

# Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, Historic Resource, Open Space & Recreation. You may skip a question if it does not apply to your project. **\*IMPORTANT\*** If you click on any links in this application, you must use the back arrow to return to this application or you will lose your work. Be sure to save your application. Questions about this form? Call 413-530-1268 or by email [cpc@springfieldcityhall.com](mailto:cpc@springfieldcityhall.com)

INTRODUCTION Please read the [application instructions on the CPC website](#) before proceeding with this application. The link includes a guide to proposing a CPA project. Options to save and finish the application later are found at the bottom of this application. Helpful additional resource links can be found on the [Home page](#) <https://www.springfield-ma.gov/finance/community-preservation>. Review the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. \*asterisked items are required.

**Applicant :**  
For-Profit Organization

**Neighborhood** Six Corners  
**Project/Program Title:** 182 Maple rowhouse rehab

**Location of proposed project**  
182 Maple St. Springfield MA

**CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear.**  
Historic Resource

**Anticipated Start Date of Construction** 3/1/2024  
**Anticipated completion date of project** 9/1/2025

**Name of Organization or Individual**  
Maple Street Rowhouses, LLC

**Applicant Contact Name and Title** Paul Bongiorno, Principal  
**Applicant Contact Phone Number** (413) 459-0570

**Applicant Contact Email** [inhabitpropertiesllc@gmail.com](mailto:inhabitpropertiesllc@gmail.com)  
**Website** <https://inhabit.properties>

**Applicant Contact Address**  
PO Box 30384, Springfield, Massachusetts 01103

**Additional project partner and contact details**  
Nicholas Turnberg: [nick@eastmeadowenterprises.com](mailto:nick@eastmeadowenterprises.com)  
Jonathan Viruet: [realtor.jonviruet@gmail.com](mailto:realtor.jonviruet@gmail.com)

## Grant Request

**Grant Request Amount** **Will you be seeking multi-year funding?**

\$300,000.00

No

**Total Project Budget**  
\$550,000.00

**Total Sources of Committed Funding. If none write \$0.00**  
\$0.00

**CPA request as % of project**  
54

**List committed funds from all sources and agencies or write none.**  
None

**Budget**

Apartment Complex 174-184 Maple St Exterior [Co Op Const].pdf

Apartment Complex 174-184 Maple St Interior [Co Op Const].pdf

Apartment Complex 174-184 Maple St Spending Category (2).pdf

**Sustainability**

We plan on retaining ownership and management of the property long-term once the project is complete. We have significant experience with residential and commercial property management, and have internal maintenance/landscaping staff through several different owned entities.

**Fair Wage Compliance Certificate. Applies only to non-municipal projects.**

Fillable\_Fair\_Wage\_Compliance\_Certificate executed.pdf

**Parcel ID #**  
082180052

**Maps**  
182 Maple GIS.png

**Applicant standing in property**  
Partner in Ownership Group

**Historic Preservation Questions**

Historic preservation projects must follow the Secretary of Interior's Standards for Rehabilitation. Assisted properties are subject to an exterior preservation restriction or require a local historic district designation. Does my project qualify? [Quick reference.](#)

**Is the building over 100 years old or have other local historic significance due to age, architecture, social history, etc.?**  
Yes

**What year was the property built?**  
1897

**Is the building located in a National Register District?**  
Yes

**Will the owner agree to a preservation restriction or local historic district designation?**  
Yes

**Has the project been reviewed and approved by the Springfield Historical Commission?**  
Yes

**What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?**

Continued consultation with historic consultant. Continued collaboration with Springfield Historic Commission and Springfield Preservation Trust. Use of recommended historic contractors, woodworkers, etc. when needed.

**Has the appropriate city agency been contacted?**

Yes

**Has the appropriate Neighborhood Civic Association been contacted?**

Yes

## Project Details

PLEASE NOTE: You have the option of typing in a response or attaching a file. If your responses are lengthy, please upload a document. Be sure to label each document with a title.

If selected for a grant, the Grantee shall submit quarterly progress reports and a courtesy copy to the neighborhood council (if applicable). The Final report will include before/after photos and a summary of the CPA work completed.

### Upload Narrative (200 words or less)

182 Maple CPA narrative.pdf

### Or type Narrative (200 words or less)

### Upload Project Description (200 words or less)

182 Maple CPA project description.pdf

### Or type Project Description

### Upload Applicant Experience

Maple Rowhouses applicant experience (1).pdf

### Or type Applicant Experience

### Comments or additional information

Letters of support received from Springfield Historic Commission and Maple High/Six Corners Neighborhood Council (letter states Inhabit Properties, which is Paul's development entity, as organization doing project). Letter of support from Springfield Preservation Trust expected to be received in March 2024. Please note that some plans and estimates include the city-owned buildings at 174 and 176 Maple. Budgets have been revised and costs for the 4 buildings we own have been extrapolated and refined from the combined estimates of all 6.

**User experience. If you have suggestions to improve the form please let us know.**

### Upload any additional files or attachments.

Maple-Six Corners Letter of Support  
178-184 Maple Street (1).pdf

A 174-184 Maple S1.0 Site Plan.pdf

178-184 Maple Historic Commission  
Letter of Support 2.20.24 (1).pdf

178-184 Maple Historic Commission

### Provide a list of all attachments included in this application.

Historic Commission Letter of Support

Historic Commission Determination

Maple High/Six Corners Neighborhood Council Letter of Support

Product Specs

NPS/MHRTC draft submission from previous owner

Site plans

Existing plans

Renovation plans

Determination CPA (2).pdf

B 174-184 Maple Existing Plans.pdf

C 174-184 Maple Renovation Plans.pdf

NPS and MHRTC Photos for  
Submission DRAFT.pdf

174-184 Maple Specs& Product  
Data.pdf

## **Signature to Submit Application**

**The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a Community Preservation Act grant and is a true copy and is complete to the best of the applicant's knowledge and belief.**

Paul Bongiorno