

**Springfield Community Preservation Committee  
2024 Recommendations  
CPA Grant Funding for 14 Projects  
Presented to the Springfield City Council  
for approval on June 10, 2024**

# Springfield Community Preservation Committee City Hall

June 10, 2024

To the Mayor and City Council:

The Community Preservation Committee is submitting its funding recommendations for 2024. Over the past six years, CPA has raised approximately \$13 million dollars for 86 local projects. In this funding cycle, the Committee received thirty-two applications—the highest submissions to date in a single year. During deliberations, we were cognizant of geographic distribution, cost, urgency/timeliness, visibility, organization track record, and equity between city departments and other bodies. We also had to ensure that projects were CPA-eligible activities as outlined by MGL Chapter 44B. On the next page is an index to our 14 recommended projects and a summary of each in the following slides.



*We have been privileged to assist in continuing CPA in Springfield.*

Stephen Bosworth, Neighborhood representative

Yolanda Cancel, Neighborhood representative

Judith Crowell, Historical Commission representative

Gloria DeFilippo, Planning Board representative

Clinton Harris, Park Commission representative

Juanita Martinez, Conservation Commission representative

Robert McCarroll, Chair and Springfield Preservation Trust representative

Rhonda Sherrell, Neighborhood representative

Willie Thomas, Housing Authority representative

- 1. Elevator Indian Orchard Fire Station redevelopment**  
City of Springfield & Indian Orchard Citizens Council **\$300,000.00**
- 2. Historic Homes Restoration Program**  
Springfield Community Preservation Committee **\$300,000.00**
- 3. Van Sickle Softball Diamond**  
Department of Parks, Buildings & Recreation Management **\$300,000.00**
- 4. 174-176 Maple Street Redevelopment Incentive**  
City of Springfield **\$300,000.00**
- 5. 178-184 Maple St. Rehabilitation**  
Maple Street Row Houses, LLC **\$300,000.00**
- 6. 60 Byers Street Redevelopment Incentive**  
City of Springfield **\$300,000.00**
- 7. D'Amour Museum of Fine Arts Exterior Restoration (Phase 3)**  
Springfield Museums **\$300,000.00**
- 8. Exterior Restoration for St. John's Congregational Church**  
St. John's Congregational Church **\$300,000.00**
- 9. Treetop Park Improvements**  
Outer Belt Civic Assoc., Department of Parks, Buildings & Recreation Management **\$250,000.00**
- 10. Clarendon Fountain & Triangle Terrace Restoration**  
McKnight Neighborhood Council, Department of Parks, Buildings & Recreation Management **\$150,000.00**
- 11. Drama Studio Elevator Project**  
Drama Studio Inc **\$60,000.00**
- 12. Invasive Plant Control Program**  
ReGreen Springfield **\$55,000.00**
- 13. Colony Hills Lamppost Restoration**  
Colony Hills Neighborhood Association **\$35,213.00**
- 14. Glendell Park Vegetation Restoration and Enhancements**  
Regreen Springfield **\$13,000.00**

## Former Indian Orchard Fire Station Redevelopment

ES Oak Street, Indian Orchard

**Parcel ID#** 091820219

**Neighborhood:** Indian Orchard

**Applicant:** City of Springfield & Indian Orchard  
Citizens Council

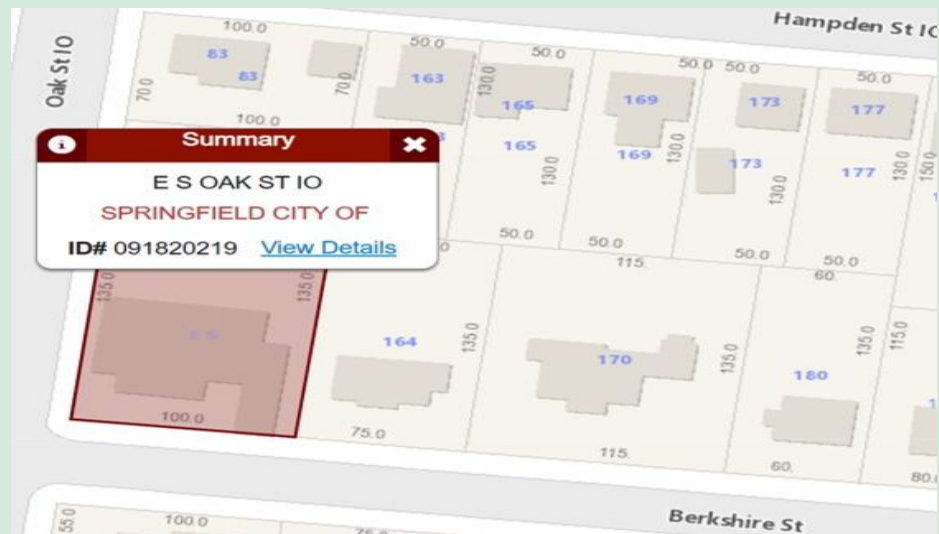
**Project Manager:** City of Springfield Capital  
Assets Department in partnership with the Office  
of Planning & Economic Development

**Project Summary:** The Indian Orchard Citizens  
Council proposed to utilize the building for  
community uses including meeting space, health  
clinics, arts, computer lab, education/workshops  
and other like community-based activities. The  
city has dedicated \$1.5 million of ARPA funding  
to initial stabilization. 2023 CPA funding of  
\$250,000 was recommended for necessary  
exterior improvements including doors, windows,  
and roofing. This second phase of the project is  
focused on installation of elevator.

**Project Cost:** \$4 Million

**CPA Request:** \$300,000.00

**Recommendation:** \$244,000.00 from Historic  
Reserve and \$56,000.00 from the  
Undesignated Reserve



## Historic Home Restoration Program

### City-wide Local Historic Districts

**Neighborhood:** LHD. Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills

**Applicant:** Springfield Community Preservation Committee

**Project Manager:** Springfield Community Preservation Committee

**Project Summary:** Program will provide grants up to \$30,000 for homeowners located in one of the local historic districts (see right panel). The grant is limited to exterior items: restoration of original windows and doors, purchase and installation of energy efficient storm windows, restoration of porches, exterior carpentry repairs, exterior painting, roofs, chimney and other masonry work. If funding is approved, a lottery will take place later in the year.



- ☐ Quadrangle-Mattoon    ☐ Forest Park Heights
- ☐ McKnight    ☐ Maple Hill    ☐ Lower Maple
- ☐ Ridgewood    ☐ Colony Hills

**To date program funds assisted 38 historic homes with repairs and/or restoration.**

**Project Cost:** \$300,000.00

**CPA Request:** \$300,000.00

**Recommendation:** \$300,000.00 Undesignated Reserve



**Van Sickle Softball Diamond  
Carew St & Glencoe Streets  
Parcel ID # 023600180**

**Neighborhood:** East Springfield

**Applicant:** Old Timers Softball league

**Project Manager:** Department of Parks, Buildings, and Recreation Management

**Project Summary:** The DPBRM is submitting an application on behalf of the Springfield Old Timers Softball League to make improvements to the softball diamond facility. Renovation would include improvements to the playing field, dugout, backstop, and related site amenities. The DPBRM will work with the Springfield School Department and Springfield Housing Authority to transfer ownership of the open space area behind Van Sickle to be dedicated as parkland and included in the park open space inventory.

**Project Cost:** \$300,000.00

**CPA Request:** \$300,000.00

**Recommendation:** \$300,000.00 Undesignated Reserve



**City of Springfield**  
**174 Maple Street RFP Incentive**  
Parcel ID # 082180048  
**176 Maple Street RFP Incentive**  
Parcel ID # 082180049

**Neighborhood: Six Corners**  
Maple Hill local historic district

**Applicant: City of Springfield**

Disaster Recovery & Compliance, Community Development for the City of Springfield. In partnership with Springfield Office of Housing.

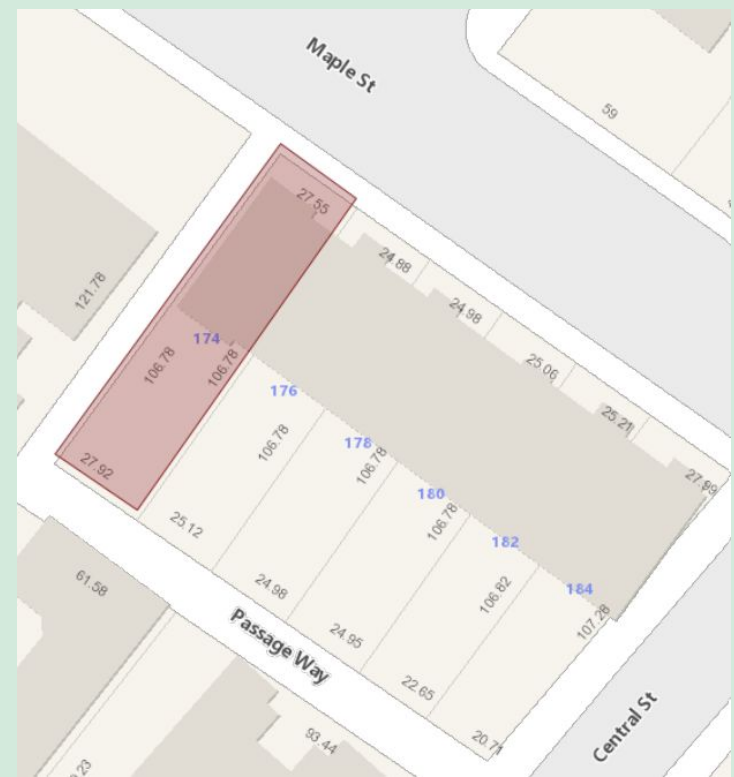
**Project Manager: City of Springfield**

**Project Summary:** The City foreclosed on the two units and CPA funds are offered as an incentive for a new developer. The building and units are significantly deteriorated and on the Springfield Preservation Trust endangered property list. The funding requested for each row house unit was combined into one grant. The City will issue an RFP to attract a qualified developer. Prior to construction the property would transfer to private ownership and the developer/property owner would be responsible for all maintenance going forward. CPA condition for funding— the purchase price of \$1,000.00 is firm (no overbidding allowed).

**Project Cost: \$1,734,971.70**

**CPA Request: \$600,000.00**

**Recommendation:** \$300,000.00 Undesignated Reserve





**Project Cost:** \$2M  
**CPA Request:** \$1.2M  
**Recommendation:** \$300,000.00 Undesignated Reserve

### **Maple Street Rowhouses Rehabilitation**

**178 Maple Street**—Parcel ID # 082180050

**180 Maple Street**—Parcel ID # 082180051

**182 Maple Street**—Parcel ID # 082180052

**184 Maple Street**—Parcel ID # 082180053

### **Neighborhood: Six Corners**

Maple Hill local historic district

**Applicant:** Maple Street Rowhouses, LLC.

**Project Manager:** Paul Bongiorno, Maple Street Rowhouses LLC.

A new developer has purchased four row houses and is seeking funding to help develop and restore the exterior of the buildings. The grant is for work needed on any or all of the four units. The building and units are also significantly deteriorated and are on the Springfield Preservation Trust endangered property list. There are 12 units but some may be reconfigured.

Once renovations are complete, all units will be leased as market-rate residential apartments. Long-term ownership and management is expected.





**60 Byers Street Development Incentive**  
**Parcel ID #021700016**

**Neighborhood: Metro Center/Downtown**

**Applicant: City of Springfield**

Disaster Recovery & Compliance, Community Development for the City of Springfield. In partnership with Springfield Office of Housing.

**Project Manager: City of Springfield**

**Project Summary:** 60 Byers Street is a single building LHD created to protect the building. The building is vacant and deteriorated. The City recorded a reverter deed and has re-taken ownership of the property. The Development Services Division is now seeking funding to utilize as an incentive to attract qualified developers to undertake the project. The City would release a public Request for Proposals (RFP) for interested developers. Condition of funding: the use of Community Housing funds will restrict and reserve 50/51% of the units for households at or below 100% of AMI (Average Median Income).

**Project Cost:** \$3,580,203.20

**CPA Request:** \$300,000.00

**Recommendation:** \$300,000.00

Housing Reserve \$244,000.00 and \$56,000.00 from the Undesignated Reserve



**D'Amour Museum of Fine Arts Exterior Restoration Phase 3**  
**21 Edwards Street**  
**Parcel ID # 027500557**

**Neighborhood:** Metro Center

**Applicant:** Springfield Museum Corporation

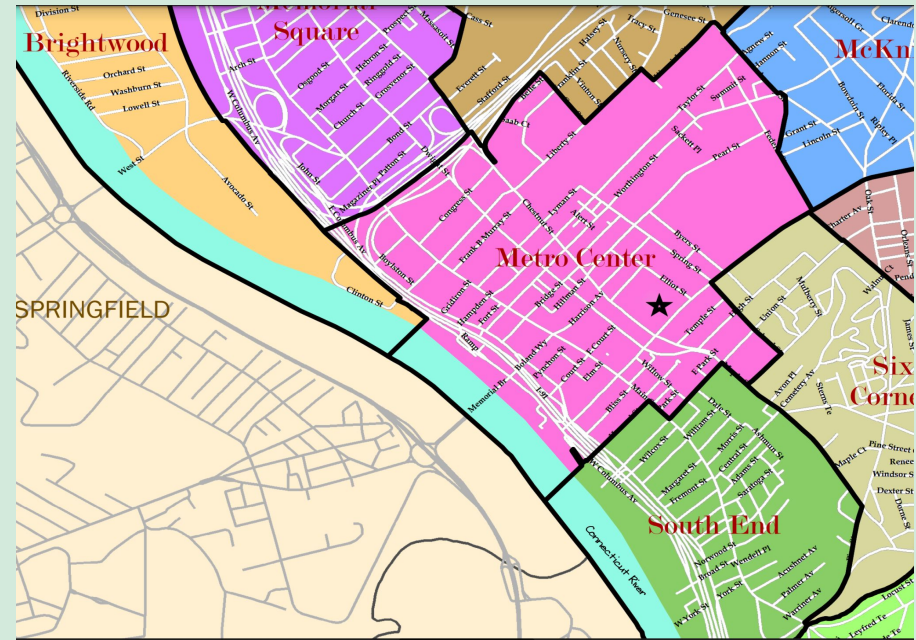
**Project Manager:** Springfield Museum Corporation

**Project Summary:** The Springfield Museums requested funding for the final phase to restore the exterior of the D'Amour Museum of Fine Arts. This grant will complete the windows replacement and exterior cleanings. The most significant cost are the environmental window replacement that will also address the additional concern of maintaining the temperature in a building holding artwork. The CPA supported phase one in 2022 and phase two in 2023.

**Project Cost:** \$900,000.00

**CPA Request:** \$300,000.00

**Recommendation:** \$300,000.00 Undesignated Reserve





**St. John's Congregational Church**  
**69 Hancock Street,**  
**Parcel ID #062500218**

**Neighborhood:** Old Hill

**Applicant:** St. John's Congregational Church

**Project Manager:** St. John's Congregational Church

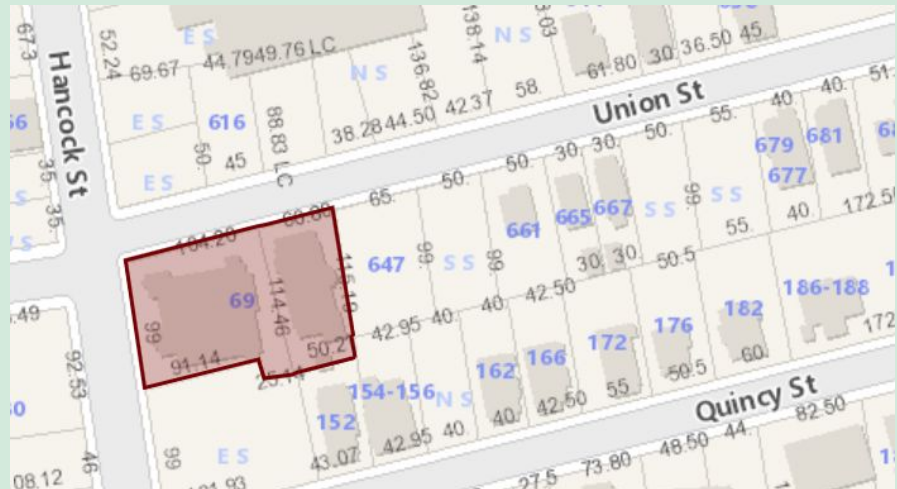
**Project Summary:** St John's was built in 1911 and is listed on the National Register of Historic Places. It has a long legacy of serving Old-Hill and surrounding communities. Funding for this project includes exterior siding and other exterior repairs.

**Project Cost:** \$425,498.00

**CPA Request:** \$300,000.00

**Recommendation:** \$300,000.00

Undesignated Reserve





**Treetop Park Improvements**  
**258 Corcoran Boulevard**  
**Parcel ID #032300051**

**Neighborhood:** Outer Belt

**Applicant:** Outer Belt Civic Association in partnership with Department of Parks, Buildings & Recreation Management

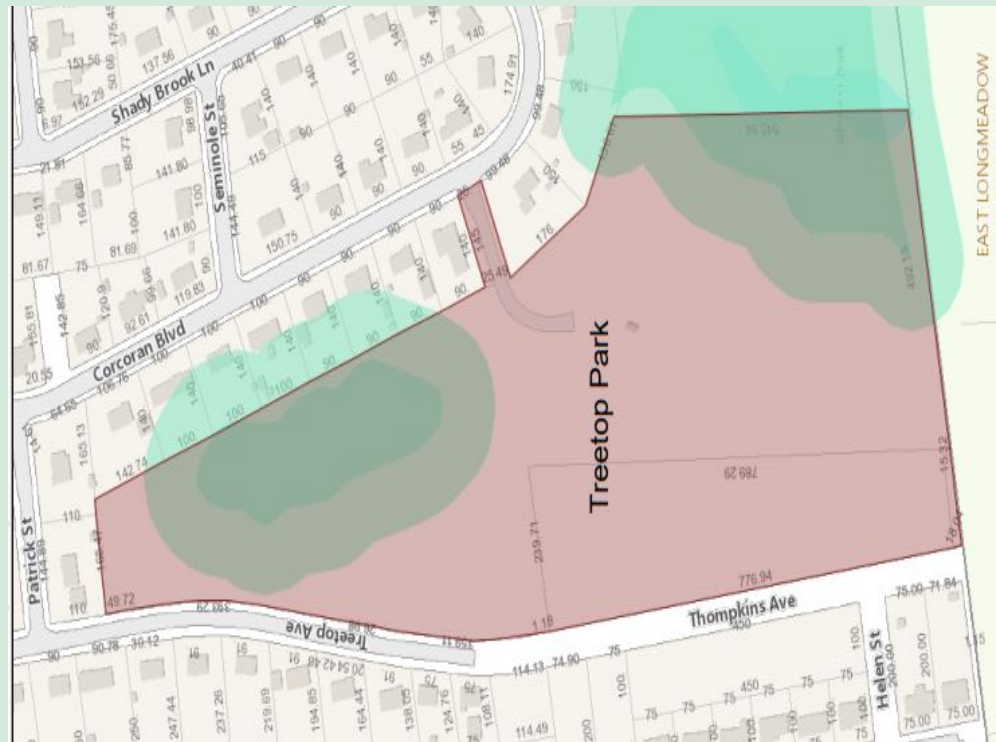
**Project Manager:** DPBRM

**Project Summary:** Improvements to the approximately 17-acres park include installation of a stone dust surface walking path and accessible swing set.

**Project Cost:** \$250,000.00

**CPA Request:** \$250,000.00

**Recommendation:** \$244,000.00 from Recreation Reserve and \$6,000.00 from Undesignated Reserve



## Clarendon Fountain & Triangle Terrace Restoration

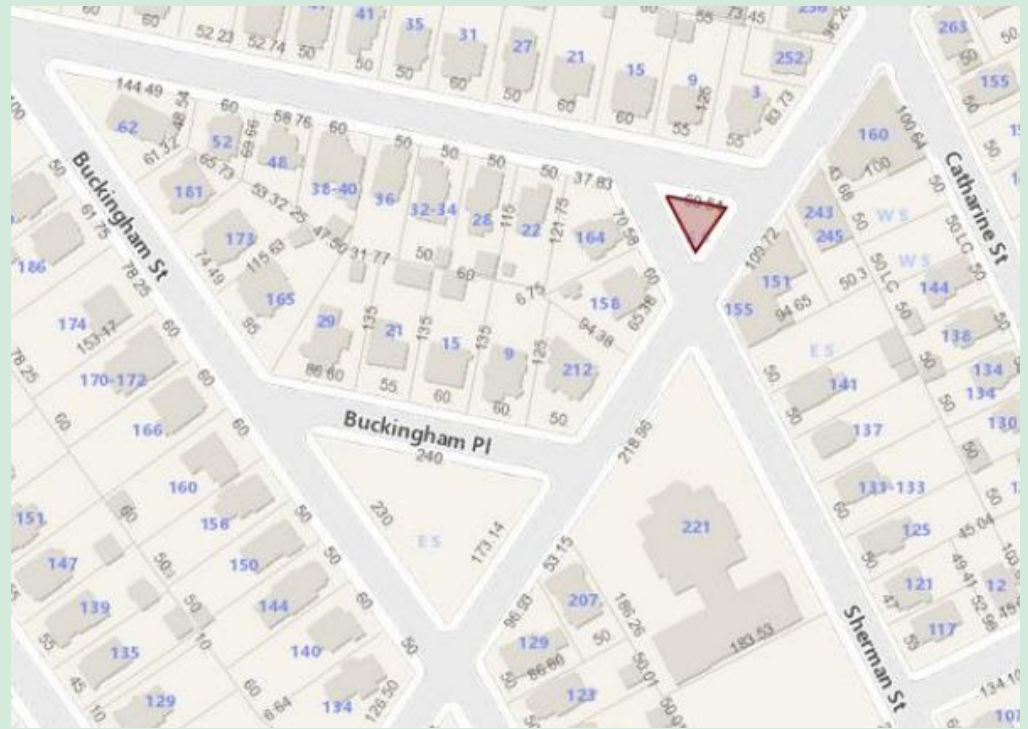
Clarendon, Bay, Sherman Street Intersection  
Parcel ID #028200001

**Neighborhood:** McKnight

**Applicant:** McKnight Neighborhood Council

**Project Manager:** Department of Parks Buildings  
and Recreation Management

**Project Summary:** The project includes fountain repair  
and landscaping. This Triangle is one of eight open space  
areas originally donated in the late 1800's by the  
McKnight family who developed the neighborhood.



**Project Cost:** \$150,000.00

**CPA Request:** \$150,000.00

**Recommendation:** \$150,000.00

\$150,000.00 from Undesignated Reserve



Figure 3 Clarendon fountain



## **Drama Studio Restoration**

41 Oakland Street St.

Parcel ID # 092100155

**Neighborhood:** Forest Park

**Applicant:** Drama Studio, Inc.

**Project Manager:** Steve Hays, studio director

**Project Summary:** The Elevator project is the final step to bring the historic building up to code and fully accessible to support the growth of the studio. The elevator will be located in an exterior shaft erected between the former sanctuary and the community building and will provide access to the three floors.

**Project Cost:** \$463,428.00

**CPA Request:** \$60,000

**Recommendation:** \$60,000.00 from Undesignated Reserves





## Invasive Plant Control Program

**Neighborhood:** Citywide

**Applicant:** Regreen Springfield

**Project Manager:** Regreen Springfield

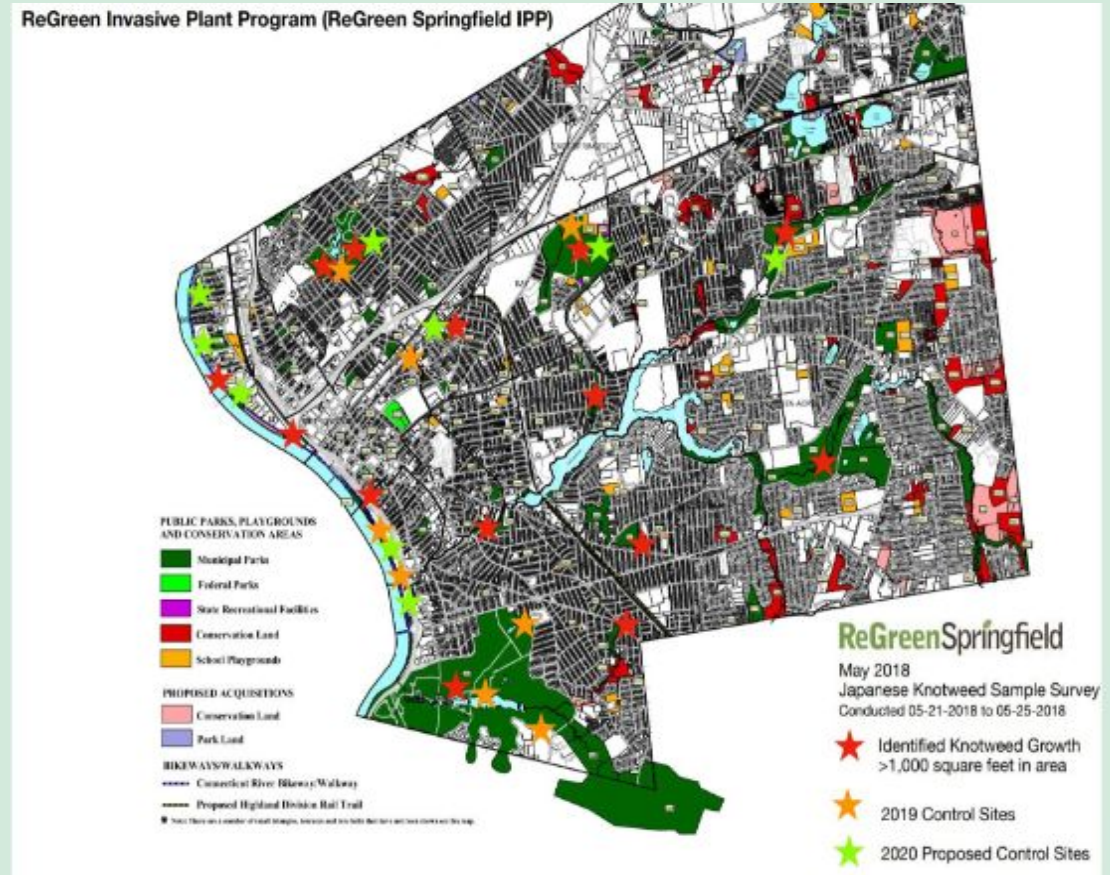
**Project Summary:** Program will eliminate invasive Japanese knotweed on parkland and conservation land. This is the third round of CPA funding for this purpose.

**Project Cost:** \$55,000.00

**CPA Request:** \$55,000.00

**Recommendation:** \$55,000.00

Undesignated Reserve



## Colony Hills Lamppost Restoration Park Drive

**Neighborhood:** Forest Park

**Park Drive** is located in the Colony Hills Local Historic District

**Applicant:** Colony Hills Neighborhood Association

**Project Manager:** Colony Hills Neighborhood Association

**Project Summary:** The project will restore six **vintage lampposts** and includes sandblasting, remake broken parts, weld-repair, recreate missing or broken parts as needed, replace broken or missing lamp glass, zinc primer bases, paint top coat for 6 poles and replace electrical wiring. The original lampposts were installed in 1921 and the neighborhood association is responsible for their care.



**Project Cost:** \$39,126.00

**CPA Request:** \$35,213.00

**Recommendation:** \$35,213.00

Undesignated Reserve

**Glendell Park Vegetation Restoration and  
Enhancements**  
**Parcel ID #057350008**

**Neighborhood:** Forest Park

**Applicant:** Regreen Springfield

**Project Manager:** Regreen Springfield

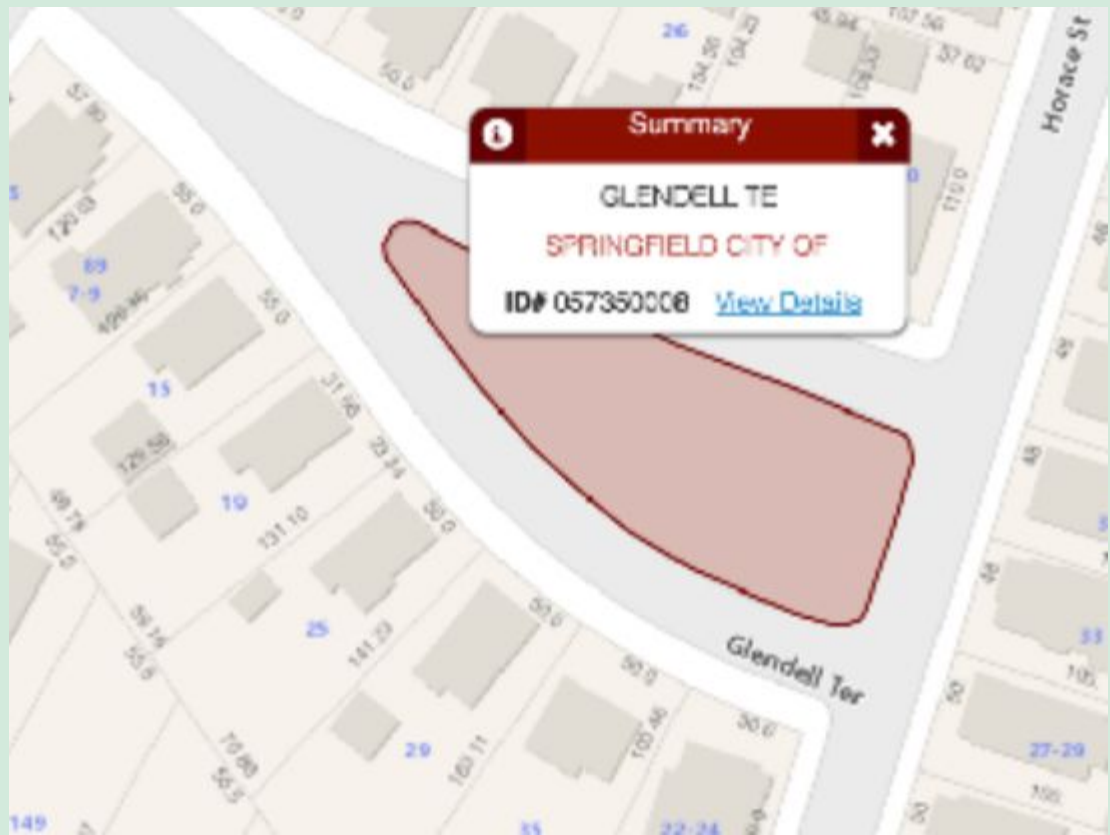
**Project Summary:** Restore the park's  
native vegetation, trees and plants to help  
address the local ecosystem's health.

**Project Cost:** \$13,000.00

**CPA Request:** \$13,000.00

**Recommendation:** \$13,000.00

Undesignated Reserve







## Springfield Community Preservation Committee

36 Court Street, Room 412  
Springfield, MA 01103  
cpc@springfieldcityhall.com



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