



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

MEETING AGENDA

DATE: Thursday, September 3, 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) **[To Be Tabled]** *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON AUGUST 6, 2026*
- 2) **[To Be Tabled]** *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON AUGUST 20, 2026*
- 3) **[To Be Tabled]** *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON AUGUST 24, 2026*
- 4) **[To Be Tabled]** *SPRINGFIELD HISTORICAL COMMISSION MEETING HELD ON AUGUST 31, 2026*

III. ADVISORY REVIEWS

- 1) **[CONTINUANCE REQUESTED]** *56 BAY STREET:* Exterior Repairs

IV. PUBLIC HEARINGS (Continued)

- 1) *77 MAPLE STREET*:* Various Exterior Repairs & Renovations

* Property is also encumbered by a Preservation Restriction held by the Massachusetts Historical Commission

V. PUBLIC HEARINGS (New)

- 1) *205 St. JAMES AVENUE:* Front Door
- 2) **[ADMINISTRATIVELY WITHDRAWN]** *PROPOSED NEW CONSTRUCTION GUIDELINES*

VI. PRESERVATION AGREEMENT

- 1) *7-9 STOCKBRIDGE STREET:* Windows & Doors

VII. OTHER MATTERS PROPERLY BEFORE THE COMMISSION

- 1) *APPOINTMENTS OF COMMISSION OFFICERS*
- 2) *ADMINISTRATIVE UPDATES*
- 3) *CORRESPONDENCE TO COMMISSION*
- 4) *SEPTEMBER 17, 2026 QUORUM CALL*
- 5) *PUBLIC SPEAK-OUT SESSION*

SPRINGFIELD HISTORICAL COMMISSION

THURSDAY, SEPTEMBER 3, 2026 / HEARING OVERVIEWS

ADVISORY REVIEWS

56 BAY STREET

- **REASON FOR CONTINUANCE:** The hearing was continued to allow the Petitioner to better outline the project scope and submit updated materials.
 - **STAFF COMMENT:** At this time, the Petitioner has not submitted any updated materials.
 - **HISTORIC DISTRICT:** McKnight National Register District
 - **YEAR BUILT:** 1906
 - **APPLICATION OVERVIEW:** Wayfinders is proposing to rehabilitate the vacant two-family dwelling at 56 Bay Street. Numerous repairs are being proposed, with a better scope anticipated either prior to the meeting Thursday, September 3 or before the Thursday, September 17 meeting.
 - **STAFF COMMENTS:**
 - Various renovations seemed to be inconsistent with maintaining the historic characteristics of the building; clarification regarding these renovations are expected with the updated documents
 - **DRAFT CONTINUANCE MOTION:**

To continue the evening's hearing to the Commission's next regularly scheduled meeting – September 17, 2026.
-

CONTINUED HEARINGS

77 MAPLE STREET (APPROPRIATENESS & PRESERVATION AGREEMENT)

- **REASON FOR CONTINUANCE:** The hearing was continued to allow the Petitioner to consult with an architect and submit updated materials.
 - **STAFF COMMENT:** At this time, the Petitioner has not submitted any updated materials.
- **LOCAL HISTORIC DISTRICT:** Lower Maple
- **YEAR BUILT:** 1832
- **APPLICATION OVERVIEW (NOT UPDATED SINCE ORIGINAL HEARING):** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of completing comprehensive exterior restoration and repair work – noting that a Preservation Restriction held by the Massachusetts Historic Commission exists. Staff has recently informed the Petitioner about the outstanding components of the application and is awaiting a better and more refined scope of work with accompanying materials.

- **STAFF COMMENTS:**
 - A 90-day extension was granted at the Thursday, August 20, 2026 meeting.
 - Staff **does not recommend approving the application UNTIL** correspondence is received from the Massachusetts Historical Commission advising that they have approved the entire scope of work which has not yet been entirely communicated.
 - Staff recommends **continuing the application** to allow the Petitioner to continue to submit additional information, and if submitted, conduit a site visit.
 - **DRAFT CONTINUANCE MOTION:**

To continue the evening's hearing to the Commission's next regularly scheduled meeting – September 17, 2026.
-

NEW HEARINGS

205 ST. JAMES AVENUE (APPROPRIATENESS)

- **LOCAL HISTORIC DISTRICT:** Forest Park Heights
 - **YEAR BUILT:** 1888
 - **APPLICATION OVERVIEW:** The Petitioner has submitted an Application for Certificate of Appropriateness for the purpose of installing a replica of the original front double door entrance in placed of the unauthorized replacement front single door entrance containing side lights.
 - **STAFF COMMENTS:**
 - Staff was originally informed by neighborhood residents that the Petitioner had replaced the original front double door entrance with a new entrance – an unauthorized single door entrance containing side lights. The Petitioner advised that the replacement doors was done in haste due to an emergency situation to secure the building after a criminal break-in event. When speaking to the Petitioner further, Staff was informed that the original front door entrance – the double door entrance was not destroyed or disposed of and that the entrance would be restored to the original design and could be installed. Since the previous application in July, the Petitioner has advised that they are having trouble restoring the original double front door, and therefore, would like to install a replication of the original entrance.
 - **DRAFT APPROVAL MOTION:**

To approve the installation of a replica of the original front double door entrance in placed of the unauthorized replacement front single door entrance containing side lights, as presented in the application and during the evening's hearing.
-

ADMINISTRATIVE UPDATES

- **FOR YOUR INFORMATION (FYI)**
 - None
- **QUESTIONS TO THE COMMISSION**
 - None

- **RECENTLY APPROVED CERTIFICATES OF NON-APPLICABILITY**

- **162 BOWDOIN STREET →** Repairing Deteriorating Front Porch Floorboards
- **51 INGERSOLL GROVE →** Asphalt Shingle Roof to Asphalt Shingle Roof
- **14 CHERRYVALE AVENUE →** Rubber Roof Replacement and Repair of Rotted and Deteriorated Wood Clapboard Siding, Soffits, and Downspouts
- **122 CHESTNUT STREET (APPLICATION 1) →** Fencing (Black Rod Iron Metal)
- **122 CHESTNUT STREET (APPLICATION 2) →** Fencing (Black Chain Link)
- **70 RANDOLPH STREET →** Asphalt Shing Roof to Asphalt Shingle Roof
- **477 STATE STREET →** Repair and Restoration of Existing Masonry
- **173 THOMPSON STREET →** Replacement of Two Windows With In-Kind Windows
- **64 CORNELL STREET →** Repairing Existing Vinyl Siding
- **18 BELLEVUE AVENUE →** Replacing Slate and Stone Walkway with Concrete Walkway
- **14 GREENLEAF STREET →** Asphalt Shing Roof to Asphalt Shingle Roof
- **32 SPRUCELAND AVENUE →** Asphalt Shingle Roof to Asphalt Shingle Roof

<i>Hearing</i>	<i>Submission Date</i>	<i>Extension</i>	<i>Expiration Date</i>	<i># of Meetings Left</i>	<i>Landowner Authorization</i>	<i>Public Comment</i>	<i>Notes</i>
56 Bay Street	July 31, 2026	-	September 29, 2026	One (1)	-	Yes (1 New)	
77 Maple Street	July 2, 2026	-	November 29, 2026	Five (5)	-	Yes (1 Old)	90-day Extension Granted
205 St. James Avenue	August 17, 2026	-	October 16, 2026	Two (2)	Yes	-	



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 56 Bay 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: <i>McKnight National Register District</i>	DECISION:
DATE RECEIVED: <i>July 31, 2026</i>	DECISION DATE:
HEARING DATE: <i>August 20, 2026</i>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <i>August 6, 2026</i>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <i>August 6, 2026</i>	WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 56 Bay Street

APPLICATION TYPE Environmental Review

☐

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: 56 Bay Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Springfield City of Homes Development, LLC		
OWNER ADDRESS: ☐ Check box if same as property address 1780 Main Street, Springfield, MA 01103		
OWNER PHONE NUMBER: 413-233-1784	REPRESENTATIVE/CONTRACTOR NAME: Sam Scoppettone / Way Finders, Inc.	
OWNER EMAIL ADDRESS: sscoppettone@wayfinders.org	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413-233-1784	
PROPERTY CODE: 010850013	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: sscoppettone@wayfinders.org	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): 56 Bay Street is a vacant two-family home that will be rehabbed with state Neighborhood Stabilization funds and both units will be sold to one eligible low-income first time homebuyer. The property is in the McKnight National Register district but not the local historic district. A PNF has been submitted to MHC and the attached exterior scope of work has been submitted for their review and it is expected that the SHC will be asked to review.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☒ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

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

PROPERTY OWNER'S SIGNATURE

7/31/2026

DATE

OTHER PROJECTS

EXISTING CONDITIONS/DESCRIPTION

The vacant two-unit house at 56 Bay Street is in fair condition requiring significant rehabilitation. The interior is expected to be completely gutted. A detailed description and photos of the exterior elements, the historic character of the structure, and proposed scope of work is attached.

PROPOSED CONDITIONS/DESCRIPTION

Way Finders plans to restore the building as closely as possible to the historic character although limited funds are available for this work. Since the goal of the project is to balance historic preservation with neighborhood stabilization and creation of wealth for low-income first time homebuyers, durability of materials is also important to avoid future impacts of potential deferred maintenance. The proposed scope of work prepared by Dietz & Co. Architects is attached.



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

August 19, 2026

Springfield Historical Commission
70 Tapley Street
Springfield, MA 01104

RE: 56 Bay Street — August 20, 2026 Meeting

Dear Commissioners,

The SPT appreciates that WayFinders is interested in restoring a home in the McKnight National Register Historic District. We think this may be their first project in a historic district. This carries additional responsibility on WayFinders than many of their projects, but must be considered in their budgeting.

The Trust feels that any architectural change to this home will have a negative impact on the McKnight district.

To correct the Scope of Work from Dietz and Company, it should be noted that as per MACRIS, this house was built in C1870 (not 1906) and built in the Italianate Style (not the Stick Style). The Eastlake details of the porches were added about 1880 and are an important part of the history and architecture of the home and must be retained/restored/duplicated.

The Scope of Work document clearly states “all work should preserve the existing architectural character of the building and no changes that alter the historic character are permitted.”

Issues of concern in application:

1. Removal of chimneys. Changes the style and look of the house.
2. Need detail as to material and pictures of replacement siding
3. No pictures of replacement doors. We believe this house has double front doors as that is what would be on this style house. cant see due to boarding, but believe they are there or should be replicated
4. Any proposed replacement of decorative work to house or porches needs to be illustrated in detail
5. 42-inch high rails can be 36 inches with a pipe bar as allowed in the district.
6. Fiber cement trim to match existing proportions but “simplified profiles acceptable” — what does that mean? Need visual example(s) for approval.

7. Decorative elements will be recreated in the “spirit of the original building using modern materials.” What are those? And design must be reviewed and approved.
8. Will decorative trim over existing windows be restored/replicated.

The 106 review process exists to protect National Register District buildings. Alterations that change the original and existing style will have a negative impact on the district and must not be allowed.

Sincerely,



Erica Swallow
President

CC: McKnight Neighborhood Council
Massachusetts Historical Commission

From: [Sam Scoppettone](#)
To: [Strniste, Andrew](#)
Cc: [John Gilbert](#); [Mary Ann Hanlon](#)
Subject: [External] Re: [External] 56 Bay Street historic review
Date: Friday, July 31, 2026 4:48:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[Application - SHC Environmental Review - 56 Bay Street.pdf](#)

Hi Andrew,

Please see the attached application for environmental review of 56 Bay Street renovations, including a scope of work with existing conditions photos prepared by Dietz & Co. Architects. Let us know if you need anything else to place us on the agenda for August 20, or otherwise please confirm we are scheduled.

As we discussed, we have provided the same scope of work in response to MHC's request for more information. We expect to get a response from them regarding our PNF by the middle of August, shortly before the 8/20 SHC meeting. As I understand from our conversation, you would provide a letter to MHC detailing the SHC's comments within roughly one week of the meeting. Once submitted to MHC that would start another 30-day clock to receive (hopefully) a final determination from them on our PNF. Our goal is to complete the review process with MHC by early October to comply with a permitting requirement for MassHousing funds.

Thanks,

Sam Scoppettone, AICP

Project Manager, Real Estate Development
Way Finders
413-233-1784 (office)
sscoppettone@wayfinders.org

From: Strniste, Andrew <AStrniste@springfieldcityhall.com>
Sent: Thursday, July 23, 2026 2:11 PM
To: Sam Scoppettone <sscoppettone@wayfinders.org>
Cc: John Gilbert <JGilbert@wayfinders.org>
Subject: RE: [External] 56 Bay Street historic review

Good afternoon Sam,

Based on what you advised below, my understanding is that public funding is going to be utilized as part of the renovation efforts. Any public funds that are used as part of the exterior renovations will therefore need to be reviewed by the Springfield Historical Commission, who will be looking at the project to ensure that there is no adverse impact to the building as it relates to its historical significance (not the precise standard, but close to what they will they

52-56 Bay Street Springfield City of Homes Scoping Document

Dietz & Company Architects



Final Report 7/13/2026



1.0 Introduction

Way Finders has approached Dietz & Company Architects to prepare a scoping document for the renovation of the existing building at 52-56 Bay Street, Springfield, MA. The intent of the document is to describe the renovation scope as determined during the walkthrough that took place on 1/08/26, 4/22/2026 and 5/12/2026 with Way Finders and OPM Andy Soles. The scoping document is intended to be descriptive of the work required for the renovation but is not a comprehensive list of items or materials to be included nor the means or methods of which to complete the work.

It is our understanding that the Owners' intent for the property is to sell the redeveloped building and property to a homeowner.

This document is intended to be reviewed by General Contractors for renovation pricing based on the scope described. Any questions or clarifications or conflicts that arise from this document shall be directed to Sam Scoppettone at sscoppettone@wayfinders.org

This report outlines the anticipated exterior renovation work for no. 56 Bay Street only (no. 52 is the rear carriage house which is expected to be demolished). The scope is based on the architect's site observations and is not intended to be exhaustive; additional work may be identified during further investigation. Structural observations have been made of the interior and exterior of the building. The Structural Engineer has reviewed the existing structure and has only identified the basement interior brick foundation, and the existing brick chimney as structural issues in the building. MEP systems have not yet been fully assessed for required modifications.

The building is part of the McKnight National Register Historic District, excluded from the Local Historic District of the same name. The district includes properties constructed between 1880 and 1900 and is comprised of 884 properties (39 of which are recent (post 1918 intrusions). The district was later expanded in 1974. The houses display a wide range of primarily one-family late Victorian Architectural Styles unified by consistency of scale, setback and density. The architectural style trends exhibited include: Stick Style, Queen Anne, Shingle style, Tudor Revival and Colonial Revival. This property most strongly represents the Stick Style (specifically exhibiting strong Eastlake movement influences).

Here is a breakdown of the architectural elements visible in the photos that align with this style:

- **Sawn Woodwork and Fretwork:** The most defining feature, clearly visible in the close-up is the elaborate detailing on the two-story porch. The flat, jigsaw-cut patterns (such as the quatrefoils and arches) on the balustrades and the porch valance are classic Stick/Eastlake details. This flat, geometric ornamentation emphasizes the structure and distinguishes it from the three-dimensional, turned spindlework that is typically more prominent in the Queen Anne style.
- **Prominent Eave Brackets:** The overhanging eaves feature heavy, paired decorative brackets. Highlighting the structural intersection of the roofline and the walls in this manner is a core characteristic of the Stick Style.
- **Massing and Cladding:** The building features an asymmetrical cross-gable roofline, a prominent two-story bay window, and horizontal clapboard siding. While it lacks the highly articulated "stickwork" (applied horizontal, vertical, and diagonal banding) seen on textbook high-style examples, the overall massing paired with the applied, structural-esque porch ornamentation firmly places it in this category.



2.0 Applicable Codes

2.1 The following applicable codes for the existing residential building are:

2.1.1 Massachusetts State Building Code (780 CMR), 10th Edition – Residential Code (51.00), based on IRC 2021; effective October 11, 2024.

NOTE: The Contractor shall review all state and local and municipal codes for this renovation project, review project approach with local code officials to determine extent of renovation and required changes to comply with Authority Having Jurisdiction's interpretation of the code requirements related to this scope of work to confirm no additional scope is required to complete the project.

Additional references are provided by:

2.1.2 Plumbing Code 248 CMR 10.00 Uniform State Plumbing Code & Board of State Examiners of Plumbers and Gas Fitters

2.1.3 Electrical Code 527 CMR 12 Massachusetts Electrical Code

3.0 Deficiency & Proposed works



3.1 Site & Site Structures

3.1.1 Site

The existing site is at 52-56 Bay Street in Springfield, MA. The lot is 8,038 square feet. The exterior renovation is to be similar in style to the historical district where located. The proposed plan is to demolish the 52 Bay Street building in its entirety and renovate 56. The following site work should be included:

1. Coordinate replacement of City sidewalk panels.
2. Remove existing site elements as required to accommodate new work.
3. Provide new concrete sidewalk to Entry. Haunch end of sidewalk to 8" thick for 1' as footing to land stairs on or coordinate sidewalk with new stair work.
4. Remove existing paving at the rear of the property (adjacent to 52 Bay Street building) as required for new work.
5. Provide new asphalt driveway, approximately 10'-0" wide, for access to two parking spaces at the side porch entrance. Include proper subbase preparation.
6. Provide new 3'-0" wide asphalt walkway to side porch and side entry door and sidewalk to rear bulkhead door.
7. Review Tree Scope with Springfield Tree Warden. Existing site plantings: trim or remove as required.
8. Remove existing dead shrubs along front porch and sidewalk.
9. Remove existing weeds and small shrubs along rear property line.
10. Trim tree on side of property line.
11. Provide weed treatment, lawn repair with loam, aeration, and overseeding
12. See Alternate Section for additional scope items in this section.

13. Regrade site as required to ensure positive drainage away from building

3.1.2 Site Utilities

It is the understanding of the Owner that the existing utility connections to electric, gas, water and sewer are in working order and do not need to be repaired or replaced. Confirm with local Utility providers that services are available at the building.



3.2 Building

The building was constructed in 1906 in the McKnight Historic District of Springfield Massachusetts. McKnight Historic District (Boundary Increase) is located northeast of Downtown Springfield, atop a broad plateau. The McKnight District is within streets, State St, James and Bowdoin, New England Railroad, Bay Street and Girard Avenue.

Houses in the McKnight District run the gamut of styles prevalent in the last third of the nineteenth century and beginning of the twentieth century. In the early years, adaptations of the Italianate style predominate, but a few Second Empire-style houses were also built. Most of the residences borrowed freely from the popular trends; Stick Style, Queen Anne, Shingle Style, Tudor Revival, and Colonial Revival are all represented. The predominant domestic architectural style found in the McKnight District is the Queen Anne style. Irregular massing, bay windows, towers, multiple gables,

broad front porches, decorated chimneys, and the mixture of clapboard and decoratively cut wood shingles, in almost infinite variation, are all present throughout the district. Each house is individualized through the variety of its detail, while still being part of the larger whole. The buildings within the district are primarily one-family, owner-occupied residences that were constructed between 1880 and 1900. A relatively small number of houses were built prior to 1880 or during the first decade of this century. Since World War I, there has been only minimal construction.

GC to abide by requirements of any restrictions based on the historical location where located. This two-story wood framed building is a typical construction type of its age and location. The building was constructed as single-family residence but has since been renovated to two flat apartments. The building is currently unoccupied and is currently serviced by electric, gas and water and sewer services. Hazardous Material survey has been completed by Atlas on 2/25/2025 and is included as supplemental information to this report. Coordinate with the Owner prior to construction.

3.2.1 BUILDING EXTERIOR



Fig.1 : Left – West Elevation, Right - North Elevation



Fig. 2: Left – Southeast Elevation, Right – Southwest Elevation

3.2.1.1 Foundation

The building has an existing foundation that is brick masonry based on visible conditions; contractor to verify full extent and composition in the field that appears to be in good condition.

1. Repoint deteriorated mortar joints (estimated 50% exterior); review all exposed areas .
2. Interior brick foundation needs substantial 100% repointing and rebuilding to stabilize the insulation per the structural engineers initial observations. There was some discussion about alternative more cost effective stabilization methods that will be investigated during the interior report phase.
2. Remove any unused fasteners from existing foundation.
3. Clean foundation using low-pressure wash at renovation completion.
4. Address moisture-related deterioration at foundation perimeter; contractor to review site grading and drainage conditions.
5. Provide localized masonry repair including patching and surface preparation where deterioration per structural report.
6. Existing infilled openings to be stabilized, sealed, and finished with materials to match adjacent masonry in color, texture, and appearance.





Fig.3: Existing foundation wall

3.2.1.2 Roof

The building has an existing asphalt shingle roof at the main roof areas and metal roofing at bay projections. All roofing is to be replaced with a new vented asphalt shingle roofing assembly at main roof areas, and new metal roofing at bay projections, including gutters, downspouts, and all associated flashing and trim.



Fig.4: Southeast corner from Bay St.



Fig.5: Southwest corner from Bay St.

1. Remove existing roofing assemblies; repair or replace roof sheathing as required.
2. Install new vented asphalt shingle roofing assembly at main roof areas, including ice and water shield at eaves (minimum 3'-0"), rakes, valleys, and at all low-slope porch roofs (full coverage).
3. Replace existing metal roofing at bay projections with new metal roofing system, including all associated flashing.
4. Provide continuous roof ventilation system, including soffit vents and ridge vents; coordinate with attic conditions.
5. Provide insulation baffles at attic to maintain ventilation pathways; coordinate with insulation scope.

6. Install drip edge at all roof perimeters.
7. Provide new gutters with hangers and downspouts; discharge to splash blocks and direct water away from building and walking areas.
8. Provide flashing at all roof transitions, including rising wall conditions and penetrations.
9. Coordinate all mechanical and plumbing roof penetrations with related trades.





Fig.6: Existing Roof Condition

3.2.1.3 Chimney

The building has 2 existing brick chimneys from the basement through the roof.





Fig. 7: Existing Chimney Condition

1. The structural engineer has reviewed the existing condition of the existing brick chimneys and has recommended they be removed at the very least down to attic level. Based on the level of renovation of the interior it might be valuable to remove them entirely. For historic considerations the team would construct wood framed dimensionally relevant replicas of the chimneys to maintain their presence.

NOTE: All work to preserve the existing architectural character of the building.

3.2.1.4 Siding, Soffits, & Trim

Remove existing exterior siding and trim to sheathing and prepare substrate for new work. Coordinate work with siding, air/vapor barrier (AVB), insulation, doors, windows, porch work, and roofing.

1. Siding
 - a. Remove existing siding and trim to expose sheathing.
 - b. Install continuous air/vapor barrier (AVB) with proper integration at all openings, transitions, and penetrations.
 - c. Replace clapboard siding with new siding over AVB.
 - d. Provide skirt board with aluminum flashing at foundation interface.



Fig.8: Exterior finishes Condition

2. Trim

- a. Remove, repair, and reinstall existing trim including fascia, skirt boards, eaves, rakes, soffits, and decorative wood brackets (corbels) where in good condition.
- b. Replace trim that is deteriorated beyond repair, excluding decorative wood brackets (corbels), with new Fly Ash/Fiber Cement trim to match existing proportions; simplified profiles acceptable.
- c. Repair existing decorative wood brackets (corbels) to preserve original material and detailing; replacement is not intended.
- d. Repair and secure all loose or separated trim components, including brackets, to restore proper attachment.
- e. Provide flashing at all trim interfaces, including heads, horizontal trims, and transitions, and at all window and door openings (head, sill, jamb).
- f. Provide sealant at all joints, penetrations, transitions, and open gaps at eaves, soffits, and decorative elements to prevent air and water infiltration.
- g. Coordinate repair of roof edge conditions and flashing at trim interfaces with roofing scope.
- h. Rising wall flashing at roofs to be provided by roofer.
- i. See Porches section for porch-related trim.



Fig. 9: Historic Elements

3. Soffits

- a. Replace second floor eave soffits with new vented soffit system to provide attic ventilation.
- b. Replace porch soffits with fiber cement soffit panels and paint.
- c. Coordinate soffit venting with roofing and insulation.



Fig.10: Soffits and Trims

NOTE: All repairs and replacements shall be performed in a manner that preserves the historic character of the building. New materials shall match existing in color, texture, size, profile, and detailing. The intent is to maintain the original architectural appearance; no changes that alter the historic character are permitted.

3.2.1.5 Sheathing, AVB & Insulation

The existing exterior wall assemblies exhibit widespread and advanced deterioration, including failing and missing siding, exposed and weather-deteriorated wood sheathing, and the absence or failure of a continuous air and vapor barrier. The observed conditions indicate prolonged exposure to moisture and environmental elements, compromising the integrity and performance of the building envelope. As a result, a comprehensive replacement of the exterior wall assembly components is necessary to restore durability, weather resistance, and thermal performance.

1. Sheathing

- a. Repair existing sheathing as required.
- b. Remove any protruding fasteners prior to installation of AVB.

2. Air Vapor Barrier (AVB)

- a. Provide building wrap AVB in accordance with code and manufacturer's instructions.
- b. Provide continuous AVB with proper integration at all openings, joints, and penetrations.
- c. Seal all fastener penetrations through AVB.

3. Insulation

- a. Provide insulation within exterior wall cavities from exterior where accessible.
- b. Install fiberglass batt or blown cellulose insulation to full cavity depth without gaps or compression.
- c. Air-seal all penetrations, joints, and interfaces including around windows and doors.
- d. Ensure continuity of air and moisture barrier at all transitions including roof-to-wall and wall-to-foundation interfaces.

Coordinate all work with siding, roofing, and window installation.

3.2.1.6 Porches, Entries & Access

Existing conditions of the porches are pictured below. Repair and replacement scope for the porches are as follows:



Fig.11: Side first and second floor open porches.

1. The Front entry porch shall be demolished and reconstructed to match the proportions and materials of the current porch. Additional railings will need to be provided at 42" height for fall protection. The ornate nature of some of the elements on the front porch will be simplified to comply with local and state building codes. Decorative elements will be recreated in the spirit of the original building out of modern materials using conventional construction methods to maintain aesthetic and proportions of the original building.
2. The side entry porch roof shall be demolished and rebuilt. The porches, railings, and columns will be replaced with conventional wood railings and stairs. During interior investigation there was some discussion about relocating the interior staircase at the rear of the building. This may relocate the exterior entry door west along the porch. The door relocation will be assessed further during the investigation for interior reconfiguration. Any adjustments made to openings on the exterior will be constructed to match adjacent trim and siding details.
3. Provide pressure-treated (PT) wood guardrails at 42" height. Provide graspable, accessible handrails at stairs as required by code.
4. Replace porch decking with composite decking. Porch decking shall be sloped away from the building to allow proper drainage.
5. Replace existing porch lattice with new solid infill panels to prevent wildlife access. Provide one removable panel for future access. All trim and siding within 8" of grade shall be pressure-treated wood, fly ash trim, or PVC.
6. Coordinate stair footings with adjacent sidewalk work.

7. Rebuild entry stairs using pressure-treated framing with composite treads and risers. Provide 36" high PT wood railings (42" where walking surface is more than 30" above finished floor). Provide graspable, accessible handrail on one side of stairs. Coordinate blocking as required. Stair dimensions shall be uniform and comply with applicable code requirements.
8. Provide flashing and waterproofing at all porch-to-wall connections and structural interfaces.
9. Provide gutters and downspouts as required to direct water away from the foundation.
10. All fasteners and connectors shall be corrosion-resistant and compatible with pressure-treated wood.
11. Contractor shall verify all existing field conditions prior to construction.
12. Porches will be painted to match the existing building.





Fig. 12: Porch Condition

3.2.1.7 Exterior Windows

Remove existing windows and exterior window trim. Replace the existing windows with new energy efficient vinyl windows to fit in the existing openings. New windows should meet the IRC & IECC energy code requirements. Reinstall existing window trim and replace damaged.

1. Infill all basement window openings with Brick to match adjacent.
2. Install replacement first and second floor double-hung windows with full screens.
3. Shim and install windows at rough openings; provide low-expansion spray foam insulation at all perimeters.
4. Provide flashing and sealant at all window perimeters to ensure a weather-tight installation.
5. Provide safety glazing and egress compliance where required by code.
6. Contractor shall verify all existing window openings prior to fabrication and installation.
7. Provide window grilles as required to meet historic requirements.

NOTE: Window replacement shall maintain the original architectural character, including muntin pattern, sightlines, and overall visual appearance, subject to review and approval by the Historic Commission.



Fig. 13: Window Conditions

3.2.1.8 Exterior Doors

Existing doors shall be removed and replaced with new pre-hung exterior doors. Provide complete door assemblies including frames, hardware, weatherstripping, and threshold. Coordinate all door hardware and preparation.

1. Provide new insulated pre-hung exterior doors. Entry doors to be half-glass, with weatherstripping and aluminum threshold.
2. Provide peepholes at entry doors.
3. Provide exterior storm/screen doors at all exterior entrances and porches.

4. Provide flashing, sealant, and weatherproofing at all door openings.
5. Seal all door frames at perimeters with insulation and sealant.
6. Doors and hardware shall comply with applicable accessibility requirements.
7. Provide fire-rated door assemblies where required by code.
8. Contractor shall verify all existing openings prior to fabrication and installation.



Fig. 14: Two Exterior Doors

NOTE: New doors shall match existing size, proportions, panel configuration, and color to maintain the architectural character of the building.

3.2.1.9 Exterior Painting

The intent of the exterior painting scope is to paint all exterior exposed trim and surfaces that are not prefinished. Primer and two finish coats are assumed. Review other exterior scope, including siding, roofing, and porch work, to coordinate and understand the impact of related renovations.

All surfaces shall be properly prepared prior to painting, including cleaning, scraping, sanding, and removal of loose or deteriorated paint. Repair or replace deteriorated wood, trim, and siding as required. Provide caulking and sealing at all joints, seams, and penetrations.

Provide appropriate primer compatible with substrate conditions and apply two finish coats. All colors shall be selected and approved by the Owner/Architect.

Contractor shall comply with all applicable regulations regarding lead-based paint, including proper containment and disposal. Protect all adjacent surfaces during painting operations. Final finish shall be uniform and free of defects.

3.2.1.10 Electrical

Review existing electrical Service from street and provide unit electrical system. Rewire the building in its entirety to meet current code.

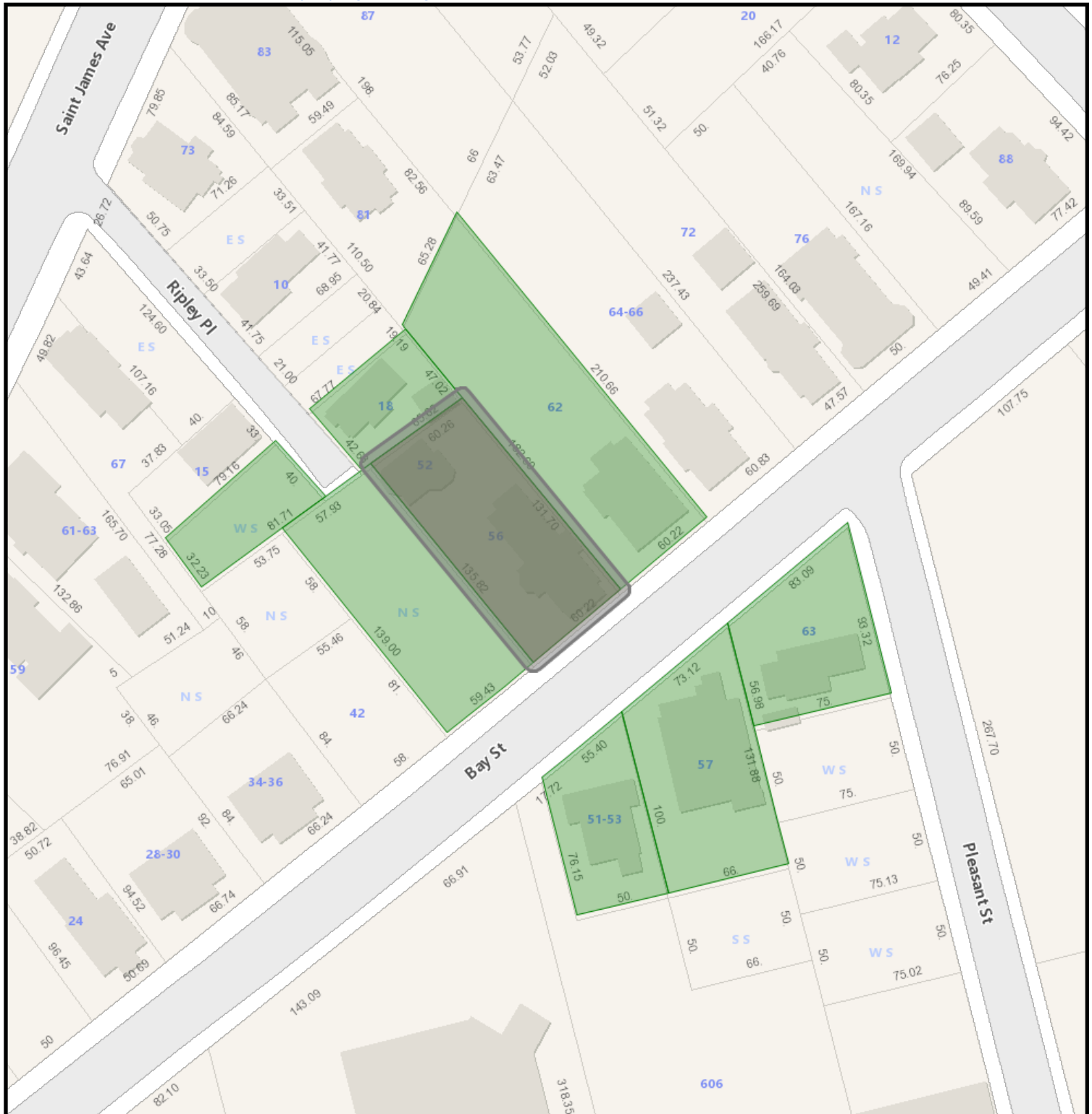
1. Review existing panel size, capacity, and condition. Replace or upgrade as required. Provide new panels and breakers as needed.
2. Provide Exterior building lighting.
 - a. Provide exterior wall sconce fixtures at each first-floor entry door.
 - b. Provide exterior surface-mounted fixtures at each porch ceiling.
 - c. Provide exterior motion-sensor floodlight at rear yard.
 - d. Provide security lighting at west side of building (downlight fixtures to minimize light spill onto adjacent properties).
 - e. Provide exterior site lighting, including one motion-sensor floodlight at driveway.
3. Provide GFCI and weatherproof receptacles at exterior locations as required by code.
4. Provide new wiring, conduit, and connections as required. All exterior electrical components shall be rated for exterior use.
5. Coordinate all electrical work with architectural, structural, and site improvements.
6. All work shall comply with applicable electrical codes (NEC and local requirements).
7. Provide grounding and bonding as required.
8. Contractor shall verify all existing conditions prior to installation.

Alternate Pricing Requests

Please see the following requests for **ADD/DEDUCT** alternates for the scope of work.

1. SITE – **ADD** ALTERNATE replace rear/west property line chain-link fence.
2. SITE – **ADD** ALTERNATE replace wood fence on east side of property.

3. SITE – **ADD** alternate for scoping sewer line to the street.
4. BUILDING – **ADD** – Insulation - Install New 2” R-12 XPS continuous insulation on the exterior of the building. Review costs associated with openings in the exterior. Additional blocking and strapping requirements for siding and trim insulations
5. BUILDING – **ADD** – Insulation additional 3.5” R-11 fiberglass batt insulation cross laid on top of attic insulation/framing for additional performance.
6. BUILDING – **ADD** – Insulation additional 5.5” R-19 fiberglass batt insulation cross laid on top of attic insulation/framing for additional performance.



56 Bay Street GIS Map

8/3/2026 8:57:12 AM

Scale: 1"=75'

Scale is approximate



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

010850443
CAMPANA KATHERINE
51 BAY ST
SPRINGFIELD, MA 01109

102400005
COOLEY KIESHA
28 W ALVORD ST
SPRINGFIELD, MA 01108

010850440
CORDOVA MAXIMINA
63 BAY ST
SPRINGFIELD, MA 01109

010850441
HOLY TRINITY CHURCH OF
57 BAY ST
SPRINGFIELD, MA 01109

102400007
PALERMO MAIRA I & LUZ M
15 RIPLEY PLACE
SPRINGFIELD, MA 01109

010850012
PLUMMER DEVERON E
36 MARGERIE ST
SPRINGFIELD, MA 01109

010850013
SPRINGFIELD CITY OF HOMES
1780 MAIN ST
SPRINGFIELD, MA 01103

010850015
THOMAS PORTIA J
62 BAY ST
SPRINGFIELD, MA 01109



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 77 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: <u>Lower Maple</u>	DECISION:
DATE RECEIVED: <u>July 2, 2026</u>	DECISION DATE:
HEARING DATE: <u>July 16, 2026</u>	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: <u>July 2, 2026</u>	WAIVED BY COMMISSION:
DATE NOTICE MAILED: <u>July 2, 2026</u>	WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 77 Maple Street

APPLICATION TYPE (Select Application Type)



CERTIFICATE OF APPROPRIATENESS

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



CERTIFICATE OF HARDSHIP

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



CERTIFICATE OF NON-APPLICABILITY

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



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

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



PRESERVATION AGREEMENT

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



PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

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



MUNICIPAL PROTOCOL

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



SECTION 106 REVIEW

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

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



Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 77 Maple Street Springfield Ma		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Hong Qian		
OWNER ADDRESS: 64 Warner Street Springfield Ma. 01108. ☐ Check box if same as property address		
OWNER PHONE NUMBER: [REDACTED]	REPRESENTATIVE/CONTRACTOR NAME:	
OWNER EMAIL ADDRESS: [REDACTED]	REPRESENTATIVE/CONTRACTOR PHONE NUMBER:	
PROPERTY CODE: 08218-0187	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS:	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED):		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☐ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

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

PROPERTY OWNER'S SIGNATURE

DATE

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: The existing where install from the construction of the building, these window are damaged and not energy efficient.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS: windows are damage, some are missing and broken in some areas. Existing window are not energy efficient. Must existing windows can't be Close properly and repair cost would exceed the replacement cost.

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

15

NEW WINDOW MANUFACTURER:

MODEL NUMBER(S):

EXISTING

PROPOSED

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

wood

Aluminum Black.

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

white / green.

Black

GRID PLACEMENT (Interior or Exterior):

GRID PATTERN (e.g. two-over-two; six-over-one, etc.):

No grid.

WINDOW STYLE(S) (e.g. double-hung, etc.):

double hung

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

double-pane

ADDITIONAL INFORMATION:

Storm windows (Black in color) will be place on the exterior of the existing.

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):

The Existing front entry door is a full glass Aluminum door with transom door glass missing.
The existing side entry door is damaged and cannot close properly.

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

Propose metal Roped solid door with two light to front entry door.
The side Entry door to be replace with metal Roped solid wood entry door.

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

One (1)

NEW DOOR MANUFACTURER:

MODEL NUMBER(S):

EXISTING

PROPOSED

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

wooden

steel

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

green

white

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

colonial.

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

6 panel.

GLASS PLACEMENT:

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

ADDITIONAL INFORMATION:

PRESERVATION RESTRICTION AGREEMENT
between the COMMONWEALTH OF MASSACHUSETTS
by and through the MASSACHUSETTS HISTORICAL COMMISSION
and the Springfield Preservation Trust, Incorporated

The parties to this Agreement are the Commonwealth of Massachusetts, by and through the Massachusetts Historical Commission located at the Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, Massachusetts 02125, hereinafter referred to as the Commission, and the Springfield Preservation Trust, Incorporated, 74 Walnut Street, Springfield, Massachusetts 01105, hereinafter referred to as the Grantor.

WHEREAS, the Grantor is the owner in fee simple of certain real property with improvements known as the Female Seminary, thereon as described in a deed dated January 9, 2009, from David Vu, to the Springfield Preservation Trust, Incorporated, recorded with the Hampden County Registry of Deeds, Book 17625, Page 188, and which is located at 77 Maple Street, Springfield, Massachusetts 01105, hereinafter referred to as the Premises. The Premises is also shown and described in attachments Exhibit A hereto and incorporated herein by reference. The Premises is subject to the Right of Way and Easement granted to Maple Properties Limited Partnership, dated 11/7/2002, and recorded in the Hampden County Registry of Deeds in Book 12705, page 429. See also Book of Plans 327, Page 23. The Premises is also subject to a Taking of Easement for the widening of Maple Street as set forth in an instrument dated 1/21/1963 and recorded in Book 2935, Page 223. See also Book of Plans 88, Pages 58-65.

WHEREAS, the Grantor wishes to impose certain restrictions, obligations and duties upon it as the owner of the Premises and on the successors to its right, title and interest therein, with respect to maintenance, protection, and preservation of the Premises in order to protect the architectural, archaeological and historical integrity thereof; and

WHEREAS, the preservation of the Premises is important to the public for the enjoyment and appreciation of its architectural, archaeological and historical heritage and will serve the public interest in a manner consistent with the purposes of M.G.L. chapter 184, section 32, hereinafter referred to as the Act; and

WHEREAS, the Premises is listed in the State Register of Historic Places as a contributing property to the Lower Maple Street Local Historic District; and

WHEREAS, the Commission is a government body organized under the laws of the Commonwealth of Massachusetts and is authorized to accept these preservation restrictions under the Act;

NOW, THEREFORE, for good and valuable consideration, the Grantor conveys to the Commission the following preservation restrictions, which shall apply in Perpetuity to the Premises.

These preservation restrictions are set forth so as to ensure the preservation of those characteristics which contribute to the architectural, archaeological and historical integrity of the Premises which have been listed in the National and/or State Registers of Historic Places, under applicable state and federal legislation. Characteristics which contribute to the architectural, archaeological and historical integrity of the Premises include, but are not limited to, the artifacts, features, materials, appearance, and workmanship of the Premises, including those characteristics which originally qualified the Premises for listing in the National and/or State Registers of Historic Places.

The terms of the Preservation Restriction are as follows:

1. Maintenance of Premises: The Grantor agrees to assume the total cost of continued maintenance, repair and administration of the Premises so as to preserve the characteristics which contribute to the architectural, archaeological and historical integrity of the Premises in a manner satisfactory to the Commission according to the Secretary of the Interior's "Standards for the Treatment of Historic Properties." The Grantor may seek financial assistance from any source available to it. The Commission does not assume any obligation for maintaining, repairing or administering the Premises.
2. Inspection: The Grantor agrees that the Commission may inspect the Premises from time to time upon reasonable notice to determine whether the Grantor is in compliance with the terms of this Agreement.
3. Alterations: The Grantor agrees that no alterations shall be made to the Premises, including the alteration of any interior, unless (a) clearly of minor nature and not affecting the characteristics which contribute to the architectural, archaeological or historical integrity of the Premises, or (b) the Commission has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by the Grantor, or (c) required by casualty or other emergency promptly reported to the Commission. Ordinary maintenance and repair of the Premises may be made without the written permission of the Commission. For purposes of this section, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines which are attached to this Agreement and hereby incorporated by reference.
4. Notice and Approval: Whenever approval by the Commission is required under this restriction, Grantor shall request specific approval by the Commission not less than (30) days prior to the date

Grantor intends to undertake the activity in question. A request for such approval by the grantor shall be reasonably sufficient as a basis for the Commission to approve or disapprove the request. The notice shall describe the nature, scope, design, location, timetable and any other material aspect of the proposed activity in sufficient detail to permit the Commission to make an informed judgment as to its consistency with the purposes of this Preservation Restriction. Within (30) days of receipt of Grantor's reasonably sufficient request for said approval, the Commission shall, in writing, grant or withhold its approval, or request additional information relevant to the request and necessary to provide a basis for its decision. However, should the Commission determine that additional time is necessary in order to make its decision the Commission shall notify the Grantor. The Commission's approval shall not be unreasonably withheld, and shall be granted upon a reasonable showing that the proposed activity shall not materially impair the purpose of this Preservation Restriction. Failure of the Commission to make a decision within sixty (60) days from the date on which the request is accepted by the Commission or notice of a time extension is received by the Grantor shall be deemed to constitute approval of the request as submitted, so long as the request sets forth the provisions of this section relating to deemed approval after the passage of time.

5. Assignment: The Commission may assign this Agreement to another governmental body or to any charitable corporation or trust among the purposes of which is the maintenance and preservation of historic properties only in the event that the Commission should cease to function in its present capacity.

6. Validity and Severability: The invalidity of M.G.L. c. 184 or any part thereof shall not affect the validity and enforceability of this Agreement according to its terms. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

7. Recording: The Grantor agrees to record this Agreement with the appropriate Registry of Deeds and file a copy of such recorded instrument with the Commission.

8. Other Provisions: None applicable.

The burden of these restrictions enumerated in paragraphs 1 through 8, inclusive, shall run with the land and is binding upon future owners of an interest therein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of March, 2011.

Springfield Preservation Trust, Inc.

By: [Signature]
 Name: Benjamin Murphy
 Title: President

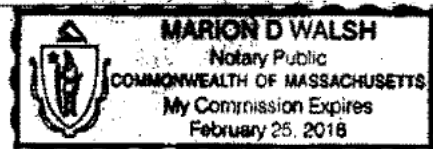
COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 30th day of March, 2011, before me, the undersigned notary public, personally appeared Benjamin Murphy, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes.

[Signature]
 Notary Public

My Commission Expires _____



APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

The undersigned hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

By Brona Simon
Brona Simon
Executive Director and Clerk
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 11th day of April, 2011, before me, the undersigned notary public, personally appeared Brona Simon, proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

Notary Public

Nancy Maigda
My Commission Expires January 19, 2012

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the premises. Under this section permission from the Massachusetts Historical Commission is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require MHC review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the MHC, the following list has been developed. By no means is this list comprehensive: it is only a sampling of some of the more common alterations, which may be contemplated by building owners.

PAINT

Minor - Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major - Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor - Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major - Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change; however, with notification it is commonly acceptable.

EXTERIOR

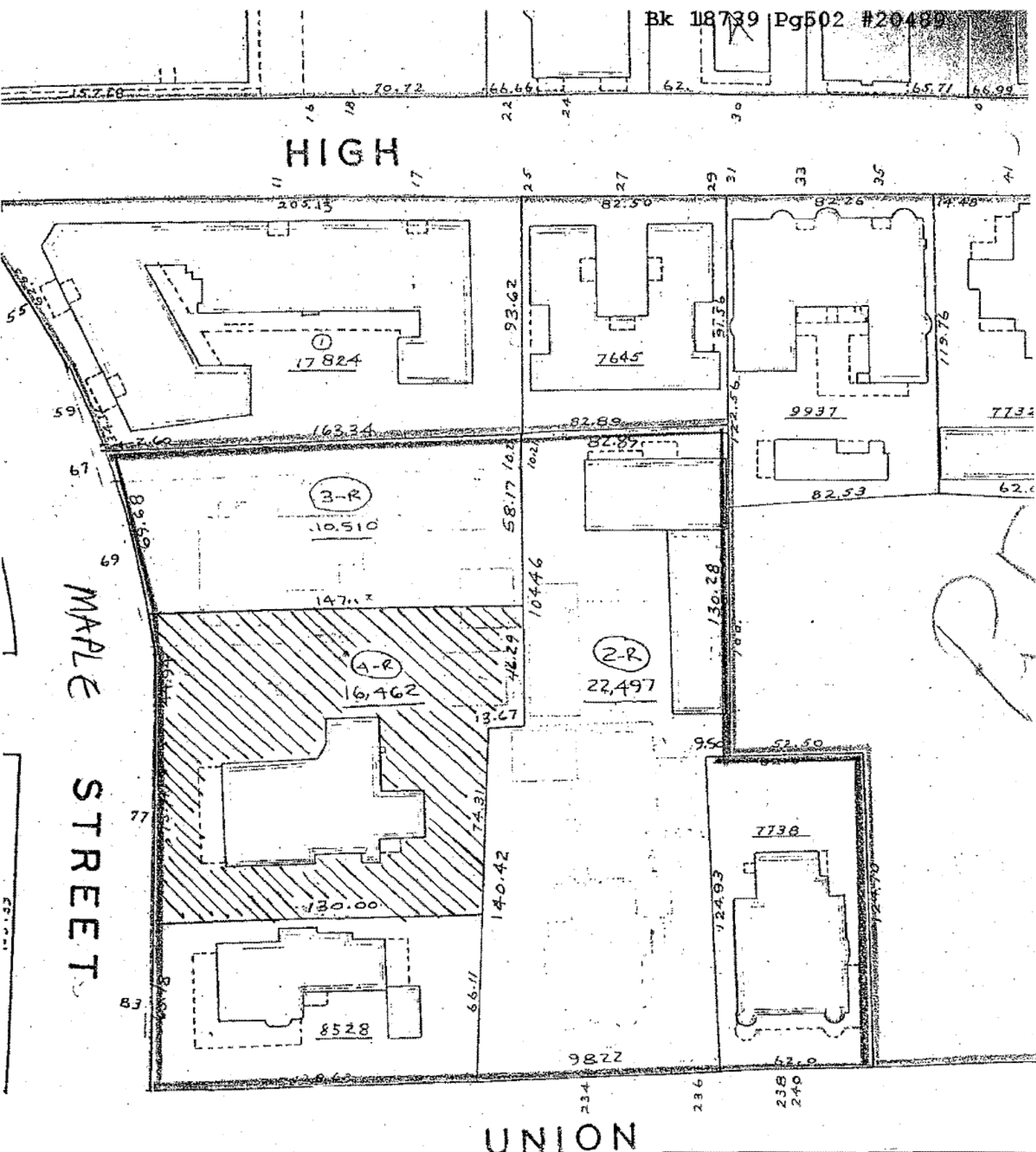
Minor - Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major - Large-scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry. Structural stabilization of the property is also considered a major alteration.

LANDSCAPE/OUTBUILDINGS

Minor - Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major - Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.



UNION

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

EXHIBIT A

City of Springfield
Block Plan 408
WPA Property Survey Project 20317
Building Department
Data complete to 7-1-40, with later revisions.

Quan Hong

77 Maple Street

Springfield MA. 01105

The Massachusetts Historical Commission

1 Ashburton Place

Boston, MA 02108

Good day Mr. Paul Holtz

We are therefore requesting approval from the Historical Commission to proceed with the renovation of the building located at 77 Maple Street in the city of Springfield.

Please find attached a list of items requiring your approval. We look forward to your positive response.

Best,

From: [REDACTED]
To: [REDACTED]
Cc: [Strniste, Andrew](#); [REDACTED]
Subject: [External] 77 Maple Street Springfield Ma
Date: Thursday, July 2, 2026 2:55:01 PM
Attachments: [77 Maple Street Storm Windows and entry doors.pdf](#)

Good afternoon Sir

I am reaching out to you for any information on any of the items you has approved, we came your office and present all proposal to install storm windows to protect the existing ones after repair. We also wanted to remove and replace front and side entry door (see specification proposal). Repoint chimney
we definitely need your feedback on the way forward.

Thank you.

Courtney O. Rose (B.Sc.) Construction Engineer

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

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED] [Strniste, Andrew](#)
Subject: [External] Re: 77 Maple Street Springfield Ma
Date: Thursday, July 2, 2026 3:25:44 PM

Dear all,

I prefer white storm windows or aluminum color storm windows.
I paid attention for many yellow exterior houses in different Springfield historic districts.
Almost all of the windows are white color with white trims.

Black window is too strong contrast. I really don't like the black-yellow combination.

Sincerely,
Hong

On Thu, Jul 2, 2026 at 2:54 PM Courtney Rose <[REDACTED]> wrote:

Good afternoon Sir

I am reaching out to you for any information on any of the items you has approved, we came your office and present all proposal to install storm windows to protect the existing ones after repair.

We also wanted to remove and replace front and side entry door (see specification proposal). Repoint chimney

we definitely need your feedback on the way forward.

Rm

Thank you.

Courtney O. Rose (B.Sc.) Construction Engineer

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

77 Maple Street Springfield Ma

Windows proposal

We are seeking permission to to renovate the existing building, repair the existing windows and install black frame aluminium storm windows on the exterior ot the existing windows after they are reapaired.

Samples of storm windows form neighboring buildings.



Custom Made Storm Windows

Storm Windows

If you have older windows in your home and are looking for a way to improve the energy-efficiency of that home, a good option is to use storm windows mounted over your existing windows. According to the U.S. Department of Energy, "Storm windows can reduce heat loss through the windows by 25% to 50%".

Even though storm windows are typically built with only single-glazed windows, studies have found that they can dramatically help improve the energy-efficiency of your home by reducing the air movement in and out of the windows; thereby helping to decrease the heating and cooling costs in the home.

It all comes down to the amount of "dead air" space that is created between the storm window and the existing window. The more expensive storm windows will typically be deeper to create a larger "dead air" space and also come with some type of thermal break.

There are several different types of storm windows as well as a couple of different methods for installation that we'll cover below.

Benefits of Storm Windows:

Improve the energy efficiency of your home by reducing the amount of air flow that passes through existing windows

Reduces the amount of dust and pollen infiltration

Help with the reduction of noise from outside the home.

Protection of existing windows from weather, wind, and other harmful elements.

Improves the exterior appearance of a home by providing an economical way of covering older windows. With a range of colors, a storm window can be built to best match the exterior of your home.

Types of Storm Windows

There are different types of storm windows, depending on:

Where you want them to be located (interior or exterior)

What type of operation do you want (storm window that opens or just a fixed picture window)

Your available budget (everything from economy to premium)

Any type of special request (for example, tempered glass that is made to resist shattering)

Different Types depending on:

LOCATION:

Interior – Interior storm windows mount on the inside of the home, and are designed to fit inside the window opening

Exterior – Exterior storm windows mount on the outside of the existing window.

STYLE of CONSTRUCTION / BUDGET:

Two-Track – a two-track storm window will have one track dedicated to the inside storm window sash, and one track dedicated to the outside storm window sash on the top and a screen on the bottom. In a two-track window, only the inside glass sash will move independently up and down to open the window for ventilation.

Three-Track - a three-track (or triple track) storm window will have one track dedicated to an operating glass sash, one track dedicated to an operating glass sash, and the outside track dedicated to two screens. In a three-track window, both glass sashes will move independently (one up and one down) to allow for the most versatile ventilation.

Fixed – a fixed or picture storm window, does not allow for any operation and is a single sheet of glass mounted on the frame. These are perfect for existing casement windows that do not open or windows where ventilation is not going to be needed.

Our storm windows are all made with aluminum frame construction (either solid extruded or tubular) with some type of thermal break, usually vinyl.

Installation

Installation of storm windows is straight forward. You just screw the storm window to either the window stops or the window casement depending on the type of installation method you choose. No matter how you choose to install it, the storm window must be square with the old window and sealed.

Exterior-mounted storm windows must have 'weep holes' at the bottom of the frame to allow any moisture that collects between the existing window and the new storm window to drain out. Whatever you do, DO NOT caulk over these weep holes!!

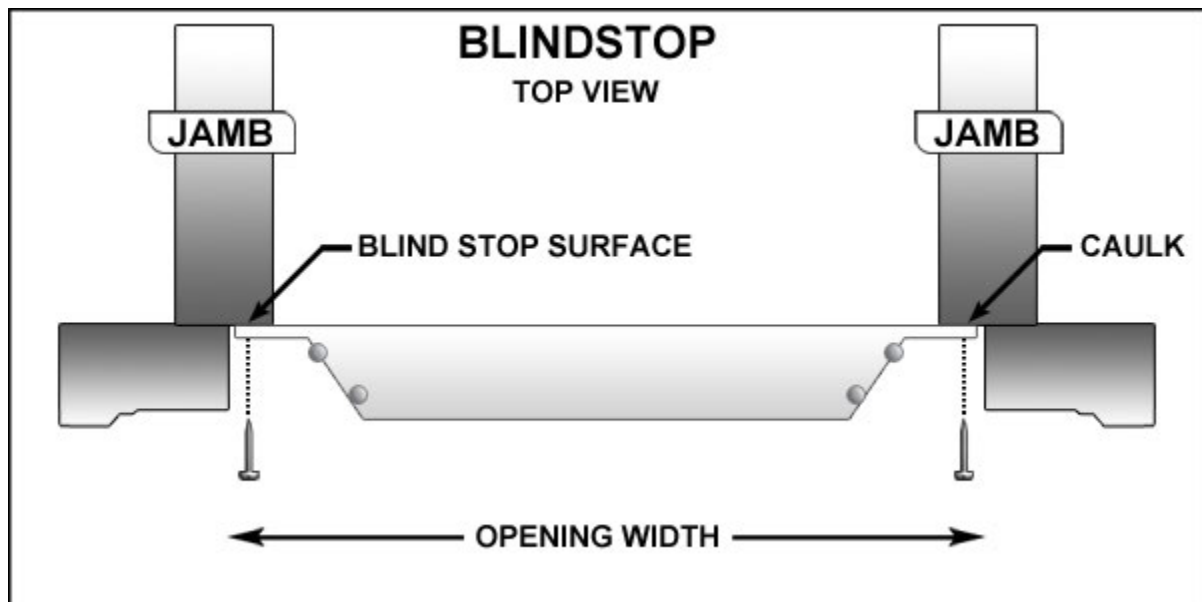
How to Measure Storm Windows

There are generally three methods for installing Storm Windows that affect the way that they are measured. Those methods are:

- Blind Stop installation (or attaching the storm window into the Blind Stop of the window)
- Overlap installation (or direct mounting the storm window to the outside of the window Casement)
- Window Track Installation (or inserting the storm window into the screen track of the window)

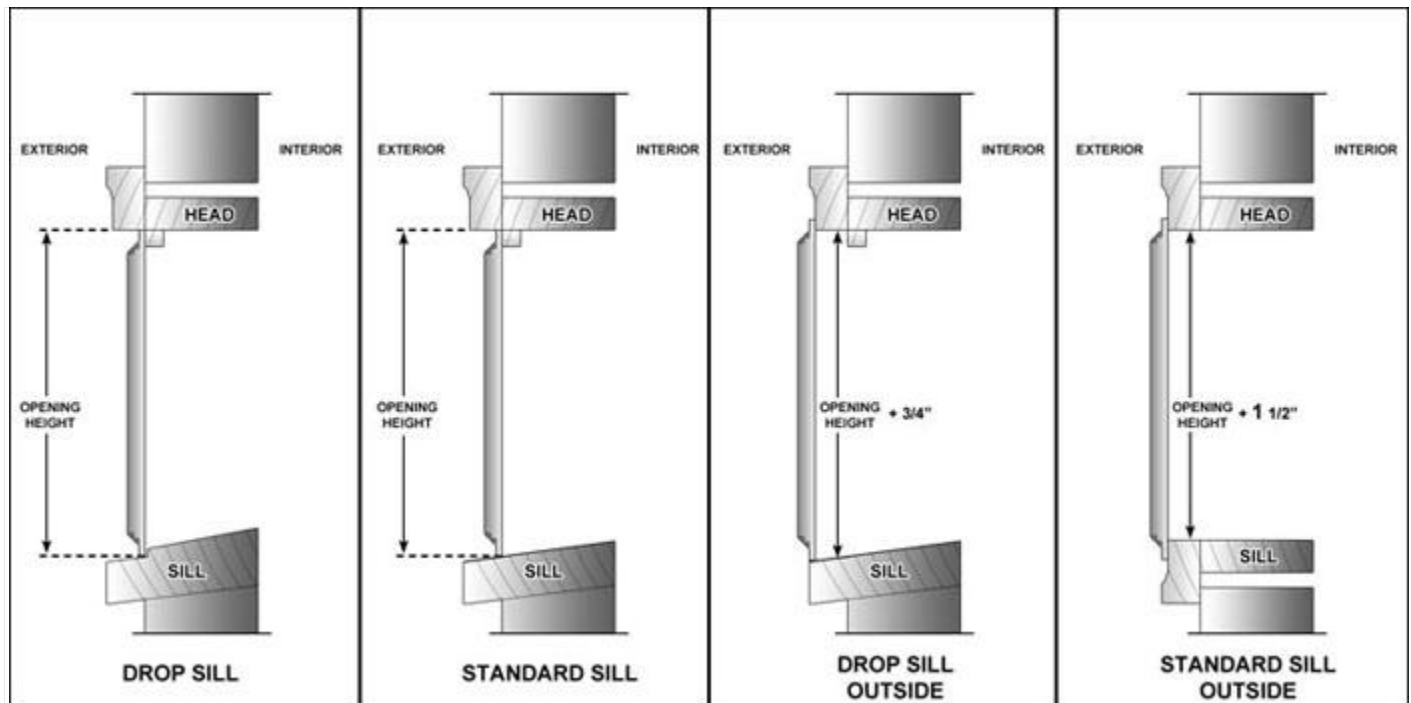
Measuring for a BLIND STOP Installation:

Step 1: Measure the width of the window in three different places, near the TOP, the MIDDLE, and at the BOTTOM. Record the smallest of these measurements for the WIDTH.



Step 2: Measure the height of the window on the left and right. There typically can be two different types of window sills (at the bottom of the window) that can affect the height measurement: DROP SILL and STANDARD SILL.

- ❑ For a DROP SILL, make sure to measure to the bottom of the DROP.
- ❑ For a STANDARD SILL, you'll need to measure the height to the highest point on the sill that is in-line with the top HEAD stop.

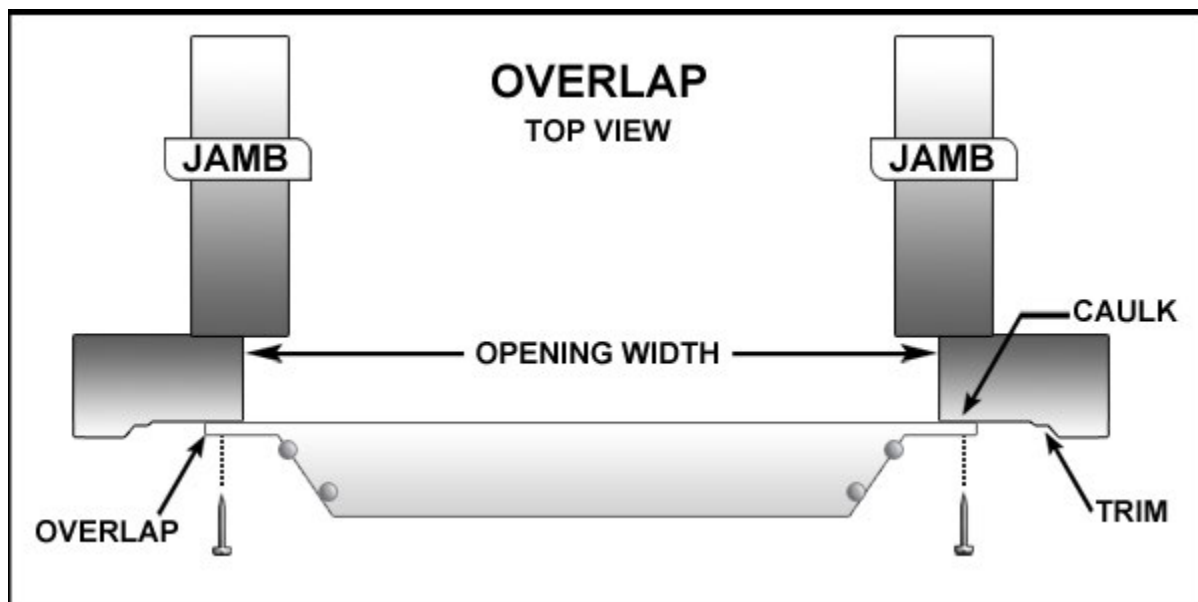


Step 3: Measuring the Storm Window 'Meeting Rail'

When measuring for your Meeting Rail location, measure from the top of the storm window to the middle of where the two window panels meet.

Measuring for an OVERLAP Installation:

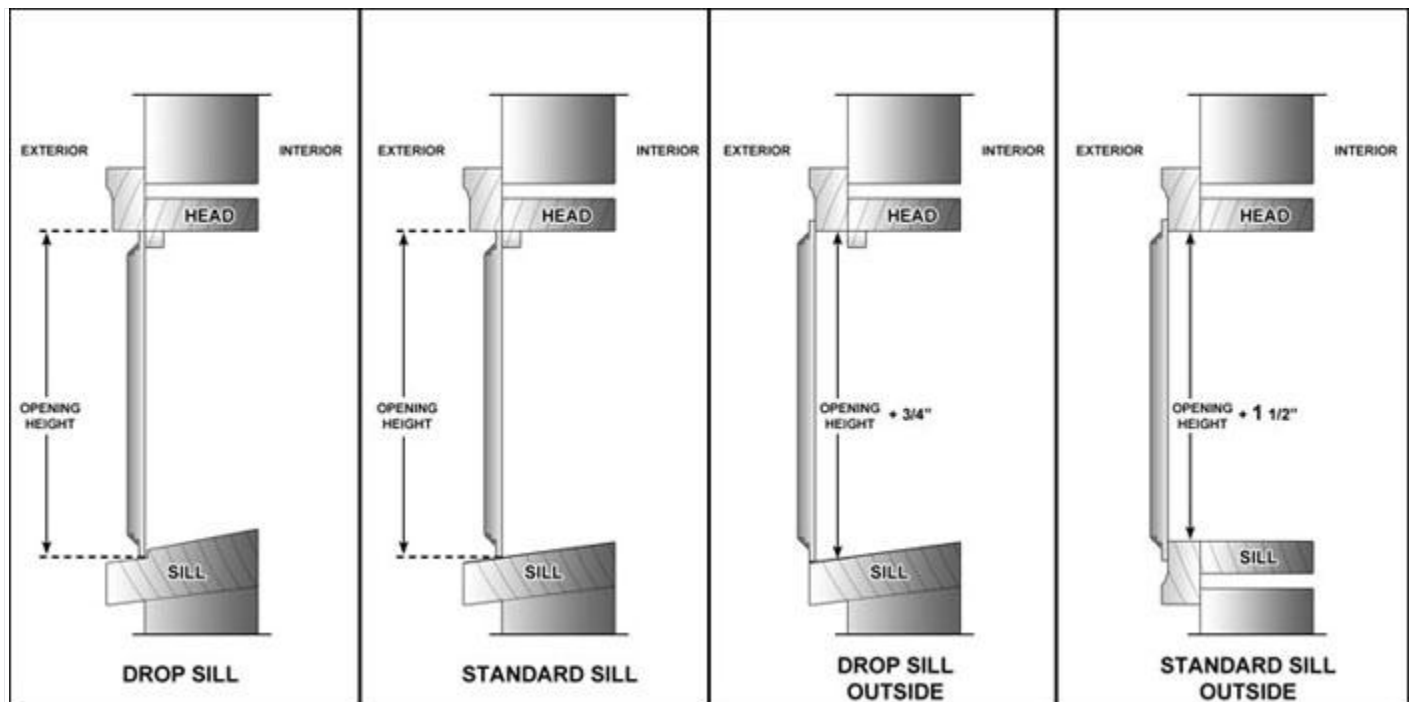
Step 1: Measure the width of the window and add one inch (1") to the width to account for the OVERLAP. Record this measurement for the WIDTH.



Step 2: Measure the height of the window on the left and right. There typically can be two different types of windowsills (at the bottom of the window) that can affect the height measurement: DROP SILL and STANDARD SILL.

- ❑ For a DROP SILL, make sure to measure to the bottom of the DROP.
- ❑ For a STANDARD SILL, you'll need to measure the height to the highest point on the sill that is in-line with the top HEAD stop.

-



Step 3: Measuring the Storm Window 'Meeting Rail'

When measuring for your Meeting Rail location, measure from the top of the storm window to the middle of where the two window panels meet.

Measuring for WINDOW TRACK installation:

Measuring for a Window Track installation of a Storm Window is identical to measuring for a FULL WINDOW Screen.

Step 1: Measuring the Storm Window 'Height'

First, check for a TOP TRACK at the top of the window. The TRACK will be a U-shaped channel that the screen will slide up into.























Proposed front entry door.



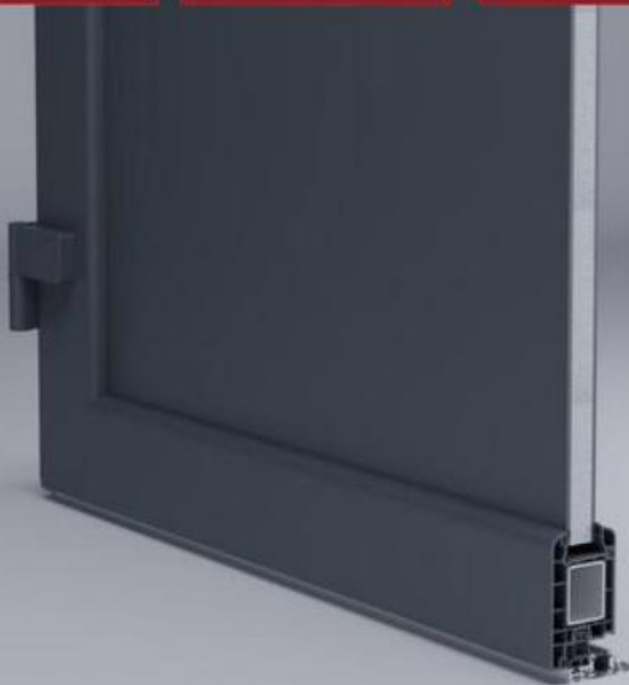


Roller
loops 160 kg
European
production
(3D adjustment,
aesthetic
appearance)

Climatic dropper
(casting on
the sash)



Metal
closed
reinforcement 2 mm
frame and sash,
and internal
angle amplifier



About This Product

Your front door is your best defender. It protects you, your family and your most valuable personal belongings from theft and damage. Furthermore, Doors insulate your home from extreme weather conditions, as well as unwanted animals, insects and dust from entering. Due to its versatility, metal-plastic entrance doors are perfect for both private houses and shops, offices and administrative buildings. Metal-plastic doors - lighter (around 120 lbs. for a door unit) than iron and steel doors, but no less strong and reliable. Scratch and impact resistance, easy of care and environmentally friendly. In principle, we use only all-welded reinforcement, 1/10 in. thick (.) for the entrance doors. Such reinforcement is a necessary condition for real burglary resistance. We use an aluminum threshold with a special thermal insert that cuts off the cold from the room. We also complete an amplifier to securely fix the bottom of the door and cut off the cold. Energy savings double-glazed safety windows. Stiffening Ribs: These non-visible details add to our door's security. Core - Metal-plastic. Door thickness - 2 3/4 in. Door slab width - 35 in. Swing direction - Inswing only - right or left. Hardware included: - Metal-plastic 2 3/4 in. thick frame - dimensions of the door with frame is 38 in. x 82 in. Aluminum threshold. European roller hinges (3D adjustment). Handle set with lock Vorne and cylinder (5 keys included). Sealants - 2 rows of seals protect against blowing.

Highlights

- Recommended opening: 64 1/2 in. x 82 1/2 in.
- Prehung: door comes pre-assembled with a frame, fully finished, ready to install, can't be customized
- Swing direction: only inswing doors are available, right-hand inswing direction means that you are staying outside of your house, and hinges are on right side of the door
- Door set: entire door with steel frame, lock, handle and hardware is included, full set you can see on the pictures and video
- Stiffening ribs: these non-visible details add to our door's security
- Quality insulation serves to reduce unwanted external noise, as well as protect against extreme heat and severe cold
- 1 1/4 in. thick HPL sandwich panel, consists of foamed extruded Styrofoam, with rigid PVC overlays high pressure on both sides
- We use an aluminum threshold with a special thermal insert that cuts off the cold from the room, we also complete with an amplifier to securely fix the bottom of the door and cut off the cold
- Principle, we use only all-welded reinforcement, 1/10 in. thick, for the entrance doors, such reinforcement is a necessary condition for real burglary resistance
- Metal-plastic doors - lighter (around 120 lbs. for a door unit) than iron and steel doors, but no less strong and reliable





External and internal finishing are made of metal with a weather-resistant coating



Anti-theft alarm frame and **alarm cover with thermal break**. **Expanded polystyrene** is going to insulate the gap



Three-chamber double glazed window (thickness: 76 mm)



Two-line patching of the door frame and the lock



Two sections of hermetic sealing along the door and the frame



Expanded polystyrene is used for door insulation



Anti-theft lock (30 mm) is going to prevent additional forcing from the door



Two-piece energy finger specially designed for double doors with structural adjustment function



Fully German locking system and **Gumbel cylinder mechanism** with thermal seal



The mechanical lock additionally locks the door in the closed position when the lock head is rotated



Modern fittings



Aluminum threshold resistant to corrosion and designed to serve

This technology makes it possible to protect the door from condensation.

THERMAL BREAK

This technology prevents the door from condensation.

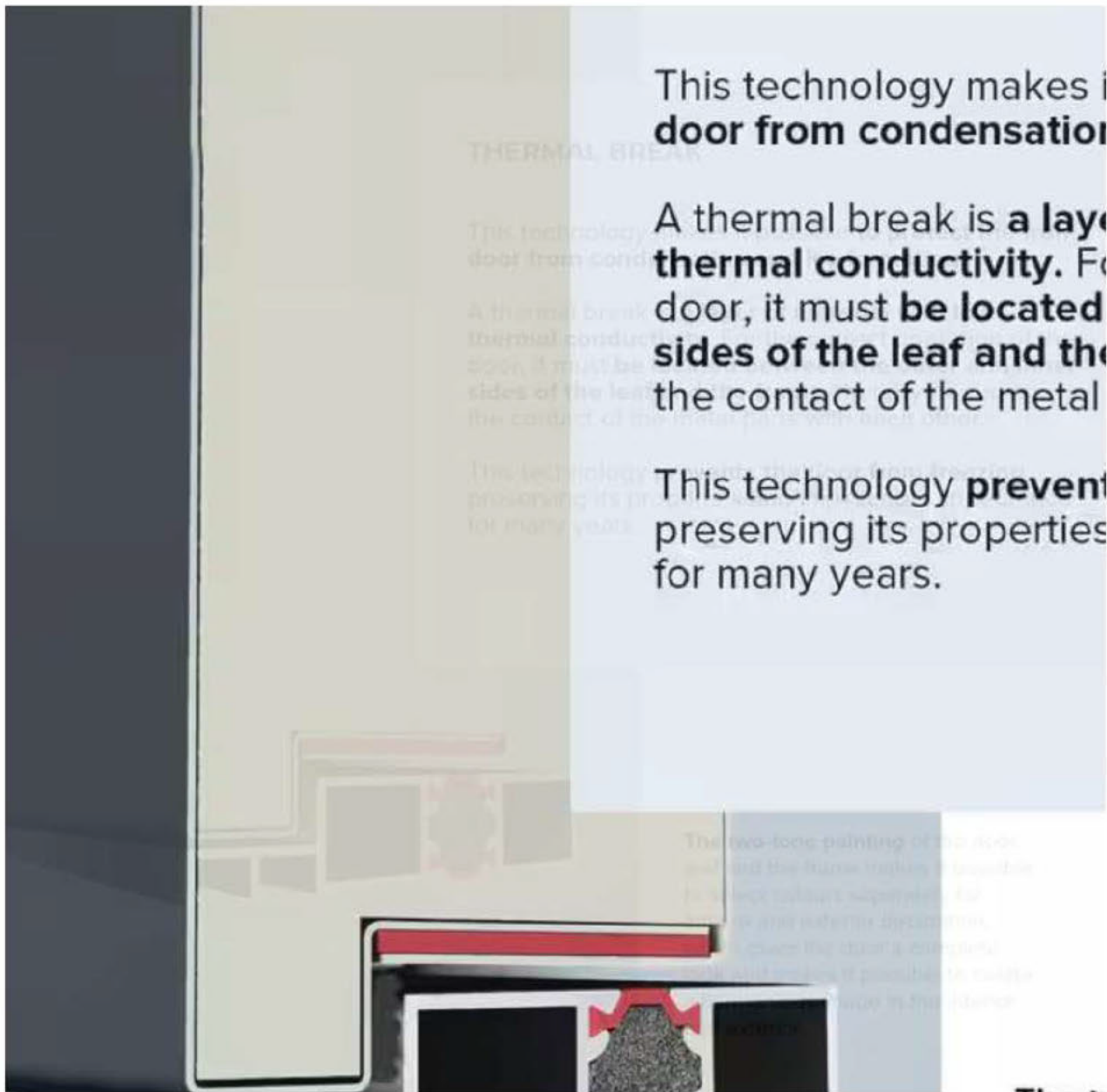
A thermal break is a layer of material with low thermal conductivity. For a door, it must be located on the sides of the leaf and the contact of the metal.

This technology prevents the door from losing its properties for many years.

A thermal break is a layer of material with low thermal conductivity. For a door, it must be located on the sides of the leaf and the contact of the metal.

This technology prevents the door from losing its properties for many years.

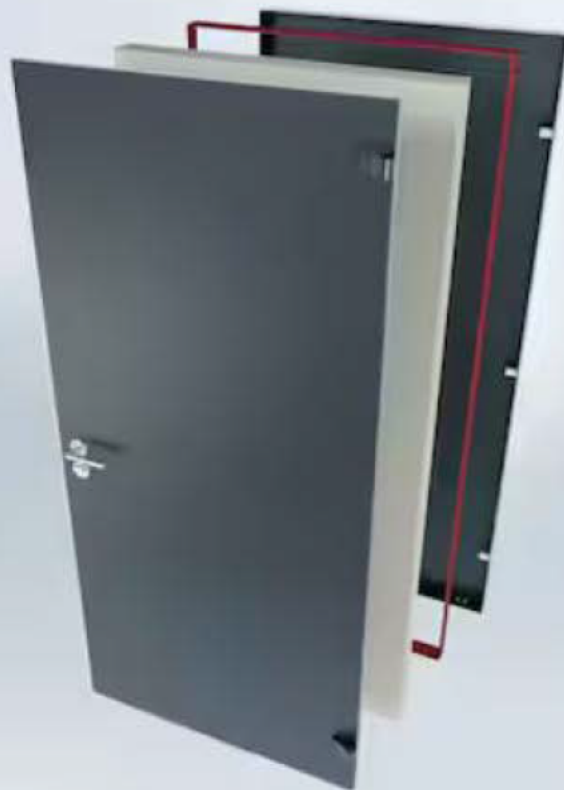
The two-tone painting of the door leaf and the frame makes it possible to keep the door safe from corrosion and water damage. The two-tone painting of the door leaf and the frame makes it possible to keep the door safe from corrosion and water damage.





The frame

All models of this collection are made **with a frame made of aluminum**. The **external framework and internal power framework** of the frame **do not touch** in any way, because they are interconnected by a **polyamide insert (thermal break) 18 mm thick**, which guarantees maximum thermal insulation performance.



The leaf

The door leaf of this series is made of two sheets of metal **1 mm thick**. A **reliable two-layer design with a thermal insulation layer** and expanded polystyrene filling **guarantees reliability, durability, and the best indicators of heat and noise insulation of the door**.

About This Product

Your front door is your best defender. It protects you, your family and your most valuable personal belongings from theft and damage. Furthermore, Doors insulate your home from extreme weather conditions, as well as unwanted animals, insects and dust from entering. Due to its versatility, metal-plastic entrance doors are perfect for both private houses and shops, offices and administrative buildings. Metal-plastic doors - lighter (around 120 lbs. for a door unit) than iron and steel doors, but no less strong and reliable. Scratch and impact resistance, easy of care and environmentally friendly. In principle, we use only all-welded reinforcement, 1/10 in. thick (.) for the entrance doors. Such reinforcement is a necessary condition for real burglary resistance. We use an aluminum threshold with a special thermal insert that cuts off the cold from the room. We also complete an amplifier to securely fix the bottom of the door and cut off the cold. Energy savings double-glazed safety windows. Stiffening Ribs: These non-visible details add to our door's security. Core - Metal-plastic. Door thickness - 2 3/4 in. Door slab width - 35 in. Swing direction - Inswing only - right or left. Hardware included: - Metal-plastic 2 3/4 in. thick frame - dimensions of the door with frame is 38 in. x 82 in. Aluminum threshold. European roller hinges (3D adjustment). Handle set with lock Vorne and cylinder (5 keys included). Sealants - 2 rows of seals protect against blowing.

Highlights

- Recommended opening: 64 1/2 in. x 82 1/2 in.
- Prehung: door comes pre-assembled with a frame, fully finished, ready to install, can't be customized
- Swing direction: only inswing doors are available, right-hand inswing direction means that you are staying outside of your house, and hinges are on right side of the door
- Door set: entire door with steel frame, lock, handle and hardware is included, full set you can see on the pictures and video
- Stiffening ribs: these non-visible details add to our door's security
- Quality insulation serves to reduce unwanted external noise, as well as protect against extreme heat and severe cold
- 1 1/4 in. thick HPL sandwich panel, consists of foamed extruded Styrofoam, with rigid PVC overlays high pressure on both sides
- We use an aluminum threshold with a special thermal insert that cuts off the cold from the room, we also complete with an amplifier to securely fix the bottom of the door and cut off the cold
- Principle, we use only all-welded reinforcement, 1/10 in. thick, for the entrance doors, such reinforcement is a necessary condition for real burglary resistance
- Metal-plastic doors - lighter (around 120 lbs. for a door unit) than iron and steel doors, but no less strong and reliable

1. Existing front entrance door needs to be replaced with new entrance door to match existing.





2. Existing side entrance door needs to be replaced with new entrance door to match existing. Color preference black..



3. The existing chimneys are damaged, leaning, and falling apart, which is also putting additional weight on the roof. This causes leaks whenever it rains, resulting in damage to the lower areas of the building. Renovating all five chimneys is proving to be costly.

















4. The existing windows are not energy-efficient, and several glass panes and frames are damaged, allowing cold air to enter the building. These windows should be repaired or replaced with new energy-efficient ones that match the current design.

















5. Repair to existing roof.









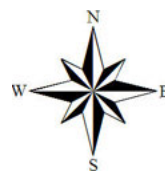


77 Maple Street GIS Map

7/1/2026 12:10:16 PM

Scale: 1"=125'

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.

082180026
82 MAPLE STREET REALTY
82 MAPLE ST
SPRINGFIELD, MA 01105

082180022
ARCOLEO REALTY LLC
146 FEDERAL ST
GREENFIELD, MA 01301

082180024
BEACH ZACHARY TR
11 APEX DR STE 300A
MARLBOROUGH, MA 01752

082180184
CAMPAGNARI
128 FEDERAL ST
SPRINGFIELD, MA 01105

117500057
CAMPAGNARI
128 FEDERAL ST
SPRINGFIELD, MA 01105

082180027
GOODMAN GLEN D TRUSTEE
84 MAPLE ST
SPRINGFIELD, MA 01105

082180189
MAPLE PROPERTIES LIMITED
619 STATE ST
SPRINGFIELD, MA 01109

082180023
SANCHEZ UMIGEL R
75 BLAISDELL ST
HAVERHILL, MA 01832

082180025
SHULTIS STEVEN T &
80 MAPLE STREET
SPRINGFIELD, MA 01105

082180187
WANG XIAOMAO & QIAN
2334 W MAYA WAY
PHOENIX, AZ 85085



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 205 Saint James Ave, Springfield, MA 01109

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

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

CHECKLIST



APPLICATION

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



PICTURES OF EXISTING CONDITIONS

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



RENDERING OF PROPOSED PROJECT UPON COMPLETION

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



PRODUCT SPECIFICATIONS

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



LETTER OF AUTHORIZATION

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

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

OFFICE USE ONLY	
LOCAL HISTORIC DISTRICT: McKnight	DECISION:
DATE RECEIVED: August 17, 2026	DECISION DATE:
HEARING DATE: September 3, 2026	DATE DISCUSSED (NO HEARING):
DATE NOTICE POSTED: August 28, 2026	WAIVED BY COMMISSION:
DATE NOTICE MAILED: August 20, 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: 205 Saint James Ave, Springfield, MA 01109

APPLICATION TYPE (Select Application Type)



CERTIFICATE OF APPROPRIATENESS

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



CERTIFICATE OF HARDSHIP

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



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: 205 Saint James Ave, Springfield, MA 01109		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Chamber Investment Group, LLC		
OWNER ADDRESS: 19131 SW 136 Ct. Miami, FL. 33177 ☐ Check box if same as property address		
OWNER PHONE NUMBER: 786.419.0789	REPRESENTATIVE/CONTRACTOR NAME: George Abdu	
OWNER EMAIL ADDRESS: ireyeswealth@live.com	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 413.246.5180	
PROPERTY CODE: 11170-0380	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: george@georgesrenovations.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): The applicant requests approval to repair and replace the property's Main entry Door to a Replica double front entry door and to repaint it black. The single temporary door was installed on an emergency basis. The applicant proposes to (1) repair/restore the original historic double door with a Replica to its prior appearance and (2) repaint it black, and to remove the temporary single door once the restored original is reinstalled. No change to materials, dimensions, or design is proposed; the work restores the door to its original historic condition with a replica. Color photographs of the existing/temporary condition and the original door are attached.		PROPOSED MODIFICATIONS (Please check all that apply) ☐ Windows (see Page 3) ☒ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☒ Paint (see Page 8) ☒ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

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

Isidro Reyes

PROPERTY OWNER'S SIGNATURE

08/17/2026

DATE

DOORS

☐

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

☒

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

Will the Dimensions of the Door(s) Change:

☐

Yes (Please Provide Details Below Under Additional Information)

☒

No

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

The Original double front door dislodged from its frame and fell over the weekend due to age/hardware failure. It is currently removed and stored; a single temporary door is in place. The original door was not able to be repair due to its decaying materials and age. A Replica its pertinent.

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

The applicant wishes to repair/restore A Replica of the original double door and repaint it.

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

Restore original historic double door and repaint black; remove temporary single door.

NEW DOOR MANUFACTURER:

N/A — restoring original door (no new manufacturer)

MODEL NUMBER(S):

N/A — original door

	EXISTING	PROPOSED
MATERIAL (e.g. steel, fiberglass, etc):	Replica Original wood (existing)	Same — Replica original wood, r
EXTERNAL COLOR(S) (e.g. black, white, etc):	Existing (to be refinished)	Black
DOOR STYLE(S) (e.g. colonial, etc):	Original historic style (existing)	Same as existing (no change)
PANEL PATTERN (e.g. single; two panel, etc):	Replica Original double-door panel pattern (existing)	Same as existing (no change)
GLASS PLACEMENT:	Replica of original door	Same as existing (no change)
GLASS TYPE(S) (e.g. single-pane, double-pane, etc):	Replica of original door	Same as existing (no change)

ADDITIONAL INFOMRATION:

The temporary single door is a stopgap for security only and will be removed once the original double door is restored and reinstalled. The dimensions of the door opening and the door itself will NOT change. Work to be performed by a licensed contractor.

Strniste, Andrew

From: Isidro Reyes <ireyeswealth@live.com>
Sent: Tuesday, July 14, 2026 1:09 PM
To: Strniste, Andrew; George Abdu Renovations
Subject: [External] Re: SHC Meeting – July 16, 2026 (Agenda)

Good afternoon, Andrew

Mr. George Abdu listed in this email has authorization to speak on my behalf at the meeting with the commissioners historical Association.

Thanks for your support!

Isidro Reyes

Chamber Investment Group LLC

19131 SW. 136 Court Miami, FL 33177

Cell phone number office number 786-419-0789

On Jul 14, 2026, at 12:46 PM, Isidro Reyes <ireyeswealth@live.com> wrote:

Thanks , Andrew

We established that George Abdou will be responding!

Is a letter also needed?

On Jul 14, 2026, at 12:36 PM, Strniste, Andrew <AStrniste@springfieldcityhall.com> wrote:

Good afternoon,

Please find the Historical Commission's upcoming meeting AGENDA attached to this email. The **HISTORICAL COMMISSION** will be meeting on:

Thursday, July 16, 2026 at 5:30 PM in the **Congressman Richard E. Neal
Municipal Operations Center, Video Conference Room** located at **70
Tapley Street** (In-Person)

*****ADDITIONALLY**, for all applicants and/or representatives of applicants, at your earliest convenience, could you please confirm whether you will be in attendance during Thursday's (July 16, 2026) meeting? If you as the applicant are unable to attend, please be sure to submit a Letter of Authorization if you have not already done so that authorizes someone to represent you during the meeting.***

Should you have any questions, please do not hesitate to reach out.

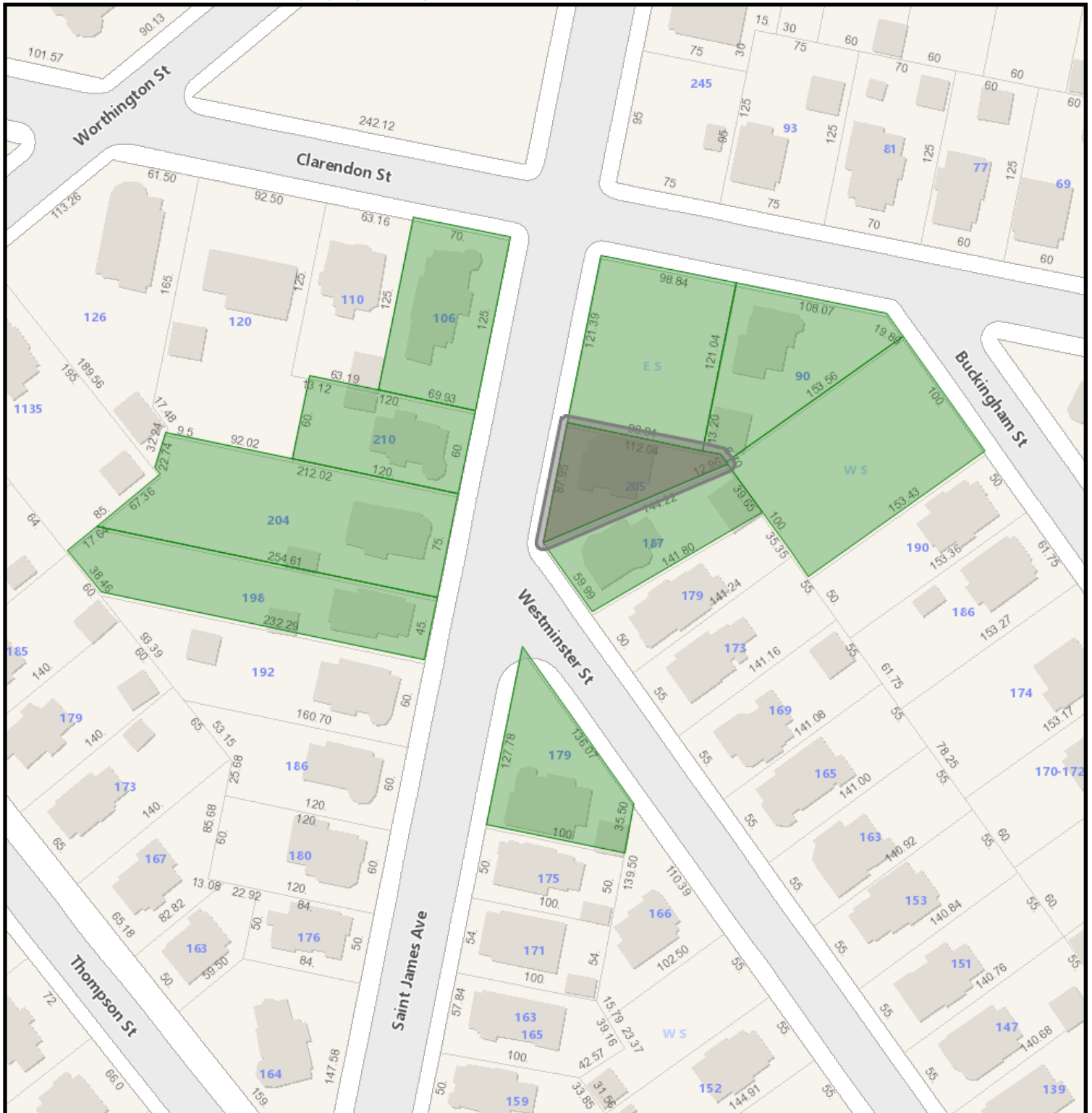
Thank you and kind regards,

Andrew Strniste









205 St James Avenue GIS

8/19/2026 8:54:35 AM

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.

111700378
ALL NATION CHURCH OF GOD
67 KENYON ST
SPRINGFIELD, MA 01109

111700017
BROADWATER-DAVIS LINDA
4 HARTFORD ST
DORCHESTER, MA 02125

111700380
CHAMBER INVESTMENT
19131 SW 136 COURT
MIAMI, FL 33177

020420039
CUSTOM ART CONSTRUCTION
96A LUNT DR
GREENFIELD, MA 01301

028200016
DEVENEY SEAN
106 CLARENDON ST
SPRINGFIELD, MA 01109

111700018
GONZALEZ CARMEN Y
210 ST JAMES AVE
SPRINGFIELD, MA 01109

122010039
MCDONALD JYNAI
187 WESTMINSTER ST
SPRINGFIELD, MA 01109

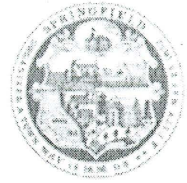
028200014
NORGAISSE MARIE M
22 MACE PLACE
LYNN, MA 01902

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

111700015
SOBA JESSICA M & RAMADES
198 ST JAMES AVE
SPRINGFIELD, MA 01109



Springfield Historical Commission



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

APPLICATION CHECKLIST

PROPERTY ADDRESS: 7-9 Stockbridge 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:

National Register of Historic Places

DECISION:

DATE RECEIVED:

August 31, 2026

DECISION DATE:

HEARING DATE:

meeting

September 3, 2026

DATE DISCUSSED (NO HEARING):

DATE NOTICE POSTED:

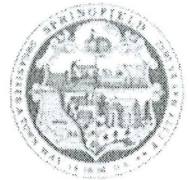
WAIVED BY COMMISSION:

DATE NOTICE MAILED:

WAIVED BY ABUTTERS:



Springfield Historical Commission



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

APPLICATION TYPE

PROPERTY ADDRESS: 7-9 Stockbridge Street

APPLICATION TYPE (Select Application Type)

☐

CERTIFICATE OF APPROPRIATENESS

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

☐

CERTIFICATE OF HARDSHIP

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

☐

CERTIFICATE OF NON-APPLICABILITY

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

☐

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

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

☒

PRESERVATION AGREEMENT

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

☐

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS (DEMO DELAY)

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

☐

MUNICIPAL PROTOCOL

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

☐

SECTION 106 REVIEW

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

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



Springfield Historical Commission



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

APPLICATION FOR CERTIFICATE

PROPERTY ADDRESS: 7-9 Stockbridge Street		CHECK BOX IF THE PETITIONER REQUIRES AN INTERPRETER ☐
PROPERTY OWNER: Springfield Preservation Trust, Inc		
OWNER ADDRESS: ☐ Check box if same as property address Box 80159 Springfield 01138		
OWNER PHONE NUMBER: 413-747-0656 (voicemail)	REPRESENTATIVE/CONTRACTOR NAME: Sean Johnson, vice president	
OWNER EMAIL ADDRESS: info@springfieldpreservation.org	REPRESENTATIVE/CONTRACTOR PHONE NUMBER: 912-322-4973	
PROPERTY CODE: 013 11198-0047	REPRESENTATIVE/CONTRACTOR EMAIL ADDRESS: johnson0299@gmail.com	
PROJECT DESCRIPTION (USE SEPARATE PAGE IF NEEDED): Replace six mid-20th century one-over-one windows on upper floors with six-over-six windows Replace three late-20th century doors on ground floor with wood panel doors		PROPOSED MODIFICATIONS (Please check all that apply) ☒ Windows (see Page 3) ☒ Doors (see Page 4) ☐ Siding (see Page 5) ☐ Roofing (see Page 6) ☐ Solar (see Page 6) ☐ Signs (see Page 7) ☐ Heat Pumps (see page 7) ☐ Paint (see Page 8) ☐ Renovations (e.g. Porches) (see Page 8) ☐ New Construction (all of the above) ☐ Other Projects (see Page 9):
JUSTIFICATION FOR CERTIFICATE OF HARDSHIP (IF APPLICABLE) (USE SEPARATE PAGE IF NEEDED):		

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


PROPERTY OWNER'S SIGNATURE

3/27/20
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:

Current windows are metal one-over-one sash installed circa 1977. Several cannot be opened.

PLEASE PROVIDE THE REASON FOR WANTING TO REPLACE THE WINDOWS:

We want windows more appropriate for a building constructed in 1845.

NUMBER OF WINDOWS TO BE REPLACED/ADDED:

6

NEW WINDOW MANUFACTURER:

Marvin

MODEL NUMBER(S):

EXISTING

PROPOSED

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

metal

wood covered with aluminum

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

brown

black

GRID PLACEMENT (Interior or Exterior):

none

exterior

GRID PATTERN (e.g. two-over-two; six-over-one, etc):

one-over-one

six-over-six

WINDOW STYLE(S) (e.g. double-hung, etc):

double-hung

double-hung

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

double pane

double pne

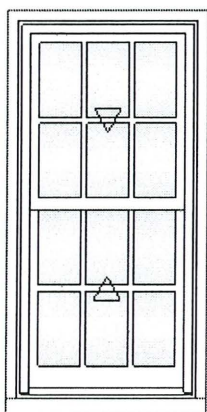
ADDITIONAL INFORMATION:

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: TYPICAL WINDOW	Net Price:		1,782.81
Qty: 6		Ext. Net Price:	USD	10,696.86

MARVIN



As Viewed From The Exterior

FS 27 1/4" X 56 17/32"

RO 28 1/4" X 57 1/32"

Egress Information

Width: 23 21/32" Height: 23 13/64"

Net Clear Opening: 3.81 SqFt

Performance Information

U-Factor: 0.3

Solar Heat Gain Coefficient: 0.27

Visible Light Transmittance: 0.46

Condensation Resistance: 55

CPD Number: MAR-N-425-23552-00001

Ebony Clad Exterior
Bare Pine Interior
Ultimate Double Hung G2
Masonry Opening 31" X 61"
Rough Opening 28 1/4" X 57 1/32"
Top Sash
Ebony Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Bottom Sash
Ebony Clad Sash Exterior
Bare Pine Sash Interior
IG
Low E2 w/Argon
Black Stainless Steel Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Ebony Clad Ext - Bare Pine Int
Ogee Interior Glazing Profile
Beige Interior Weather Strip Package
Black Exterior Weather Strip Package
Oil Rubbed Bronze Sash Lock
Oil Rubbed Bronze Top Sash Strike Plate Assembly Color
Extruded Aluminum Screen
Ebony Surround
Bright View Mesh
***Screen/Combo Ship Loose
4 9/16" Jambs
Casing with Subsill
Ebony 1 5/8" Clad BMC (A228)
Ebony A1452 Subsill
Nailing Fin
***Note: When installing units with casing, always install, flash, and seal (including the use of backer rod in masonry applications) the window or door per the installation instructions included with the unit.
***Note: No performance rating on casing.
***Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	10,696.86
6.250% Sales Tax: USD	668.55
Project Total Net Price: USD	11,365.41

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):

Doors were installed in the late 20th century

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

We want exterior doors more appropriate for a building constructed in 1845.

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

3

NEW DOOR MANUFACTURER:

has not yet been selected

MODEL NUMBER(S):

will resemble door in 2012 photo

EXISTING

PROPOSED

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

fiberglass

wood

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

white

brown

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

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

four panel

six panel

GLASS PLACEMENT:

fan light

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

none

ADDITIONAL INFORMATION:

PRESERVATION AGREEMENT

Studio One, Inc. owner of 7-9 Stockbridge Street, Springfield, Massachusetts for no monetary consideration of value, but for consideration paid, does hereby grant to the City of Springfield, Massachusetts, located in Hampden County, the preservation restrictions as described below, subject to Chapter 184, Sections 32 and 33 of the Massachusetts General Laws, with respect to that certain parcel of land with buildings and other improvements thereon located at 7-9 Stockbridge Street in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning at a point in the center of a division wall, which separate the land herein conveyed from land now or formerly of one Morse, said point of beginning being sixty-five and $19/100$ (65.19) feet Easterly measured along the southerly line of Stockbridge Street from the point of intersection of the Southerly line of Stockbridge Street with the Easterly line of Main Street; and thence running Southerly along the center line of said wall, sixty and $30/100$ (60.30) feet to other land now or formerly of said Morse; thence running Easterly on last named land, twenty three and $54/100$ (23.54) feet and thence Northerly at an angle of $90^{\circ}39'$ with the last described line sixty and $32/100$ (60.32) feet; and thence Westerly along Stockbridge Street twenty-four and $76/100$ (24.76) feet to the point of beginning.

Said premises are shown in Book 4307, Page 284 Registry of Deeds and are located at 7-9 Stockbridge Street, hereinafter referred to as the Davis block. The preservation restrictions hereinafter set forth are to ensure the architectural and historical integrity of the Davis block. This building was built about 1845 for Elam Stockbridge, merchant and developer of the Stockbridge Street neighborhood. It is a three story brick block with an apparent timber frame attached to the outer wall by large bolts and rectangular iron load spreaders. The building is a fine example of a vernacular Greek Revival commercial block with such significant architectural features as a well proportioned entablature of a plain cornice and frieze with dentils along the architrave, as well as granite sill, lintels and entry step. The Davis block served a variety of commercial functions and is the best preserved of the adjoining structures which were constructed at approximately the same time and in the same style and have been lowered to two stories.

The grantor hereby agrees for itself, its grantees, heirs, devisees, legal representatives, successors, and assigns (hereinafter referred to as "owner") that the above described Davis Block shall be subject to the following preservation restrictions:

PRESERVATION RESTRICTIONS

1. The following portions of the Davis Block shall not be altered without written permission from the Springfield Historical Commission.
 - a. Exterior-all portions of the building visible from a public way.
 - b. Grounds-all portions of the yard between the front foundation line of the building and the street.
2. The owners shall maintain the Davis Block in its renovated condition as evidenced by the photographs to be attached as Exhibit A pictures. The City, holder of these restrictions, shall have no obligation to repair or maintain the Davis Block.
3. Any painting, or minor repairs which do not result in a change of design, material, or outward appearance, shall not be considered alterations for the purpose of these restrictions.
4. Before any alteration may be made, the owners must submit a written request to the Springfield Historical Commission. No alterations may be made until written approval is provided. Approval will not be unreasonably withheld.
5. Representatives of the holder shall inspect the Davis Block at least once every five years, upon reasonable notice to the owners, to ensure compliance with these restrictions; however, public access is not to be inferred from these terms.
6. The burden of these restrictions shall run with the land in perpetuity and shall be binding on all future owners of an interest therein. The right of enforcement shall be as provided for in MGL Ch. 184, Section 32 as enacted by the Acts of 1969, Ch. 666, Sec. 5, as it may be amended from time to time.
7. Upon receipt of the authorized signature of the Massachusetts Historical Commission, these restrictions shall be placed on the Public Restriction Tract Index of Hampden County, Massachusetts.

WITNESS the execution hereof under seal in duplicate this _____ day of

March 29, 1979

Peter A. Zorzi
Peter A. Zorzi, President & Treasurer

Commonwealth of Massachusetts
Hampden, ss

Then personally appeared the above named Peter A. Zorzi and acknowledged the foregoing instrument to be his free act and deed before me.

Robert W. [Signature]
Notary Public

My Commission expires Dec. 23, 1983

Approval by the Massachusetts Historical Commission

The undersigned executive director and secretary of the Massachusetts Historical Commission, hereby certifies that the foregoing preservation restrictions have been approved pursuant to Massachusetts General Laws, Chapter 184, Sec. 32.

Patricia L. Weslowski
Patricia Weslowski
Executive Director and Secretary
Massachusetts Historical Commission

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

4/20/79

Then personally appeared the above named Patricia Weslowski and acknowledged the foregoing approval to be the free act and deed of the Massachusetts Historical Commission, before me

Richard T. Early
Notary Public
My Commission expires APRIL 5, 1985

City of Springfield

Bernard E. Tonnay

Alfred R. Cooley

Thomas E. Holland

James M. Cagnon

Alfred A. Alamo

Springfield Historical Commission

Arina Z. Kalita

Accepted and Approved

Theodore E. Dimauro
Theodore E. Dimauro, Mayor



Consultants:

9 Stockbridge Renovations
9 Stockbridge Street
Springfield, MA

Revisions:

Date: 07/10/2024
File Name: 9Stockbridge.rvt
Drawn By: Author
Reviewed By: Steve J.
Scale:

Drawing No:

A2
of
Total Sheets

Existing membrane roof
replaced with new
membrane roof

Existing copper cornice
replaced with new
copper cornice

Color for show; final
color to be determined

Existing turn buckle
plates to remain

Brownstone Lintels
to be restored

New painted wood
door in existing
opening. Restore
existing transom

Existing
windows to be
maintained and
rehabbed.
Protect with
interior storm
window

In existing openings: new double
hung wood windows with 6x6
muntins placed on exterior of
window, trimmed with alumn.
brick moulding

New wood transom:
alumn. clad, Muntins
placed on exterior of
window

Demo steps. New painted
wood door at sidewalk
level new handicap ramp
located on interior

1

Proposed North Elevation

Scale: 1/2" = 1' - 0"



Note wood panel door in circa 2012 photo



Current Exterior of building

Note six-over-six windows in 1939

