



Historical Commission

Regular

~ Minutes ~

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

Alvin Allen
(413) 787-6020

Thursday, May 18, 2023

5:30 PM

City Hall -- Room 205

I. Call to Order

5:30 PM Meeting called to order on May 18, 2023 at City Hall -- Room 205, 36 Court Street, Springfield, MA.

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

II. Acceptance of Minutes

1. Informational (ID # 7407)

Acceptance of Minutes: Springfield Historical Commission Meeting Held Thursday May 4, 2023

Acceptance of Minutes: Springfield Historical Commission meeting held Thursday May 4, 2023

COMMENTS - Current Meeting:

Motion to approve minutes for meeting held on May 4, 2023 made by Commissioner Nardi. Seconded by Commissioner Kroll.

Minutes were unanimously approved by the SHC.

RESULT: PASSED VOICE VOTE

III. Continued Public Hearing

1. Petition (ID # 7408)

57 Pineywoods Avenue: Construction of Rear Landing and Stairs

57 Pineywoods Avenue: Construction of Rear Landing and Stairs

COMMENTS - Current Meeting:

Mike Nadeau of 1603 Russell Rd, Montgomery, MA was present to speak on behalf of the owner (Center for Human Development).

At the May 4th meeting, Mr. Nadeau proposed the installation of newly constructed landing and back steps at the rear exit door, painted, pressure treated lumber as attached. The original steps and landing were removed years ago leaving a hazard as the exit door remains.

The meeting was continued to the May 18th meeting to allow Commissioners to conduct a site visit. A site visit was conducted on May 11, 2023 where Commissioner Walsh and Commissioner Crowell were present. Commissioner Walsh ascertained visibility was as close to zero as can be from the public way.

Commissioner Walsh requested that the contractor make the project look as similar to the style design of the house.

No public commentary received.

Commissioner Nardi made a motion to accept the application for Certificate of Appropriateness for the rear steps and landing. Seconded by Commissioner McFarland. The SHC voted unanimously to approve the project.

RESULT:	APPROVED [6 TO 0]
AYES:	Belton, Walsh, Nardi, Crowell, Mcfarland, Kroll
ABSENT:	William Duquette

IV. New Public Hearing

1. Petition (ID # 7410)

113 Harvard Street: Amendment to Solar Plans Approved on 3/16/2023

113 Harvard Street: Amendment to Solar Plans Approved on 3/16/2023

COMMENTS - Current Meeting:

No one was present to speak on behalf of the petition. The SHC voted unanimously to continue the matter until the June 1st SHC meeting.

RESULT:	CONTINUE VOTE [6 TO 0]
AYES:	Belton, Walsh, Nardi, Crowell, Mcfarland, Kroll
ABSENT:	William Duquette

2. Petition (ID # 7409)

29 Ingersoll Grove: Construction of a Storage Shed in Backyard

29 Ingersoll Grove: Construction of a Storage Shed in Backyard

COMMENTS - Current Meeting:

Jennifer Rao of 29 Ingersoll Grove was present to speak on the matter. However, Commissioner Walsh reported he had conducted a site visit on May 11, 2023 and found that the shed would not be visible from the public way. There is a tall fence on the property that further obstructs visibility to the property. He made the determination that the application type should be changed to Non-applicability which would not require a public hearing or vote. It was signed off by the petitioner. No voting action necessary.

Commissioner Walsh stated that if the location of the shed changes and may be visible, the petitioner should return to the Commission.

RESULT: WITHDRAWN**3. Petition (ID # 7411)**

32 Spruceland Avenue: Replacement of All Sash Windows

32 Spruceland Avenue: Replacement of all sash windows

COMMENTS - Current Meeting:

Chris Collins of 32 Spruceland Street was present to speak on behalf of the petition. Mr. Collins is proposing the replacement of forty-six (46) double-hung sash windows with Harvey Classic Double-hung vinyl windows with black exterior and textured grille pattern. Three windows (two of which are visible from the front façade) will go from 8-over-1 to 6-over-1 and three smaller windows will go from 4-over-1 to 6-over-1. No fixed or stained glass windows will be replaced.

The hardship application was submitted because the state considers the existing windows to be urgent lead hazards and have issued an order to correct within 90 days.

Commissioner Walsh questioned the need to reduce the larger windows from 8-over1 to 6-over-1 and why that was an issue.

Mr. Collins responded stating "I believe the issue is...it fits into its own frame so that it can slide without making friction on the leaded surfaces in the window frame. It loses an ever so slight amount of width to it."

Commissioner Walsh asked whether the petitioner had experienced a lead-poison situation.

Mr. Collins responded stating he has two children, ages 2 and 5 and one of them tested positive within the lead poison level. They have been able to reduce levels since then.

With respect to the hardship, Mr. Collins added that he had also obtained an estimate for wood windows. Apart from being twice the price, there seemed to be a substantial lag time. Whereas the vinyl windows can be ordered tomorrow and arrive for installation within 4 weeks.

Attorney Shewchuk inquired about why the vinyl windows could be order within 90 days, but the wood windows could not be delivered within 90 days.

Mr. Collins responded saying it has to do with manufacturing and supply. A wooden window requires a lot more labor.

Commissioner Kroll inquired about the external grilles to confirm they were being affixed to the exterior.

Mr. Collins responded to report there are three types of grids: GBG, exterior applied and simulated divide. The simulated divide actually has the external grids and the exterior texture.

Commissioner Kroll stated this was in contrast to his prior knowledge.

Mr. Collins indicated that with respect to this model, GBG is the interior grid.

Commissioner Kroll stated that it needs to have an outside mounted grids.

Commissioner Walsh asked regarding the possibility of getting the 8-over-1s being replicated instead of changing them to 6-over-1. Mr. Collins indicated he was told it was not possible.

Commissioner Belton stated for the record that it be entered into the hardship that there are children under 6 present.

Public Commentary:

Harry Seymour of 68 Washington Road spoke in favor of the proposal.

Anthony Curto of 27 Spruceland Avenue spoke in favor of the proposal.

Ralph Slate of 270 Longhill Street submitted written commentary which was read into the record, generally in favor of the proposal, but raised concerns about the change in grid patterns. He suggested a potential cost savings could be found by using less expensive windows in the rear where it is not visible from the public way and using the cost savings to finance the more appropriate 8-over-1 windows on the front façade.

Mr. Collins indicated he would attempt to make one last ditch effort to see if he can duplicate what is existing (8-over-1), but would like the existing proposal to be considered for approval.

Jennifer Rao of 29 Ingersoll Grove made a suggestion for petitioner to call Window Woman or any of the window restoration companies in the state of MA to see if they could de-lead them by removing the paint and that way they could save at least those two windows.

Mr. Collins stated that they can be de-leaded in they take it all the way down to the wood, however timing/cost was a factor.

Commissioner Nardi made a motion to accept the Certificate of Hardship for the replacement of 46 double-hung sash windows as presented. Seconded by Commissioner Belton. SHC voted unanimously to approve the project.

RESULT:	APPROVED [6 TO 0]
AYES:	Belton, Walsh, Nardi, Crowell, Mcfarland, Kroll
ABSENT:	William Duquette

V. Other Matters Properly before the Commission

1. Informational (ID # 7412)

Discussion: Community Preservation Committee Historic Home Restoration Program - Non-Applicability Apps

Discussion: Community Preservation Committee Historic Home Restoration Program - Non-Applicability Apps:

a) 27 Clarendon Street: Repair front upper and lower porches

COMMENTS - Current Meeting:

Larissa Oliver of 27 Clarendon Street was present to speak on behalf of the project. Ms. Oliver is proposing to remove and replace defective materials on the lower front porch, jack and level porch, repair/replace lattice and rails. She is also proposing to remove and replace defective materials on upper front porch, including removal of the flooring and replacing damaged wood. ; Re-hang front door unit; Install and pitch gutters; tuck point foundation and paint exterior. This project is being funded by the CPC.

Commissioner Belton made a motion to accept the application for Certificate of Non-Applicability as presented. Seconded by Commissioner Nardi. SHC voted unanimously to approve the project.

RESULT: PASSED VOICE VOTE

2. Informational (ID # 7355)

Discussion: Stop Works Updates

Discussion: Stop Works Updates

a. Follow-up on Stop Work Orders referred to Law Department

1. 3 Sumner Avenue: Unauthorized utility meter
2. 65 Dartmouth Street: Unauthorized handicap ramp
3. 37 George Street: Unauthorized windows
4. 165 St James Avenue: Unauthorized garage

b. Follow-up on Stop Work Orders

1. 155 Longhill Street: Unauthorized porch renovation
2. 44 Buckingham Street: Unauthorized exterior repairs

HISTORY:

05/04/23 Historical Commission PASSED VOICE VOTE

COMMENTS - Current Meeting:

3 Sumner Avenue - The meter is front and center at this property. Visibility has not been mitigated. Homeowner has been unresponsive.

65 Dartmouth Street - The owner reached out to the Planning office and started the process of removal, but as of 3/27/2023 it still remains.

37 George Street - The windows remain. Homeowner has been unresponsive.

165 St. James Avenue - The garage remains. Homeowner has been unresponsive.

155 Longhill Street - Unauthorized work in process. Two notices have been sent. The homeowner has been unresponsive.

44 Buckingham Street -Unauthorized work. Two notices have been sent. The have had some communication, however they have been unable to submit a complete application packet for the scope of work they have done. Commissioner Walsh requested they come in for an informal discussion. Staff will work to coordinate with homeowner.

RESULT: RECEIVED THE REPORT-PASSED

3. Informational (ID # 7356)

Discussion: New Construction Guidelines - Next Steps

Discussion: New Construction Guidelines - Next Steps

HISTORY:

05/04/23 Historical Commission PASSED VOICE VOTE

COMMENTS - Current Meeting:

A Special Meeting was scheduled for Tuesday, June 6, 2023 at 4:30PM at the 70 Tapley Street Operations Center to discuss next steps with respect to the New Construction Guidelines.

RESULT: RECEIVED THE REPORT-PASSED**4. Informational (ID # 7413)**

Public Speak-Out Session

Public Speak-Out Session

a) Letter: Stephen Gray re: 57-69 Bowdoin Street Carriage House

b) Letter of Support: Springfield Preservation Trust re: 70 Chestnut Street

COMMENTS - Current Meeting:

Letter of Support from the Springfield Preservation Trust regarding 70 Chestnut Street was read into the record.

Letter from Stephen Gray regarding 57-69 Bowdoin Street Carriage House was read into the record.

Commissioner Walsh stated the Commission approved the project, but did not issue permits as it is not a permitting body. Attorney Shewchuk will look into this.

Harry Seymour of 68 Washington Road asked about a Stop Work Order being issued and inquired about the process and if the FPCA can be of assistance.

Julisa Davila-Ramos from the Planning department provided an update reporting there has been communication with the homeowner and they are working on submitting an application to the Commission.

Harry Seymour also inquired about blighted properties within the LHDs. He is working with code enforcement, but it seems to be very slow process. He cited a specific property, 59 Washington Road.

Commissioner McFarland clarified the process stating that if a homeowner were to complete remediation that has not been approved, for example replacement of windows, that would be under the Commission's purview. However, if their porch were in disrepair and the homeowner has done nothing about it, that would fall under Code Enforcement's purview.

Teofilo Alvarado of 290 Liberty Street. He has a home, but is not in a historic district, however it is 125 years old. There was a gas explosion. There is a question of liability and he reports there is a crack in the house. Some of the commentary provided was not audible. He stated he spoke with his lawyer and there is nothing he can do.

Commissioner Walsh informed him the Commission only deals with the exterior of historic homes, not the interior. Commissioner Walsh suggested he speak with an attorney regarding his concerns. He cannot give any advice on who may be responsible.

Jennifer Rao of 29 Ingersoll Grove spoke in response to commentary provided by Harry Seymour and find if Attorney Shewchuk could suggest - other jurisdiction have extensive LHD laws that allow jurisdiction by receivership proceedings or other proceedings to stop demolition by neglect when it has reached a certain point of significant architectural features. She asked whether this is something the City would be able to enact in its powers in its current format.

Ms. Rao also spoke regarding Isolation Hospital matter that was before the City Council on Monday and encouraged commissioners to review the meeting as several community member spoke out during the public commentary portion of the meeting with respect to the Isolation Hospital LHD.

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