



**70 Tapley Street
Springfield
Massachusetts
01104**

What is the Springfield Historical Commission?

The Commission is the City agency responsible for preservation and promotion of Springfield's historic assets. Its seven members are appointed by the Mayor for staggered three-year terms and confirmed by the City Council. Members must include residents of historic districts as well as members nominated by the Board of Realtors, American Institute of Architects, Springfield Preservation Trust, and Historic New England.

What is the COLONY HILLS Historic District?

Colony Hills (see Map) is Springfield's tenth historic district. Colony Hills is an intact development carried out under the direction of the influential Olmsted Brothers firm. It is significant as a well preserved example of a carefully planned residential neighborhood for Springfield's affluent and influential residents. The area contains examples of Tudor Revival and Colonial Revival styles popular in the second quarter of the 20th century in their finest local expressions, documenting the aesthetic preferences of Springfield's elite and the ways in which those preferences were interpreted by some of the region's most prominent architects. To aid in preserving this important neighborhood, the Historical Commission, City Council, and the Mayor declared it a historic district in 2016.

What Does Historic District Status Mean?

The Springfield Historical Commission must approve any exterior work **PRIOR** to beginning any work. This review mechanism attempts to insure that changes are compatible with the character of the district. New construction and demolition are also controlled. Landscaping with plants, shrubs, and trees is not controlled.

The following can be approved through a certificate of nonapplicability, which does not require a public hearing:

1. Ordinary maintenance, repair or replacement of any exterior feature, which does not involve a change in design, material, or outward appearance thereof.
2. Features which cannot be seen from any public street or park.
3. Temporary signs or structures subject to conditions such as duration and location.
4. Terraces, walks, driveways, and sidewalks, provided they are substantially at grade level.
5. Storm windows, screens, window air conditioners, antennae [satellite dishes **are**

regulated; please see *Satellite Dish Guidelines*], and similar appurtenances.

6. Signs of not more than one square foot.
7. Reconstruction, substantially similar in exterior design, of a building, structure, or exterior architectural feature damaged by fire, storm or other disaster.
8. Color of paint (this exemption does not apply to factory-applied finishes nor to unpainted surfaces).
9. Color of roof material.
10. Gutters and down spouts.
11. Fencing not lying between the foundation line and the street.
12. Screen and storm doors (it is suggested, however, that storm doors be un-elaborate and contain as much glass as possible).

What Residential Controls and Guidelines are Being Adopted

The following features **ARE** controlled and their guidelines have been adopted so that the individual character of each house will be respected, and that the integrity and visual cohesiveness of the neighborhood is retained:

<u>Features</u>	<u>Guidelines</u>
Fencing	To protect street vistas, fencing between the public way and the foundation line is not allowed.
Steps	Replacement shall be in the shape and design of the original; change in material, e.g. wood to concrete, is permissible but requires review.
Roof	Change of shape or material of roof requires approval.
Building Additions	Design to be approved on a case-by-case basis.
Siding	Original material should be repaired or replaced.
Trim	Corner boards, window casings, cornices, and similar features should be retained.
Windows	Size, material or design changes require approval. Please see <i>Window Replacement Guideline</i> . The Commission can provide examples of recently approved windows.
Doors	All doors, except storm, shall require approval for changes in size, location or design.

Porches (including railings)	Change in shape, location or design, including enclosure, requires approval.
Chimney	Change in shape, location, or design requires approval.
Awnings	Rigid permanent awnings are not allowed. Seasonal canvas or other fabric will be considered.
Signs	Signs larger than one square foot require approval.
Garages	Changes in shape or design subject to approval, feature by feature, as listed above.
Utility meters	Meters should not be placed on street elevations.
Satellite Dishes	Please see the <i>Satellite Dish Guidelines</i> .
Lighting fixtures	Must be approved on a case-by-case basis.

What Kinds of Certificates Are Available?

NON-APPLICABILITY - for work which the Commission determines affects features exempt from controls.

APPROPRIATENESS - for work in conformance with guidelines and/or appropriate for the property and the district.

HARDSHIP - for work which is not appropriate but necessary due to economic, physical, social, or other special conditions specific to the property.

What Procedures are to be Followed in Requesting Approval for Exterior Work?

Call the Springfield Office of Planning & Economic Development at (413) 787-6020, ask for the staff for the Historical Commission and request an “Application for a Certificate.”

If, after receipt of an application, the Commission determines the work is not subject to control, it will issue a Certificate of Non-Applicability. If the Commission determines the work involves a controlled feature, it will schedule a public hearing to discuss the request. Notices will be sent by mail to abutters 14 days prior to the hearing.

The Commission meets on first and third Thursdays of each month at 6:30 pm at City Hall. Applicants or their authorized representatives are expected to be present at the hearing to explain their request.

The Commission must decide on a request within 60 days of receipt of the application; otherwise, the request is automatically granted. State Law requires four affirmative votes to issue an approval.

What About Further Recourse?

A petitioner or abutter who disagrees with a ruling may appeal to Court within 20 days after the ruling has been filed with the City Clerk. The Commission may seek an injunction against any violation. Court may order removal of any violation or restoration of any building or feature altered or demolished in violation. Persons found guilty of a violation may also be fined by the Court.

Where Can More Information Be Obtained?

Call the Springfield Office of Planning & Economic at (413) 787-6020.

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