



Historical Commission

Regular

~ Minutes ~

36 Court Street
Springfield, MA 01103
<http://www.springfieldcityhall.com>

Alvin Allen
(413) 787-6020

Thursday, April 6, 2023

5:30 PM

City Hall -- Room 205

I. Call to Order

5:30 PM Meeting called to order on April 6, 2023 at City Hall -- Room 205, 36 Court Street, Springfield, MA.

II. Acceptance of Minutes

1. Informational (ID # 7329)

Acceptance of Minutes - SHC Meeting Held Thursday, March 16, 2023

Acceptance of Minutes - SHC Meeting held Thursday, March 16, 2023

COMMENTS - Current Meeting:

Motion to accept minutes for meeting held on March 16, 2023. Motion unanimously accepted.

RESULT: RECEIVED THE REPORT-PASSED

Attendee Name	Title	Status	Arrived
Thomas Belton		Present	6:03 PM
Vincent Walsh	Chair	Present	
Alfonso Nardi	Vice-Chair	Present	
Judith Crowell	CPC Representative	Absent	
William Duquette		Absent	
Bryan Mcfarland		Present	
Walter Kroll	Alternate	Present	

III. Continued Public Hearings

1. Petition (ID # 7288)

325 Longhill Street: Installation of Porch Railings and Balusters

325 Longhill Street: Installation of Porch Railings and Balusters

HISTORY:

03/16/23 Historical Commission CONTINUE VOTE

The Commission voted unanimously to continue the item to the April 6th meeting to allow the petitioner to provide more substantive information regarding proposed railings and balusters to include, but not limit specifications and rendering/photos.

COMMENTS - Current Meeting:

Commissioner Belton not present for this vote.

Petitioner requested this matter be continued to the April 20th meeting. Motion to continue petition to 4/20 unanimously approved.

RESULT:	CONTINUE VOTE [4 TO 0]
AYES:	Vincent Walsh, Alfonso Nardi, Bryan Mcfarland, Walter Kroll
ABSENT:	Judith Crowell, William Duquette
AWAY:	Thomas Belton

IV. New Public Hearings

1. Petition (ID # 7330)

Immaculate Conception Church, 21 Parker Street

Immaculate Conception Church, 21 Parker Street: Repair & repaint exterior

COMMENTS - Current Meeting:

Commissioner Belton was not present for this vote.

Father Piotr Calik appeared on behalf of the petition for Appropriateness. They are seeking to repair and repaint the exterior of the church, including the steeple.

No public commentary received.

Motion made by Commissioner McFarland to approve the application as presented. Seconded by Commissioner Kroll. No further discussion. Motion was unanimously approved.

RESULT:	APPROVED [4 TO 0]
AYES:	Vincent Walsh, Alfonso Nardi, Bryan Mcfarland, Walter Kroll
ABSENT:	Judith Crowell, William Duquette
AWAY:	Thomas Belton

2. Petition (ID # 7290)

22 Florentine Gardens: Installation of Replacement Windows (Application Withdrawn)

22 Florentine Gardens: Installation of Replacement Windows (application withdrawn)

HISTORY:

03/16/23 **Historical Commission**

Petitioner was not present at this meeting. She made a request prior to meeting asking that the matter be postponed until the April 6th meeting.

COMMENTS - Current Meeting:

Commissioner Belton was not present for this matter.

Petitioner submitted a formal withdrawal of their application for replacement windows. No action needed by the Springfield Historical Commission.

RESULT: WITHDRAWN

3. Petition (ID # 7331)

16 Ridgewood Terrace: Scrape & Repaint House and Remove & Rebuild Landing and Stairs

16 Ridgewood Terrace: Scrape & repaint house and remove & rebuild landing and stairs

COMMENTS - Current Meeting:

Commissioner Belton was not present for this vote.

Charlene Diaz, homeowner was present to speak on the petition. She is seeking to scrape and paint the house, repairing where needed and remove existing landing and stairs to rebuild. Work will be completed in accordance with Office of Housing specifications and PVPC preservation report.

No public commentary received.

Motion made by Commissioner McFarland to approve the application as presented.
Seconded by Commissioner Kroll. No further discussion. Motion was unanimously approved.

RESULT:	APPROVED [4 TO 0]
AYES:	Vincent Walsh, Alfonso Nardi, Bryan Mcfarland, Walter Kroll
ABSENT:	Judith Crowell, William Duquette
AWAY:	Thomas Belton

4. Petition (ID # 7332)

79 Bowdoin Street: Replacement of Carriage House Door and Window Restoration

79 Bowdoin Street: Replacement of carriage house door and window restoration

COMMENTS - Current Meeting:

Commissioner Belton was not present for this vote.

Sarah Murray, homeowner was present to speak on the non-applicability matter. She corrected purchase year from 2016 to 2012. She is seeking to restore the northern 3/8 portion of the carriage house. Specifically, she is seeking to restore the carriage house door and window (stored inside the carriage house).

Ms. Murray stated the carriage house sits on two distinct parcels owned by two different owners. Consequently, no insurance company will cover the property. She has made several attempts to purchase the carriage house outright, but has been unsuccessful.

Commissioner Walsh inquired as to whether there has been any dispute with respect to the property line. Ms. Murray indicated that the other owner has made remarks about the property line not being accurate, but she reports he has not approached the City about this matter.

Commissioner Walsh stated to the petitioner that the Commission would be voting on the scope of work and their vote would not override any disagreements or disputes with the other owner or the City's building requirements.

No public commentary received.

Commissioner McFarland made a motion to accept the application as presented. Seconded by Commissioner Kroll.

Commissioner Walsh provided clarification with respect to the carriage house door, indicating there would be no change in design or material. With respect to the window restoration, he stated that if she were unable to replace the window with the existing window being stored inside the carriage house, she would need to come back before the SHC with a new petition.

Motion was unanimously approved.

RESULT:	APPROVED [4 TO 0]
AYES:	Vincent Walsh, Alfonso Nardi, Bryan Mcfarland, Walter Kroll
ABSENT:	Judith Crowell, William Duquette
AWAY:	Thomas Belton

5. Petition (ID # 7333)

240-242 Central Street: Renovation of Two Side Porches and Exterior Repairs

240-242 Central Street: Renovation of Two Side Porches and Exterior Repairs

COMMENTS - Current Meeting:

Commissioner Belton was not present for this vote.

DeJuan Brown was present to speak on behalf of BHN with respect to this project. David Gaby was also present as the contractor on the project. The petitioner is seeking to repair exterior of building, including painting, repair of wood shingles with similar Cedar shingles, repair of porch deck, lattice and railings with Pine millwork matching the existing in profile and dimensions, and renovation of the two side porches using millwork similar to the front porch.

No public commentary received.

Commissioner McFarland made a motion to accept the application as presented. Seconded by Commissioner Kroll. Motion was unanimously approved.

RESULT:	APPROVED [4 TO 0]
AYES:	Vincent Walsh, Alfonso Nardi, Bryan Mcfarland, Walter Kroll
ABSENT:	Judith Crowell, William Duquette
AWAY:	Thomas Belton

V. Other Matters Properly Before the Commission

1. Informational (ID # 7334)

35-37 Chestnut Street: Stained Glass Window Restoration (Non-Applicability)

35-37 Chestnut Street: Stained Glass Window Restoration (Non-Applicability)

COMMENTS - Current Meeting:

Commissioner Belton was not present for this vote.

Donna Barten was present to speak on behalf of Christ Church Cathedral located at 35-37 Chestnut Street. She is seeking to restore 7 stained-glass windows not visible from the public way due to shrubbery. There will be some design changes including restoring the ventilators to the bottom of the windows. An application for Appropriateness was also submitted, which includes these windows as well as others; that petition is scheduled for public hearing on April 20th. Petitioner was hoping to start some work sooner, which is what prompted her to submit this application.

Commissioner Walsh stated that because the shrubbery is not a permanent fixture, the windows do not meet the criteria of being not visible. Application was withdrawn. No action taken by the SHC. The application for Appropriateness has already been noticed and will be heard at a public hearing on April 20th.

2. Informational (ID # 7335)

Discussion: Community Preservation Act Historic Determinations/Project Reviews

Discussion: Community Preservation Act Historic Determinations/Project Reviews

a. 7-9 Stockbridge St: Roof, window & door replacements, masonry repair & painting

b. Kilroy House: Exterior stucco and soffit repair and window restoration

c. D'Amour Museum of Fine Arts: Cleaning limestone facade & in-kind window replacement

d. 113-115 Mill Street: Porch roof repair

e. McKnight Common Areas Project: Various street & park improvements

COMMENTS - Current Meeting:

2a. 7-9 Stockbridge Street - Erica Swallow & Kira Holmes were present to speak on behalf of the application seeking historic determination and a letter of support. Ms. Holmes provided substantial information regarding the historical significance of the property. The SPT is seeking to enable roof, window and door replacements as well as facade masonry stabilization and exterior painting.

Commissioner Kroll made a motion to support the project at 7-9 Stockbridge Street as it is historically significant, being that it is the 3rd oldest building in Springfield's downtown. The Commission voted unanimously in favor.

Commissioner Kroll made a motion to send a letter of support for the project. The Commission voted unanimously in favor.

Commissioner Belton arrived and joined the meeting at 6:03PM.

2b. Kilroy House - Sean Mullet was present to speak on behalf of this project. They are seeking to continue work on their exterior restoration. They are removing the old, loose stucco, cleaning the brick underneath and reapplying stucco. They are re-anchoring stucco that is not loose and stucco would be reapplied. They will scrape and repaint the underlying roof soffit. They are also restoring the original windows.

Commissioner Nardi made a motion to designate this property as historically significant as it is in an LHD. Seconded by Commissioner Kroll.

The Commission voted unanimously in favor.

Commissioner Nardi made a motion to send a letter of support for the project. Seconded by Commissioner McFarland. The Commission voted unanimously in favor.

2c. D'Amour Museum of Fine Arts - Sean Mullet was present to speak on behalf of the project. They are seeking to replace windows on the Chestnut Street side of the property in-kind with black, steel windows.

Commissioner Nardi made a motion to designate this property as historically significant as it is in an LHD and a Museum. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

Commissioner Nardi made a motion to send a letter of support for the project. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

2d. 113-115 Mill Street - Karen Blanchard was present to speak on behalf of the project. They are seeking to repair the front porch roof, which is sagging and replace shingles (asphalt to asphalt).

Commissioner McFarland made a motion to designate this property as historically significant as it is in an LHD. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

Commissioner Nardi made a motion to send a letter of support for the project. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

Commissioner McFarland made a motion to accept Application for Non-Applicability. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

2e. McKnight Common Areas Project - David Gaby was present to speak on behalf of the project. They are seeking funds to plan for and implement maintenance and restoration of McKnight common areas.

1030 Worthington Street, oldest house in McKnight LHD also known as the Kibbe House - They are looking to do maintenance and re-erect the third floor balustrade.

62 Westminster Street also known as the Washburn Carriage House - They are proposing to preserve the structure. Per Mr. Gaby, the steel beams are there, but stems do not go all the way to the ground.

Per Mr. Gaby, a small portion of the project consists of the two properties. The larger portion of the project is the Common Areas narrative. He referenced the project budget which delineates the allocation for projects.

Commissioner Walsh voiced concern regarding the lack of specificity with respect to the project details.

Commissioner McFarland made a motion to designate this property as historically significant as it is in an LHD. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

Commissioner Nardi made a motion to send a letter of support for the project. Seconded by Commissioner Nardi. The Commission voted unanimously in favor.

RESULT: RECEIVED THE REPORT-PASSED
--

3. Informational (ID # 7336)

Discussion: Community Preservation Committee Historic Home Restoration Program
(Review of Non-Applicability Applications)

Discussion: Community Preservation Committee Historic Home Restoration Program
(Review of Non-Applicability Applications)

a. 80 Fairfield Street: Porch repairs

b. 36 Westernview Street: Porch repairs and storm windows/screen units

COMMENTS - Current Meeting:

3a. 80 Fairfield Street - Jessica Sunny was present to speak on behalf of the project. She is seeking to replace the front porch flooring with tongue and groove flooring and repaint, repair/replace damaged bottoms of columns.

Commissioner Kroll made a motion to accept the application for Non-Applicability as presented. Seconded by Commissioner McFarland. The Commission voted unanimously in favor.

3b. 36 Westernview Street - Elmer Baez was present to speak on behalf of the project. He is seeking to restore the front porch tongue and groove flooring, ceilings (install molding,

beading sheets) per specs. Porch piers and bricks will also be replaced. Repair defective lattice work. Repair/replace damaged wood on rear side porch; Paint exterior; Storm windows and screens will also be installed. All work to be completed per specs.

Commissioner McFarland made a motion to accept the application for Non-Applicability as presented. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

RESULT: RECEIVED THE REPORT-PASSED

4. Informational (ID # 7245)

351 Bridge Street: Section 106 Review(Antennas & Related Appurtenances

351 Bridge Street: Section 106 Review (Antennas & Related Appurtenances)

HISTORY:

02/16/23 Historical Commission

Commission continued the item to the 3/2/2023 meeting due to questions regarding the location of antennas and their visibility from the public way.

03/16/23 Historical Commission PASSED VOICE VOTE

COMMENTS - Current Meeting:

David Walsh was present to speak on behalf of the telecommunications project being proposed. There are existing microwave dishes currently on the roof top, but this proposal includes what will be the first cellular phone tower-panel antennas to be installed on the roof.

Commissioners discussed location of the antennas being so close to the edge of the roof top and whether there was a possibility of relocation. Mr. Walsh indicated that due to the technology, the proposed location is necessary.

Commissioner McFarland made a motion that the project has no adverse impact. Seconded by Commissioner Kroll. The Commission voted unanimously in favor.

RESULT: RECEIVED THE REPORT-PASSED

5. Informational (ID # 7337)

Public Speak-Out Session

Public Speak-Out Session

COMMENTS - Current Meeting:

Harry Seymour provided public commentary as follows:

1. Mr. Seymour discussed solar panels, specifically a situation where a homeowner indicated to him that he was attempting to install solar panels on his home and was turned down because his neighbor was opposed. Mr. Seymour asked whether that would be something the SHC would rule on.

Commissioner Walsh stated that they consider the guidelines and what is minimally visible.

2. Mr. Seymour referenced a homeowner during a FPCA meeting that was surprised to know he was in an LHD. Mr. Seymour stated the FPCA is working on that.

Commissioner Walsh, as a realtor representation on the Commission informed Mr. Seymour that realtors are no required to discover if a property is or isn't in an LHD. It is the homeowner's or seller's responsibility.

Historic Staff stated that following the closing of property sales, welcome packets are mailed out to new homeowner's within an LHD. These packets include a letter stating they are in a LHD, identification of which historic district they are in, historic guidelines for that district as well as restoration guidelines. Packets are mailed out on a monthly basis.

Deborah Shea was also present to provide public commentary and inquired as to what the procedure would for an individual who has been informed they are in a LHD, but is stating to the SHC they did not know they were in an LHD. Commissioner Walsh stated that once the FPCA receives the notice for the hearing, they should plan to attend the meeting to provide public commentary.

Mr. Seymour would like to reach homebuyer's before they purchase the home.

Commissioner Nardi suggested the Civic Association write to their state legislature to create a law that requires realtors to designate the listing as being within an LHD.

Commissioner Walsh suggested that while a seller declaration is not required by law in Massachusetts, it is in other states, such as CT and includes the question of whether a property is within an LHD.

Commissioner Kroll discussed what is being done in McKnight - Jim Boone goes through real estate listings weekly and sends an email to realtors, putting them on notice that the property they have listed is in an LHD and asking that they update the listing to reflect the same.

Ms. Shea stated the challenge with this method, is that it is citizen driven and consequently, piecemeal.

Commissioner McFarland suggested the Civic Association lobby their City Council for assistance in moving the efforts forward.

RESULT:	RECEIVED THE REPORT-PASSED
----------------	-----------------------------------