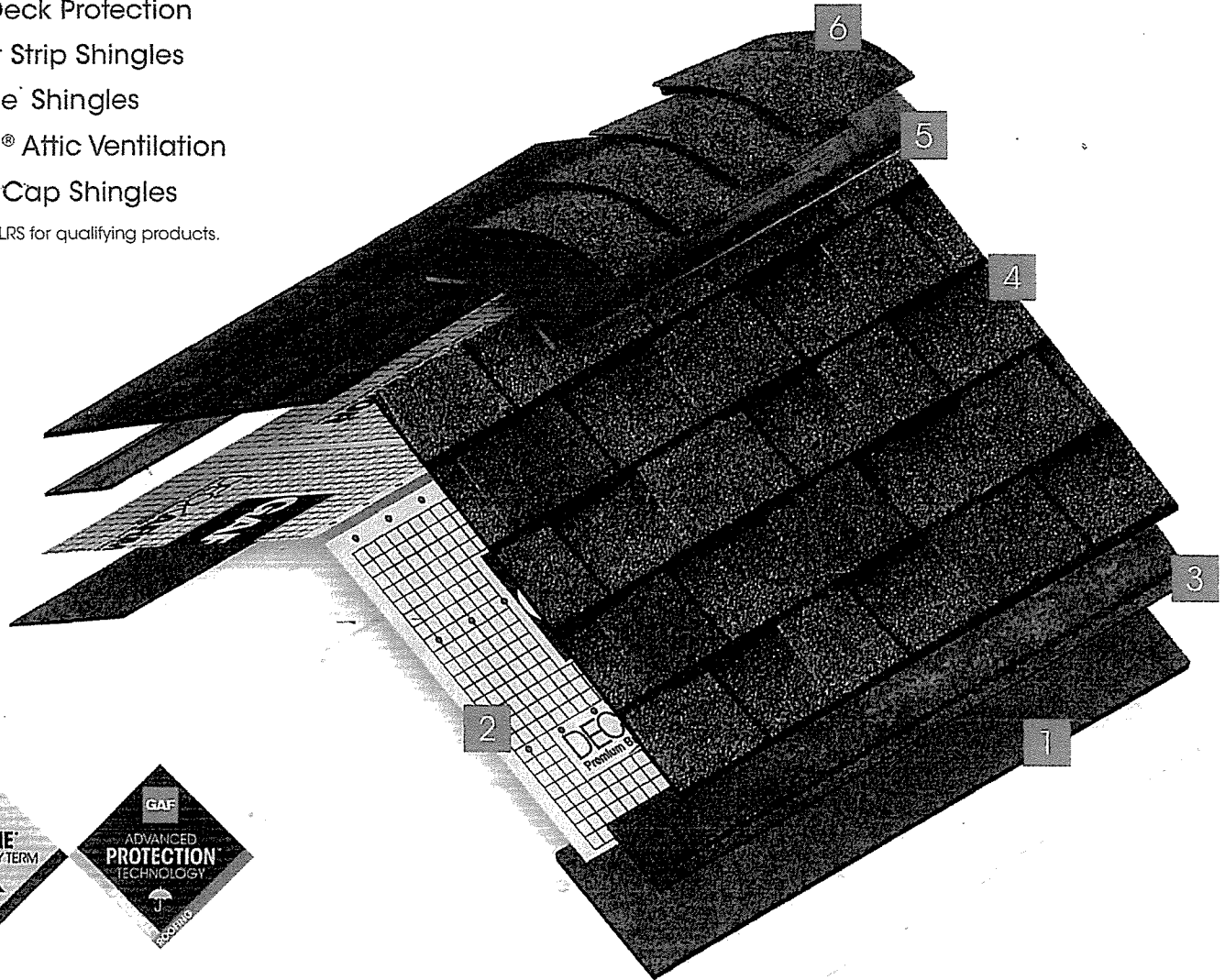
We protect what matters most™

GAF

The GAF Lifetime® Roofing System

1. Leak Barrier
2. Roof Deck Protection
3. Starter Strip Shingles
4. Lifetime® Shingles
5. Cobra® Attic Ventilation
6. Ridge Cap Shingles

Visit gaf.com/LRS for qualifying products.



It's a system, built to protect

A roof is so much more than shingles. It's layers of protection, working together to keep your home safe from wind, rain, snow, and even sun.

Peek under the shingles at gaf.com/system

Install any GAF Lifetime Shingle and any 3 qualifying GAF accessories and get a Lifetime® Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years. For even stronger coverage, ask your GAF factory-certified contractor¹ about enhanced GAF warranties.

¹Contractors are independent and are not employees or agents of GAF. See applicable warranty for eligibility requirements, coverage and restrictions.

*Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires use of GAF Lifetime shingles only. See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions. Lifetime coverage on shingles and accessories requires use of any GAF Lifetime Shingle and any 3 qualifying GAF accessories. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

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:	<input type="checkbox"/> REPLACEMENT SIGN	<input type="checkbox"/> NEW SIGN	
ILLUMINATION:	<input type="checkbox"/> NON-ILLUMINATED	<input type="checkbox"/> 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):

Proposed - VINYL

HEAT PUMP MANUFACTURER:

Comfortaire

NUMBER OF COMPRESSOR UNITS:

3 - Three

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

Side wall, above snowline, Right Side

LOCATION OF OTHER ELECTRICAL COMPONENTS (e.g. rear of building):

Rear of Left side - see plans

LOCATION OF CONDUIT (e.g. side of building, inside the house):

Other than electric disconnect, all conduit

PROPOSED COLOR OF CONDUIT (e.g. silver, same as house):

see attached photo. is inside

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

See Attached Abutting Properties

To the Right of Subject Property: (Top left photo)
235-239 Pine St. Brick Apartment Building
(Springfield Housing - Built 1971)

Across the St. immediately in front/other side of the
Subject property: 238 Pine St. (bottom left
photo)

Vacant Lot - Subject property (Lower Right photo)

PROPOSED CONDITIONS/DESCRIPTION

See 4 abutting properties to
The left of Subject Property (Top Right Photo)

Far Left - "Red" - 207 Pine St.

Approved for Appropriateness AND Hardship

2 Buildings in middle of photo:

213 and 217 Pine St.

Approved as a Hardship.

and Single Family on opposite corner of Pine and
Pine St. Ct. → 223 Pine

*Office of Community
Development & Housing*
1600 East Columbus Avenue
Springfield, MA 01103
Phone (413) 787-6500
Fax (413) 787-6515



THE CITY OF SPRINGFIELD, MASSACHUSETTS

January 22, 2026

Springfield Ventures Realty Trust
Attn: James Morrissey
338 Maple Street
Bellingham, MA 02019

Re: Bid #26-051 – Purchase and Redevelopment of ES Pine Street (09715-0135)

Dear Mr. Morrissey,

The City of Springfield through its RFP Review Committee has recommended that Springfield Ventures Realty Trust, be designated as preferred developer for the property at ES Pine Street (09715-0135). Mayor Sarno has reviewed and approved this recommendation.

I am pleased to extend a preferred developer designation for this property to Springfield Ventures Realty Trust based upon the conditions and timelines outlined with this letter. Please note, final approval for the property transfer will not occur until after the successful completion of the conditions included within this preferred developer designation and a final vote of the Springfield City Council.

The preferred developer designation will be active for a period of three (3) months from the date of this letter. The designation includes the following conditions and will expire on April 30, 2026, unless otherwise extended by the City in writing:

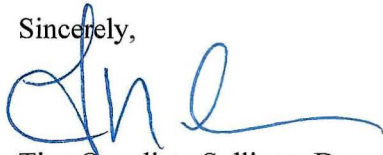
1. Provide an updated scaled site plan to the City of Springfield, Office of Planning and Economic Development that includes the addition of on-site parking marked on the site plan.
2. The property at ES Pine Street (09715-0135) is located within a Local Historic District. You must obtain approval of the proposed plans from the Springfield Historic Commission. Submission of the application or questions regarding this process may be directed to Andrew Strniste (astrniste@springfieldcityhall.com) at 413-787-6020.
3. Submit updated costs estimates to reflect any changes required by the Springfield Historic Commission and documentation of any necessary supplemental financing to the City of Springfield, Office of Housing & Community Development at 1600 East Columbus Avenue. For questions regarding requirements may be directed to Tina Quagliato-Sullivan (tquagliato@springfieldcityhall.com) or Robert DeMuisis at (rdemuisis@springfieldcityhall.com) at 413-787-6500.

4. Springfield Ventures Realty Trust will be required to ensure all outstanding financial obligations (taxes, fees, fines, etc.) owed to the City of Springfield have been paid in full. Enclosed are copies of outstanding financial obligations owed by Springfield Ventures Realty Trust as of December 2025.
5. Submission of the following required forms for all members of the partnership included in the development:
 - i. Affidavit – Disclosure of Property Owned
 - ii. Affidavit – Pursuant to M.G.L. c. 60, § 77B & submit a copy of both sides of current State issued identification

If you have any questions, concerns or require additional information, please contact Robert DeMuis or myself at (413) 787-6500.

Congratulations! We look forward to working with you on this project.

Sincerely,

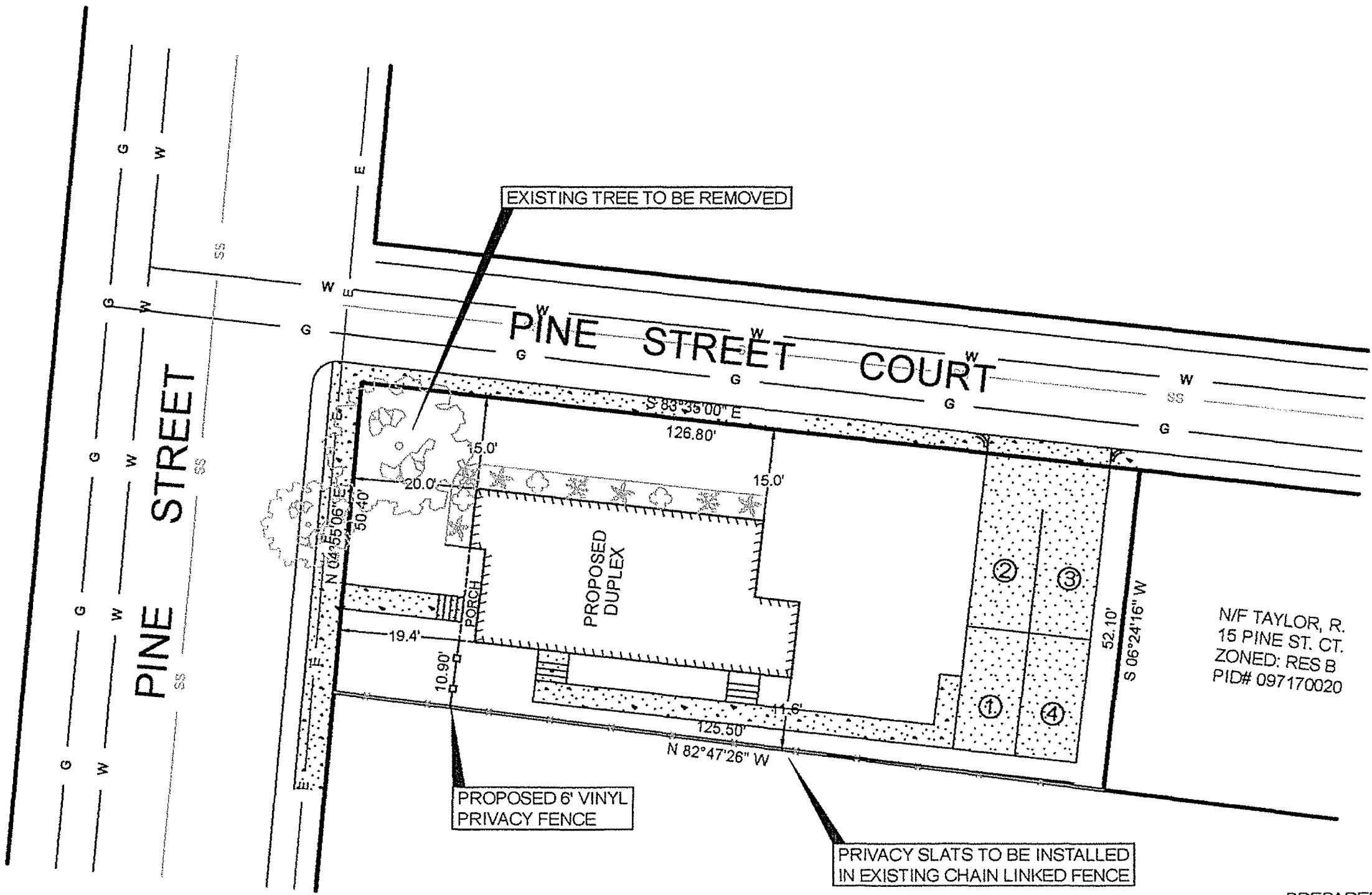
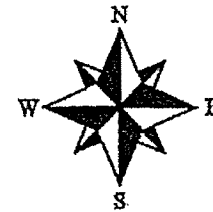
A handwritten signature in blue ink, appearing to read 'Tina Quagliato', with a long horizontal flourish extending to the right.

Tina Quagliato Sullivan, Deputy Development Officer
Housing, Community Services & Sustainability

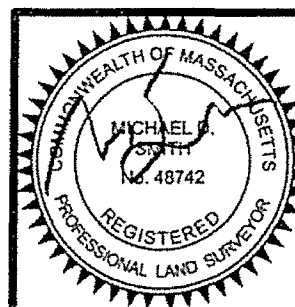


PINE ST

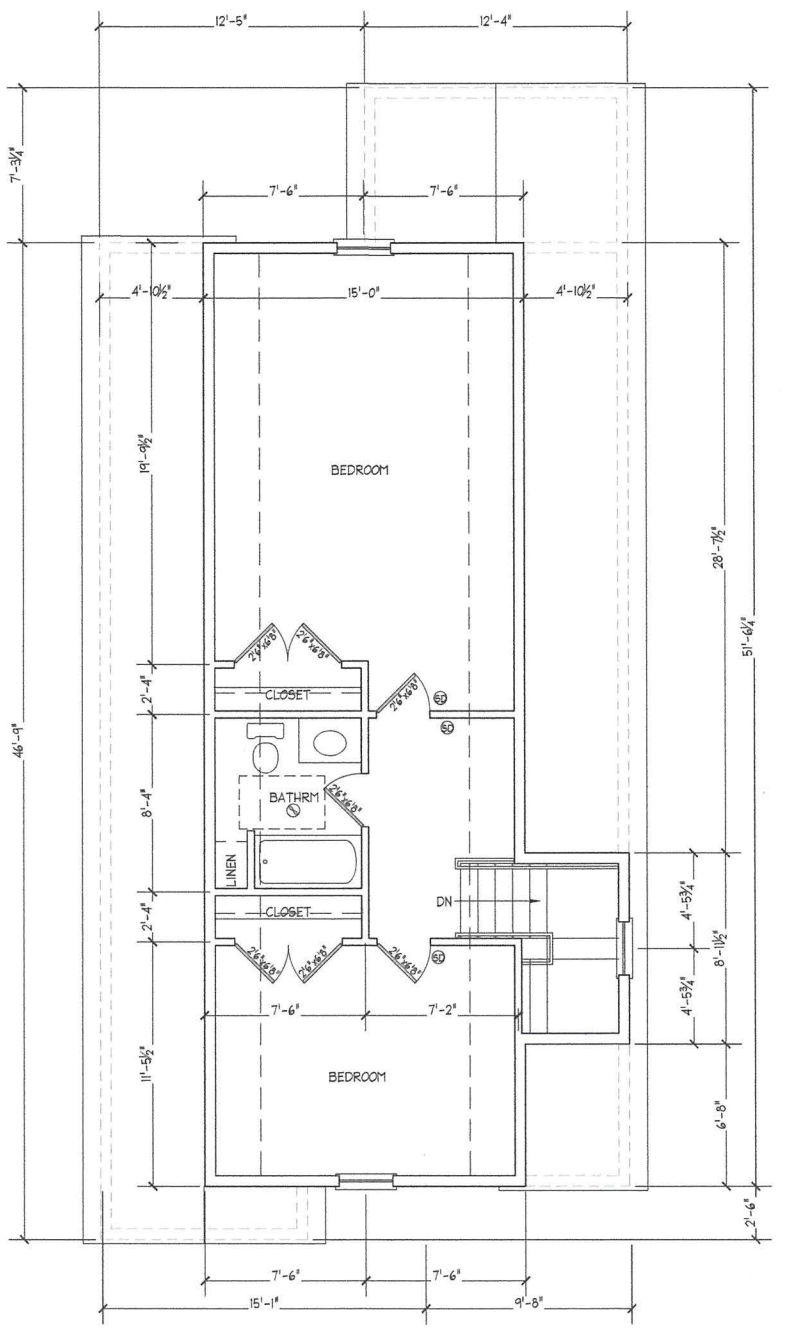
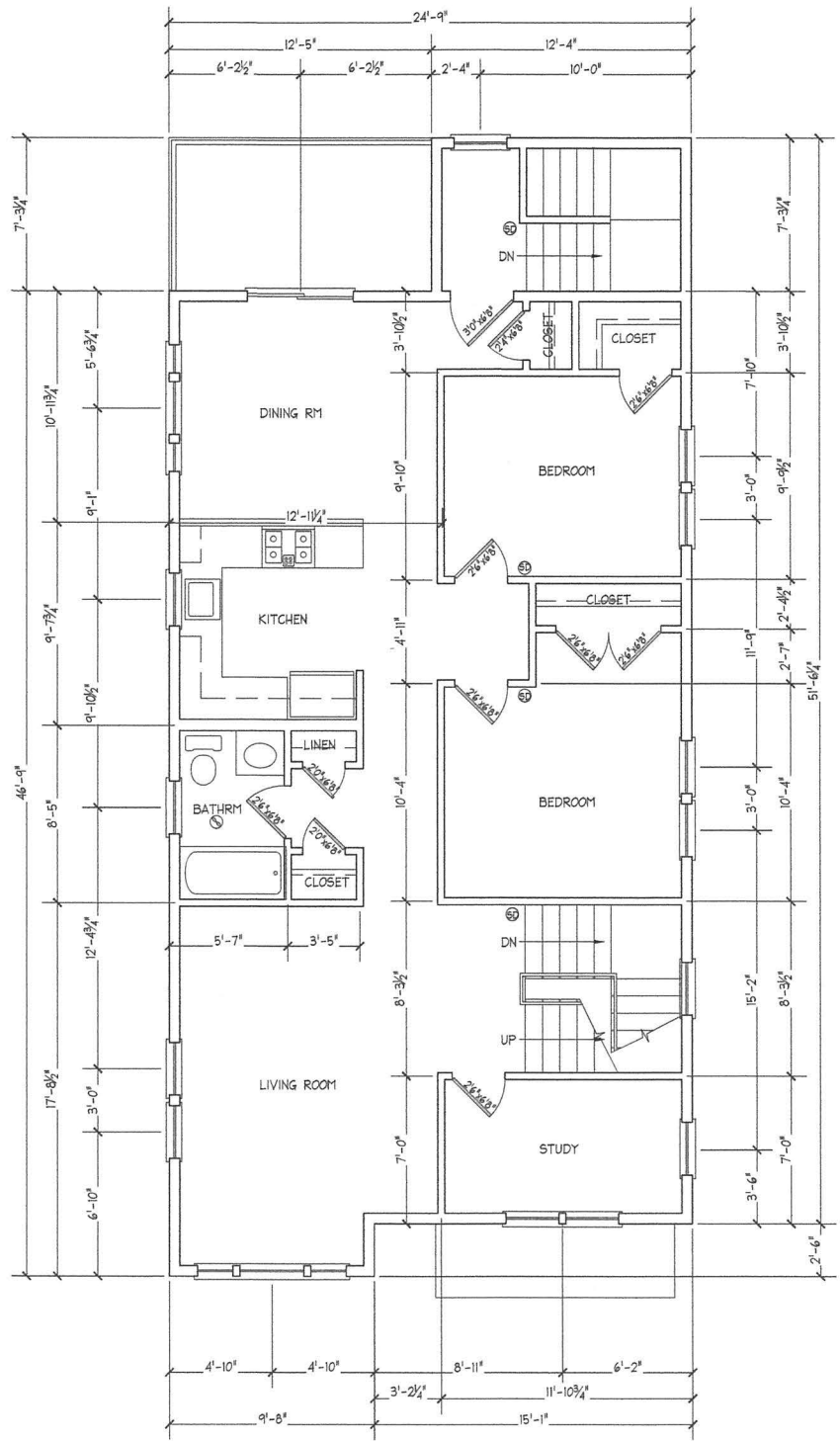
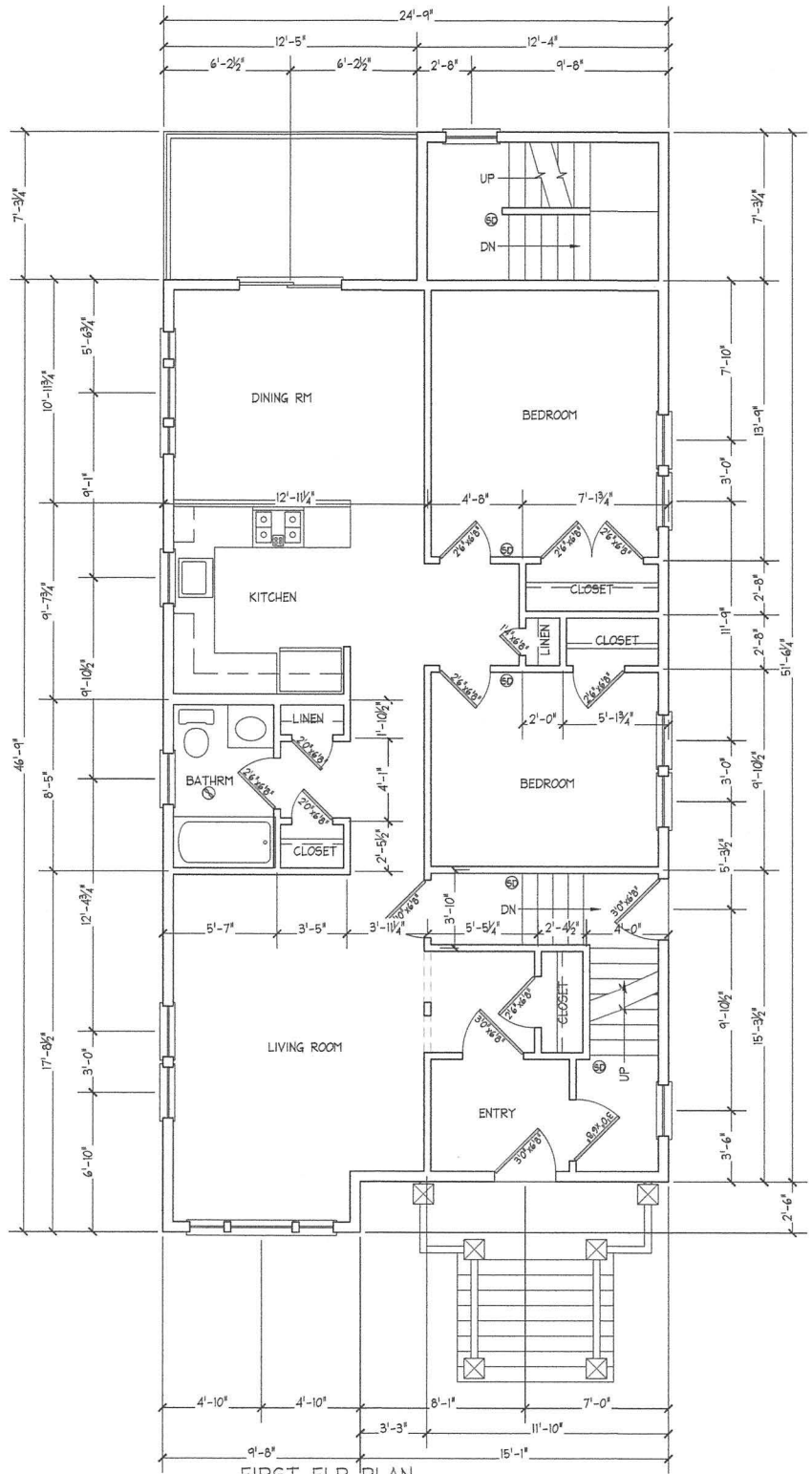
100



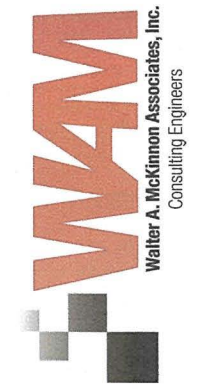
PREPARED FOR:
JAMES MORRISSEY



OWNER: CITY OF SPRINGFIELD	PLAN OF LAND AT:
ADDRESS: F/K/A 227 PINE STREET SPRINGFIELD, MA	
HAMPDEN COUNTY BOOK OF PLANS:	DATE: 2/11/2026
PAGE NO.: LOT NO.:	SCALE: 1" = 20'
DEED BOOK: 17017	SMITH ASSOCIATES SURVEYORS, INC. 46B BALDWIN ST. - EAST LONGMEADOW, MA- 01028 (413) 525-8801 SMITHASSOCIATESURVEYORS@HOTMAIL.COM
PAGE NO.: 504	



Consulting Engineers
278 Washington Street
Weymouth, MA 02188
Phone: (781) 331-5898
www.WAM-Engineers.com



SCAN OR CODE FOR DIGITAL FILE

Rev	Date	Description	NAME
01	2/13/24	FOR APPROVAL	MKS

**NEW TWO-FAMILY
JIM MORRISSEY**
ES PINE STREET COURT
SPRINGFIELD, MA

**PROPOSED
BUILDING
FLOOR PLANS**

SCALE	1/4" = 1'-0"
DRAWN by	MKS
CHECKED by	MKS
PROJECT No.	2025-271



FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



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278 Washington Street
Weymouth, MA 02188
Phone: (781) 331-5898
www.WAM-Engineers.com



SCAN QR CODE FOR DIGITAL FILE

Rev	Date	Description	NAME
01	2/13/24	FOR APPROVAL	MKS

**NEW TWO-FAMILY
JIM MORRISSEY**
ES PINE STREET COURT
SPRINGFIELD, MA

BLDG ELEVATIONS
FLOOR PLANS

SCALE:	1/4" = 1'-0"
DRAWN by:	MKS
CHK'D by:	MKS
PROJECT No:	2025-271

A-1



FRONT ELEVATION
 ARCHITECTURAL RENDERING
 SCALE : N.T.S.



Consulting Engineers
 278 Washington Street
 Weymouth, MA 02188
 Phone: (781) 331-5898
 www.WAM-Engineers.com



SCAN QR CODE FOR DIGITAL FILE

Rev:	Date:	Description:	NAME
01	2/13/26	FOR APPROVAL	MKS

**NEW TWO-FAMILY
 JIM MORRISSEY**
 ES PINE STREET COURT
 SPRINGFIELD, MA

COVER SHEET

SCALE:	N/A
DRAWN by:	MKS
CHECKED by:	MKS
PROJECT No:	2025-271

A-0



Consulting Engineers
 278 Washington Street
 Weymouth, MA 02188
 Phone: (781) 331-5898
 www.WAM-Engineers.com



SCAN QR CODE FOR DIGITAL FILE

Rev.	Date	Description	NAME
01	2/13/24	FOR APPROVAL	MKS

**NEW TWO-FAMILY
 JIM MORRISSEY**
 ES PINE STREET COURT
 SPRINGFIELD, MA

BLDG ELEVATIONS
 FLOOR PLANS

SCALE:	1/4" = 1'-0"
DRAWN by:	MKS
CHECKED by:	MKS
PROJECT No:	2025-271









ES Pine Street (09715-0135)

3/3/2026 4:23:50 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.

097170020
CLARK DONALD A TR
42 GRANT AVE
BROCKTON, MA 02301

097150136
DONES ROGELIO
223 PINE ST
SPRINGFIELD, MA 01105

097150060
OCASIO IRREVOCABLE
238 PINE ST
SPRINGFIELD, MA 01105

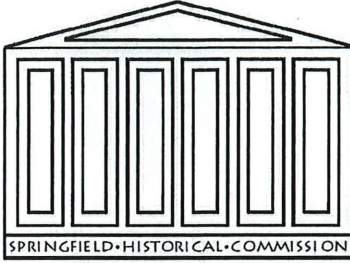
097150061
PUERTO RICAN VETERANS
185 MILL ST
SPRINGFIELD, MA 01108

097170003
REYES ENELIDA
30 CLAYTON ST
SPRINGFIELD, MA 01107

097170005
REYES ENELIDA
30 CLAYTON ST
SPRINGFIELD, MA 01107

097150135
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

097150131
SPRINGFIELD HOUSING
25 SAAB CT
SPRINGFIELD, MA 01104



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 167 Maple Street

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

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

CHECKLIST



APPLICATION

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



PICTURES OF EXISTING CONDITIONS

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



RENDERING OF PROPOSED PROJECT UPON COMPLETION

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



PRODUCT SPECIFICATIONS

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



LETTER OF AUTHORIZATION

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

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

OFFICE USE ONLY

LOCAL HISTORIC DISTRICT:

Ridgewood

DECISION:

DATE RECEIVED:

March 6, 2026

DECISION DATE:

HEARING DATE:

April 2, 2026

DATE DISCUSSED (NO HEARING):

DATE NOTICE POSTED:

March 17, 2026

WAIVED BY COMMISSION:

DATE NOTICE MAILED:

March 17, 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:

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: <i>167 Mapple St, Springfield MA 01105</i>		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER <input type="checkbox"/>
PROPERTY OWNER: <i>Rahim Dad</i>		
OWNER ADDRESS: <input checked="" type="checkbox"/> Check box if same as property address <i>111 Chester St, West Springfield MA 01089</i>		
OWNER PHONE NUMBER: <i>413-858-5223</i>	REPRESENTATIVE/CONTRACTOR NAME:	
OWNER EMAIL ADDRESS: <i>MAHMOOD.ASAD@gmail.com</i>	REPRESENTATIVE/CONTRACTOR PHONE NUMBER:	
PROPERTY CODE: <i>08218-0166</i>	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): <i>Changed front windows, which was boarded up with ugly windows. All the windows in building are vinyl with front Black storm windows.</i>		PROPOSED MODIFICATIONS (Please check all that apply) <input checked="" type="checkbox"/> Windows (see Page 3) <input type="checkbox"/> Doors (see Page 4) <input type="checkbox"/> Siding (see Page 5) <input type="checkbox"/> Roofing (see Page 6) <input type="checkbox"/> Solar (see Page 6) <input type="checkbox"/> Signs (see Page 7) <input type="checkbox"/> Heat Pumps (see page 7) <input type="checkbox"/> Paint (see Page 8) <input type="checkbox"/> Renovations (e.g. Porches) (see Page 8) <input type="checkbox"/> New Construction (all of the above) <input type="checkbox"/> Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED): <i>Senior citizen purchased the house for owner occupant. After purchase get to know it is occupied by homeless people as with all other neighborhood building. Need to move soon as possible</i>		

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.

Rahim Dad

3/2/26

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:

currently all the windows are changed to vinyl,
However front window was boarded up because some homeless
people were living there, changed front vinyl window.
Need to place black storm window.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

Front window was replaced with vinyl window same
as existing window

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

1

NEW WINDOW MANUFACTURER:

used window

MODEL NUMBER(S):

	EXISTING	PROPOSED
MATERIAL (e.g. wood, vinyl, aluminum, etc):	vinyl	vinyl
EXTERNAL COLOR(S) (e.g. black, white, etc):	white	white
GRID PLACEMENT (Interior or Exterior):	exterior storm window (black)	exterior storm window (black)
GRID PATTERN (e.g. two-over-two; six-over-one, etc):		
WINDOW STYLE(S) (e.g. double-hung, etc):	double hung	double window
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):	double pan.	double gl.

ADDITIONAL INFORMATION:

To,
Springfield Historical
Commission,


Based on affordability I have purchased
this property 167 Maple St, Springfield MA, 01105 from a
wholesale seller. Upon the purchase I get to know
that this property as well as all the neighboring
properties are being occupied by Homeless people.

One of the front windows was broken and was
boarded with plywood. In the house all the
windows were vinyl windows. Not knowingly
changed/replaced the front window with vinyl.
There are also some broken storm black
windows that need replacement. House is
having all the vinyl windows.

As a Genious citizen please guide me to get
compliance of this windows.

I really appreciate your guidance and help

Sincerely

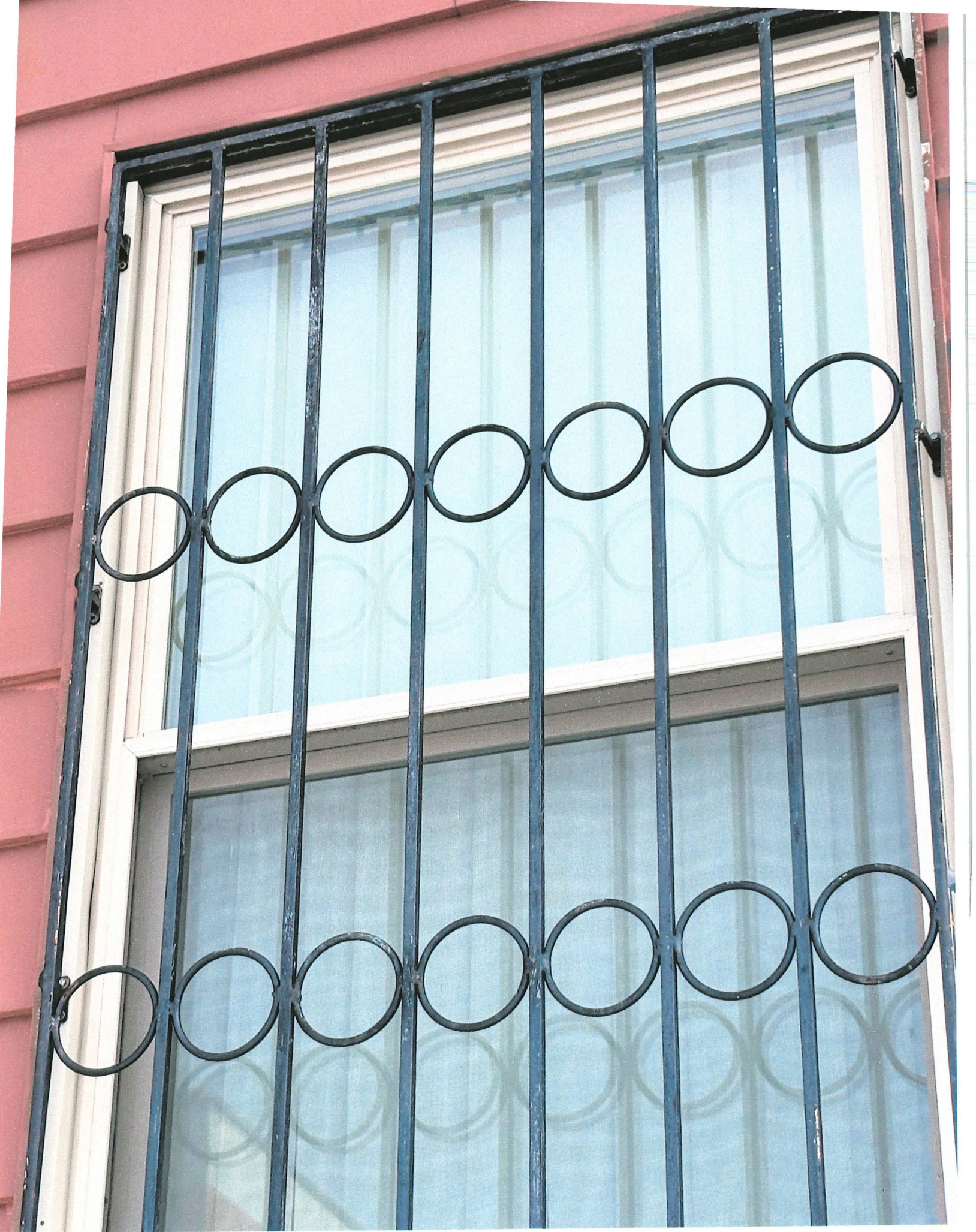
Rahim Dad 
3/3/2026.

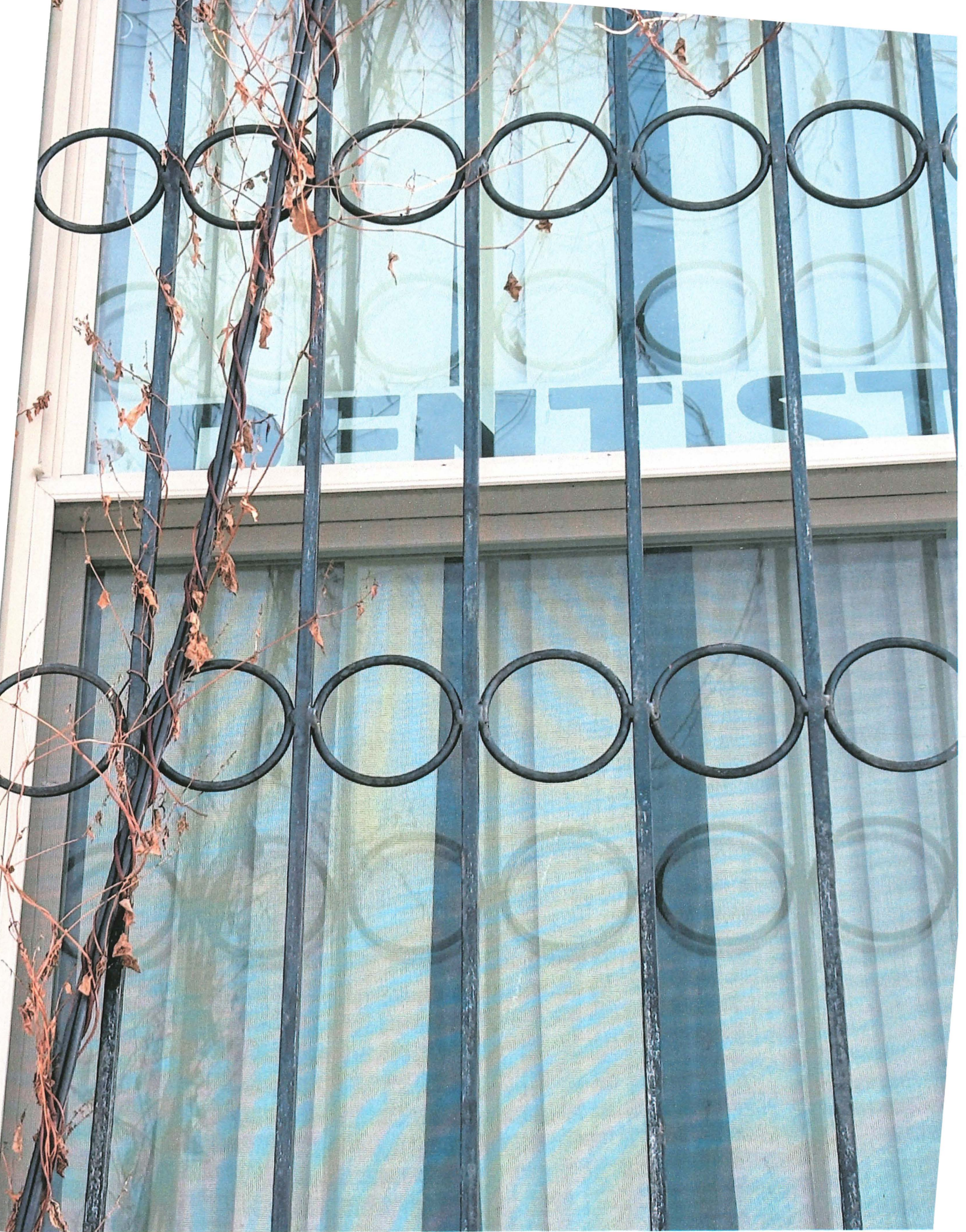




22

JS







DR. BREGLIO-DENTIST











DENTIST 734-5522

DENTIST
734-5522

167

DENTIST · 734-5522



03/02/2026 11:56



DENTIST
734-5522

03/02/2026 11:57



03/02/2026 11:57

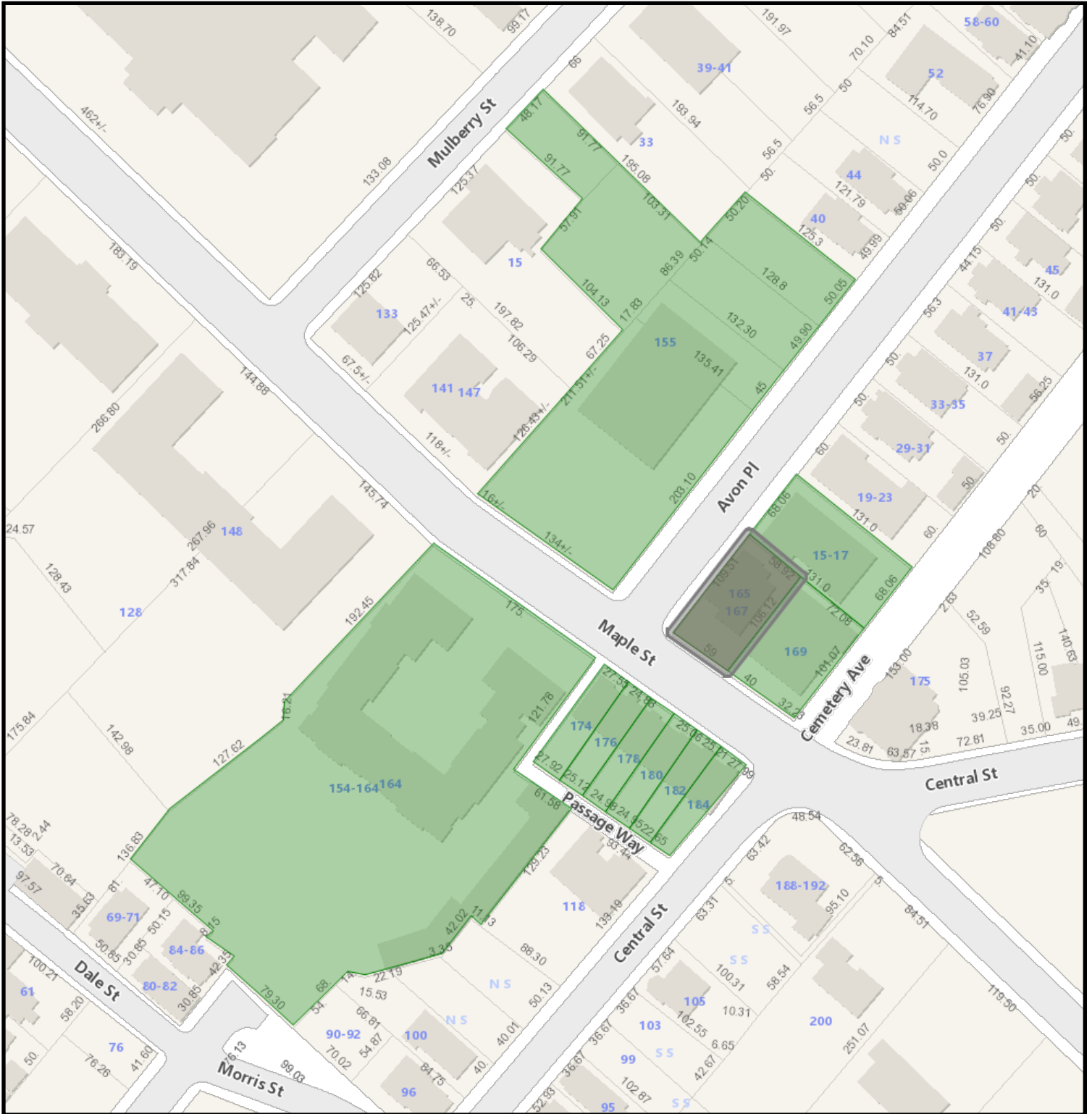


DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED

NO PARKING
PLEASE

DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED

03/02/2026 11:57

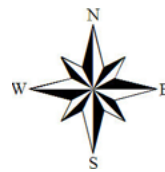


167 Maple Street GIS Map

3/9/2026 12:18:35 PM

Scale: 1"=125'

Scale is approximate



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082180246
413 MULTI SERVICE REALTY
155 MAPLE ST UNIT 401
SPRINGFIELD, MA 01105

082180237
A&R REAL ESTATE GROUP
155 MAPLE STREET UNIT-409
SPRINGFIELD, MA 01105

082180241
CANGI-FIVE PROPERTIES LLC
155 MAPLE ST UNIT 305
SPRINGFIELD, MA 01105

082180223
CLIONSKY MITCHELL
155 MAPLE ST UNIT 203
SPRINGFIELD, MA 01105

082180222
CLIONSKY MITCHELL I
155 MAPLE ST STE 203
SPRINGFIELD, MA 01105

082180225
CLIONSKY MITCHELL I
155 MAPLE ST UNIT 203
SPRINGFIELD, MA 01105

082180228
CLIONSKY MITCHELL I
155 MAPLE ST UNIT 203
SPRINGFIELD, MA 01105

082180166
DAD RAHIM
11 CHESTER ST
WEST SPRINGFIELD, MA 01089

082180218
FIRST ZYMURGY INC
155 MAPLE ST UNIT 110
SPRINGFIELD, MA 01105

082180232
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180258
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180231
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180242
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180244
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180256
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180260
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180238
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180239
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180240
GATEWAY REALTY GROUP
155 MAPLE ST STE 301
SPRINGFIELD, MA 01105

082180216
HMB INVESTMENTS LLC
155 MAPLE ST SUITE 105
SPRINGFIELD, MA 01105

082180214
HMB INVESTMENTS LLC
155 MAPLE ST - UNIT 105
SPRINGFIELD, MA 01105

008500029
IQRA FARM LLC
14699 B&R RD
GREENWOOD, DE 19950

082180220
L&D REAL ESTATE LLC
32 ELAINE CIR
SPRINGFIELD, MA 01109

082180047
MAPLE STREET HOLDINGS
1009 W BOSTON POST RD
MAMARONECK, NY 10543

082180050
MAPLE STREET ROWHOUSES
P.O. BOX 30384
SPRINGFIELD, MA 01103

082180051
MAPLE STREET ROWHOUSES
P.O. BOX 30384
SPRINGFIELD, MA 01103

082180052
MAPLE STREET ROWHOUSES
P.O. BOX 30384
SPRINGFIELD, MA 01103

082180053
MAPLE STREET ROWHOUSES
P.O. BOX 30384
SPRINGFIELD, MA 01103

082180230
MERCIER VARGO MICHELLE
84 MOUNTAIN VIEW RD
SOMERS, CT 06071

082180212
MORISI MARK G & MARTIN O
155 MAPLE ST
SPRINGFIELD, MA 01105

082180210
QURESHE HOLDINGS LLC
30 LENNYS WAY
WEST SPRINGFIELD, MA 01089

082180248
RGR DEVELOPMENT AND
68 WOLLASTON ST
SPRINGFIELD, MA 01119

082180250
RGR DEVELOPMENT AND
68 WOLLASTON ST
SPRINGFIELD, MA 01119

082180252
RGR DEVELOPMENT AND
68 WOLLASTON ST
SPRINGFIELD, MA 01119

082180254
SLEPCHUK PETER
155 MAPLE ST
SPRINGFIELD, MA 01105

082180048
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

082180049
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

082180165
SPRINGFIELD CITY OF
36 COURT ST
SPRINGFIELD, MA 01103

082180226
WESTERN MASS HOME
155 MAPLE ST UNIT 204
SPRINGFIELD, MA 01105

082180234
WESTERN MASS HOME
155 MAPLE ST UNIT 204
SPRINGFIELD, MA 01105