

**Springfield Community Preservation Committee
2025 Recommendations
CPA Grant Funding for 20 Projects
Presented to the Springfield City Council
for approval on June 9, 2025**

Springfield Community Preservation Committee City Hall

June 9, 2025

To the Mayor and City Council:

The Community Preservation Committee is submitting its funding recommendations for 2025. Over the past seven years, CPA has raised approximately \$18 million dollars for 110+ local projects. In this funding cycle, the Committee received thirty-five 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 20 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

Community Preservation Committee 2025 Recommended Projects

1. **Marshall Roy Park All Ability Play Structures/Enhancements** Recommended: \$300,000.00
2. **Forest Park Fitness Course** Recommended: \$300,000.00
3. **Historic Home Restoration Program 5** Recommended: \$300,000.00
4. **7-9 Stockbridge Street Stabilization** Recommended: \$300,000.00
5. ~~**Kavanagh Bldg. Reuse Dev Project**~~ Recommended: ~~\$300,000.00~~ Not approved by City Council
6. **Paramount Theater Roof Replacement** Recommended: \$300,000.00
7. **North Riverfront Park Dock Improvement** Recommended: \$288,000.00
8. **Greater Springfield Habitat for Humanity (GSHFH) Affordable Homeownership**
Recommended: \$250,000.00
9. **Down Payment Assistance Program (CITY)** Recommended: \$202,500.00
10. **Ames House Roof Repair Project** Recommended: \$155,000.00
11. **Ecumenical Church Slate Roof Repair** Recommended: \$151,000.00
12. **52 Sumner Avenue** (formerly Faith Congregational Church) **Stained Glass Window Repair Project**
Recommended: \$125,000.00
13. **Elijah Blake House Exterior Preservation** Recommended: \$115,000.00
14. **Daniel's New Bethel Restoration Project** Recommended: \$94,677.00
15. **Immaculate Conception Church Stained Glass Window Repair Project** Recommended: **\$79,000.00**
16. **Restoring the Stearns Square Granite Bench** Recommended: \$63,300.00
17. **McKnight Park Restoration (aka Buckingham Fountain & Triangle Park)** Recommended: \$55,000.00
18. **St. Peter's Episcopal Church restoration of stained glass window (+ protective covering)**
Recommended: \$52,820.00
19. **Parent Villages Nonprofit Center Restore and Repair Project** Recommended: \$45,000.00
20. **Doyle Avenue Trail** Recommended: \$28,900.00

Marshall Roy Park All Ability Play Structures/Enhancements

1437 Carew Street and

166 St. James Blvd. Parcel ID # 111720036

Neighborhood: East Springfield

Applicant: East Springfield Neighborhood Council, Inc (ESNC)

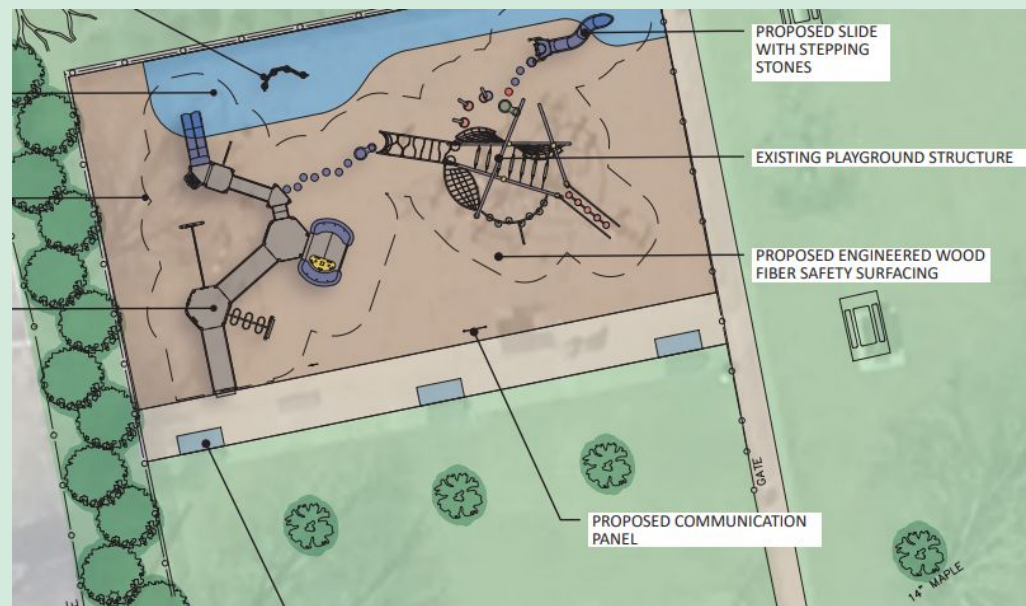
Project Manager: Department of Parks, Buildings, and Recreation Management

Project Summary: the DPBRM in partnership with ESNC submitted an application for an all-ability play structure and enhancement to Marshall Roy Park. The new elements will supplement the play structure in existence which is not readily accessed by young and/or physically challenged children. Renovation includes all-ability equipment/structures (including ramps, platforms, bridges, stepping stones, free-hanging apparatus and wheelchair accessible motion/swing structures)

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$266,100.00 from Recreation Reserve and \$33,900.00 Undesignated Reserve



Forest Park Fitness Course

299 Sumner Avenue

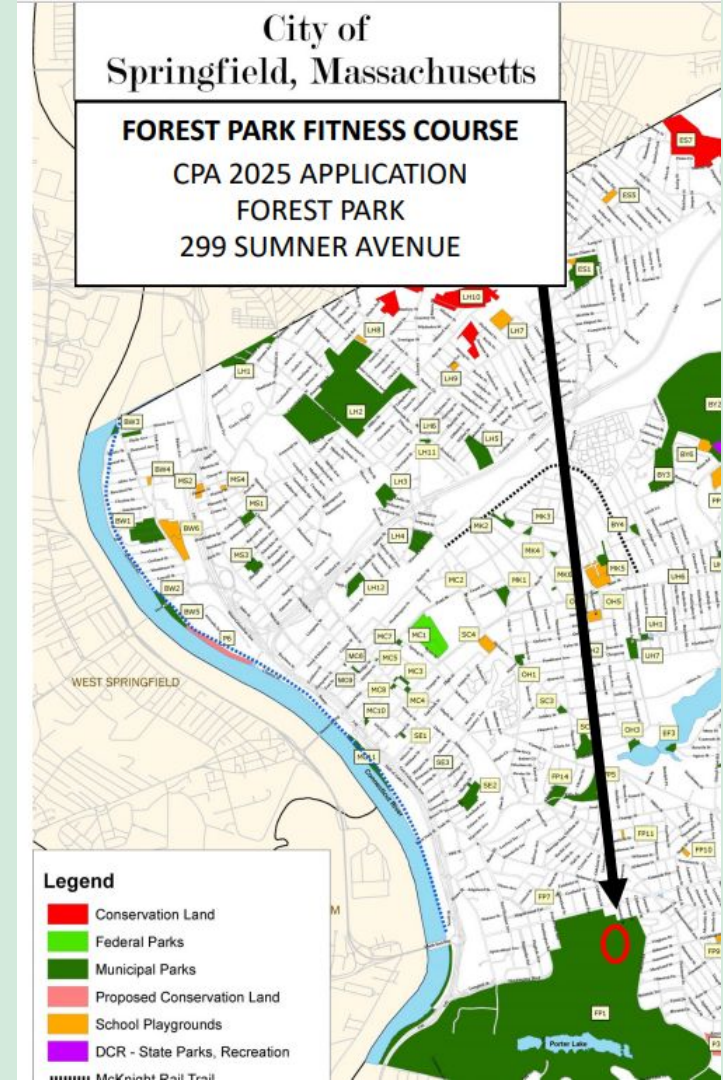
Parcel ID #112800460

Neighborhood: Forest Park

Applicant: Forest Park Civic Association (FPCA) in partnership with Department of Parks, Buildings & Recreation Management

Project Manager: Department of Parks, Buildings, and Recreation Management (DPBRM)

Project Summary: Improvements to the Fitness Course will include site layout/grading/drainage, installation of new exercise equipment, installation of accessible rubber surfacing, accessible pathway, and site amenities.



Project Cost: \$300,0000

CPA Request: \$300,000

Recommendation:

\$300,000 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 48 historic homes with repairs and/or restoration.

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$300,000.00 Undesignated Reserve

7-9 Stockbridge Street Stabilization

Parcel ID # 111900047

Neighborhood: Metro Center/Downtown

Applicant: Springfield Preservation Trust, Inc.

Project Manager: Springfield Preservation Trust, Inc.

Project Summary: built in 1845, the Guenthers & Handel building is the third oldest building in Downtown. CPA funds will address the urgent need of stabilization resulting from a failing foundation. A new structural system is proposed to achieve a safe and stable building.

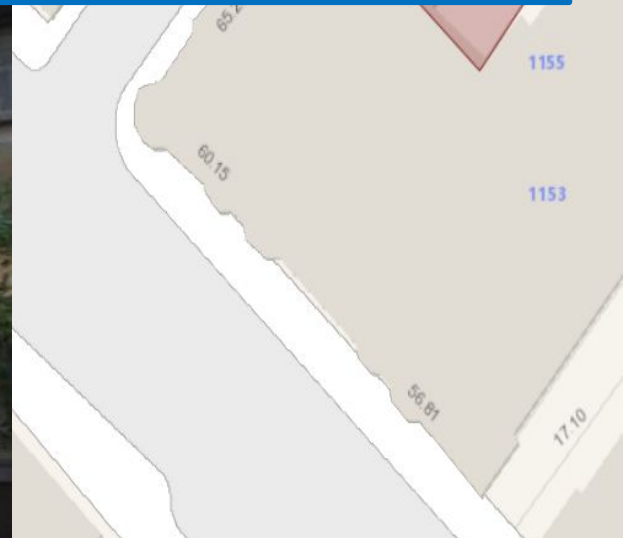
The SPT received a 2023 CPA grant for roof replacement and exterior work \$150,920.00.

The SPT has also applied for a grant through the Mass Development Underutilized Properties Program.

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$300,000.00.00 Undesignated Reserve



Kavanagh Bldg. Reuse

443 State Street

Parcel ID # 111100570

Neighborhood: Six Corners

Applicant: Renaissance Development, LLC

Project Manager: Renaissance Development, LLC

Project Summary: This is a conversion of the vacant former Kavanagh storefront building for redevelopment into a mixed-use project consisting of 35 affordable one/two-bedroom apartment units including a rentable office and retail area.

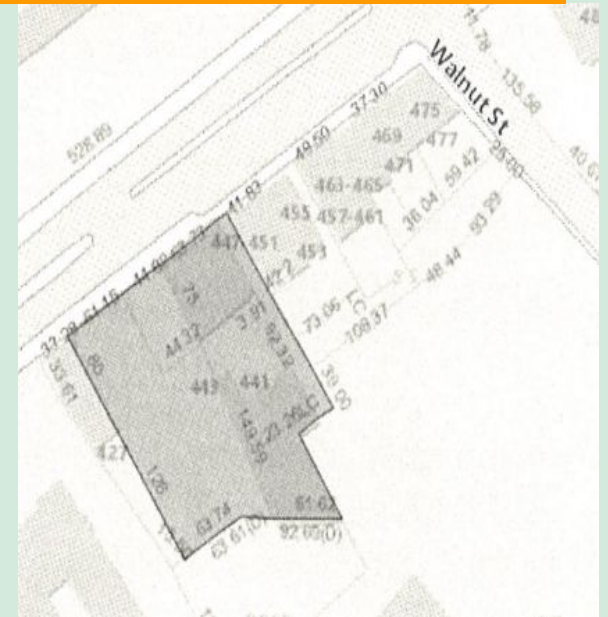
Project Cost: \$10,200,000.00

CPA Request: \$350,000.00

Recommendation: \$300,000.00 Undesignated Reserve



Project Not Approved by City Council



Paramount Theater Roof Replacement

1676-1708 Main Street

Parcel ID #081300159

Neighborhood: Metro Center/Downtown

Applicant: Sachdev Real Estate Development Inc

Project Manager: Mohan Sachdev Owner

Project Summary: The historic building is vacant and deteriorated. Funding will go towards securing the roof to prevent further damage.

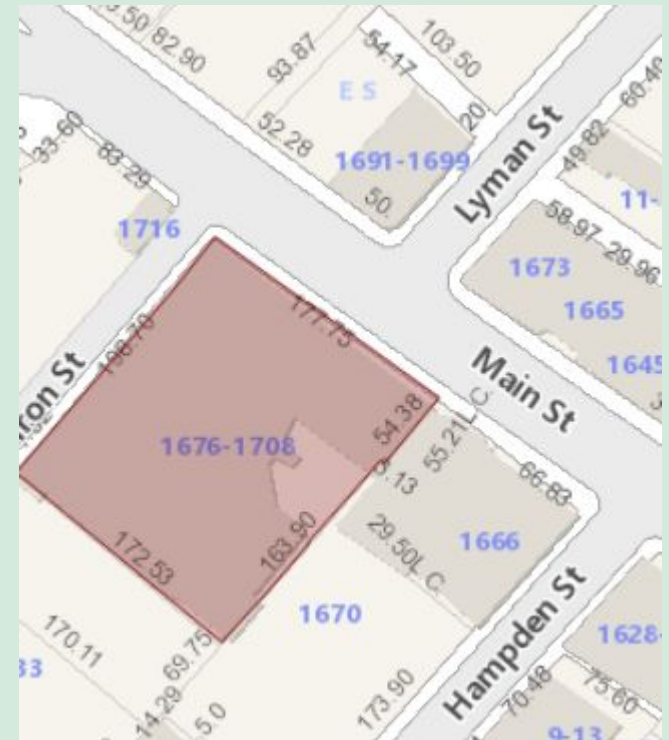
Project Cost: \$1,240,000.00

CPA Request: \$300,000.00

Recommendation: \$300,000.00

Historic Reserve \$168,280.00

Undesignated Reserve \$131,720.00



North Riverfront Park Dock Improvement

121 West St North Riverfront

Parcel ID # 121450050

Neighborhood: Brightwood North End

Applicant: Pioneer Valley Riverfront Club (PVRC)

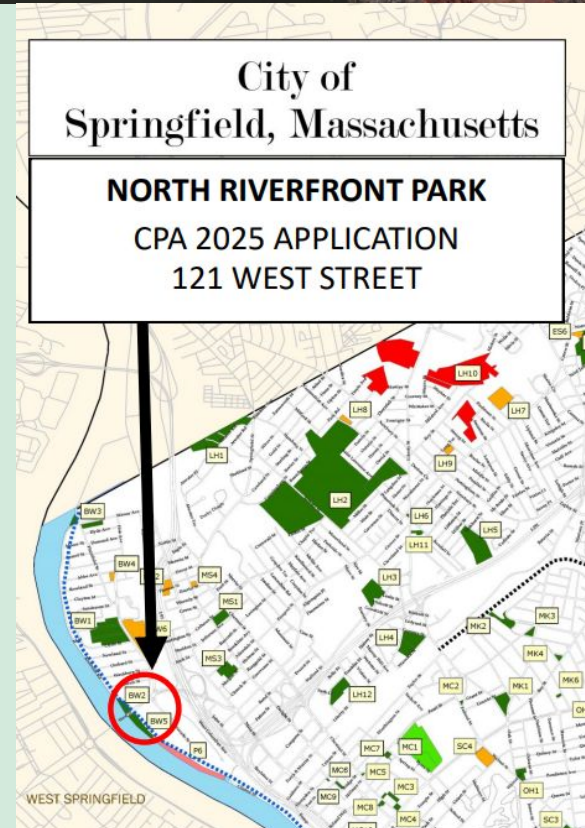
Project Manager: Department of Parks, Buildings, and Recreation Management (DPBRM)

Project Summary: the DPBRM in partnership with the PVRC will upgrade the present dock. In 2011, the City of Springfield reclaimed the only remaining Connecticut River boathouse and its surrounding riverfront property to establish North Riverfront Park which improves waterfront public access. This grant will design, permit, acquire and install a new 210 linear foot low-profile EZ Dock system that replaces a patchwork of deteriorating, undersized docks. The upgrade will expand public access to the Connecticut River and improve safety.

Project Cost: \$288,000.00

CPA Request: \$288,000.00

Recommendation: \$288,000.00 Undesignated Reserve



Affordable Homeownership
WS Hancock Street Lot #06250-0076
Parcel ID #06250-0076

Neighborhood: Six Corners

Applicant: Greater Springfield Habitat for Humanity (GSHFH)

Project Manager: Greater Springfield
Habitat for Humanity (GSHFH)

Project Summary: GSHFH will build a 1,400 sq. ft., two-story, 3-4 bedroom single-family home for a lower-income family. Qualified applicants will enter a lottery to select the future homeowner, who will then work with GSHFH staff and volunteers to construct their home.

Condition: 30-year affordability restriction to households under 100% is required.

Project Cost: \$388,100.00

CPA Request: \$250,000.00

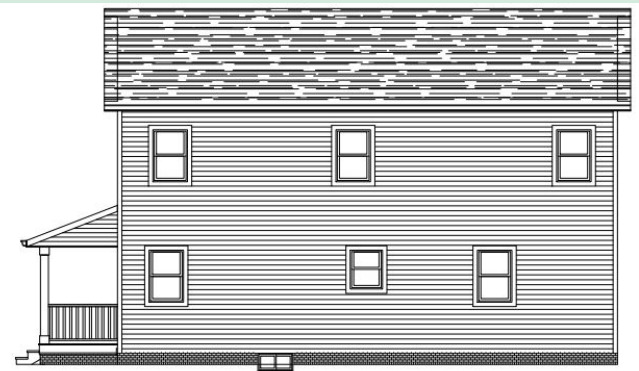
Recommendation: \$250,000.00

Housing Reserve \$66,100.00

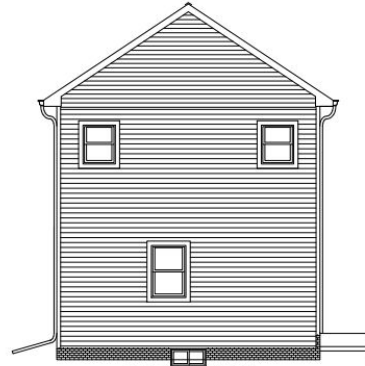
Undesignated Reserve \$183,900.00



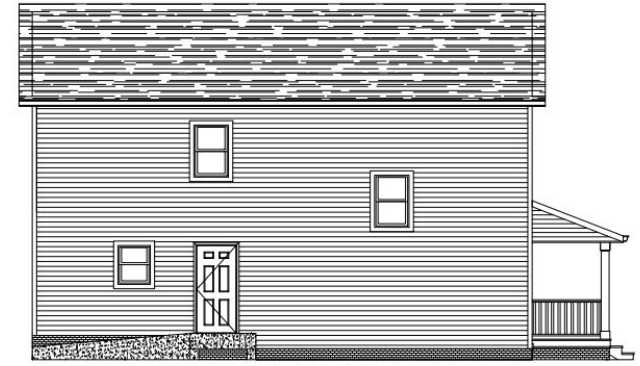
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



City of Springfield Down Payment Assistance

Citywide

Neighborhood: City of Springfield

Applicant: Springfield Office of Housing

Project Manager: Robert DeMuis, City of Springfield

Project Summary: Down payment and closing costs to assist 27 households under 100% AMI buying their first house in Springfield. Assistance will be provided to eligible homebuyers as a forgivable loan. Each full year the borrower maintains the home as their principal residence, 20% of the loan is forgiven. After 5 full years, the entire \$7,500 is forgiven. The funds are secured by a “soft” second mortgage on the home, ensuring repayment if the home is sold within 5 years

Project Cost: \$300,000

CPA Request: \$300,000

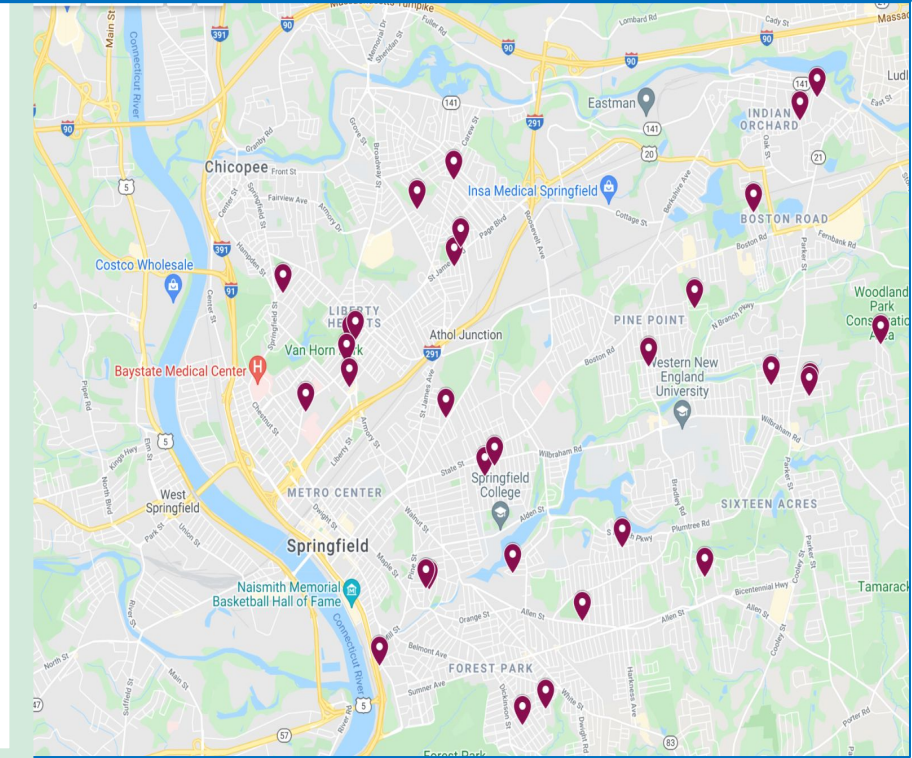
Recommendation: \$200,000 from Housing Reserve and \$2,500.00 Undesignated Reserve

Down Payment Assistance/First time home buyer program

2018 CPA grant \$100,000; 31 new homebuyers were assisted with \$3,200 grant in and around the city.

2021 CPA grant \$160,000; 40 new homeowners received a \$4,000 (5 year) forgivable loan.

2022 CPA Grant \$248,000; 62 households assisted received a \$4,000 (5 year) forgivable loan.



The Office of Housing expects 27 new homeowners will receive a \$7,500 (5 year) forgivable loan.

Ames House Roof Repair
241 Maple Street
Parcel ID # 082180153

Neighborhood: Six Corners

Applicant: Commonwealth
Academy Holding LLC

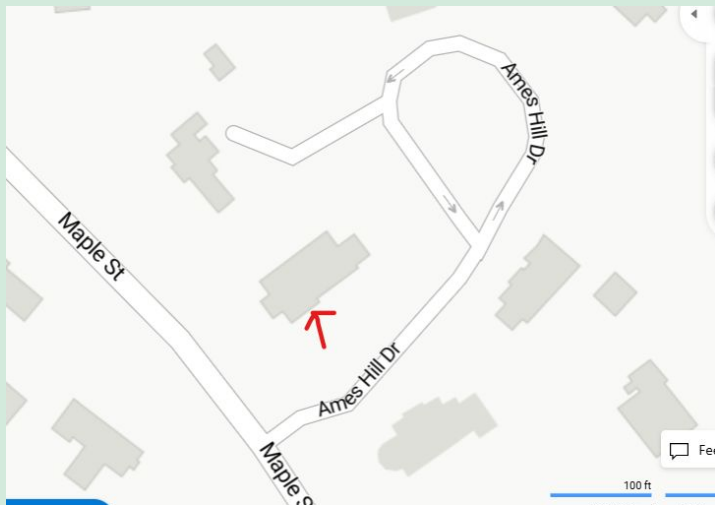
Project Manager:
Commonwealth Academy
Holding LLC

Project Summary: Tornado
damaged, this 1827 building will
require repair and restoration.
CPA award will assist with the
roof repairs.



Project Cost: \$318,684.72
CPA Request: \$300,000.00

Recommendation: \$155,000.00 Undesignated Reserve



Ecumenical Church
205 Eastern Ave
Parcel ID # 043250130

Neighborhood: Old Hill
Applicant: Ecumenical Church

Project Manager: Ecumenical Church

Project Summary: Funding will go towards the repair and restoration of the slate roof for the 1915 historical building.



Project Cost: \$300,000.00
CPA Request: \$300,000.00

Recommendation: \$151,000.00 Undesignated Reserve

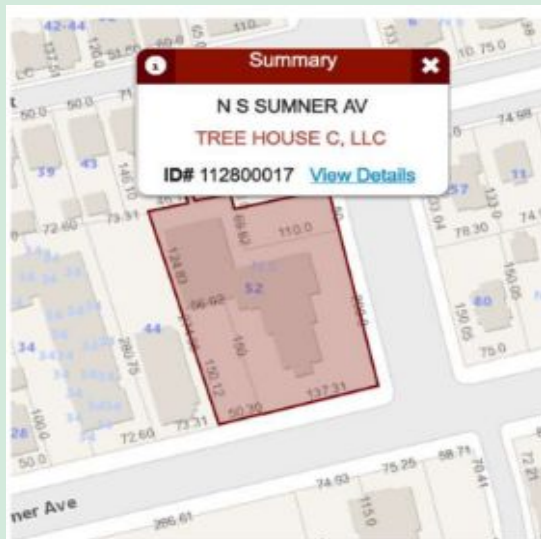
52 Sumner Avenue
Parcel ID #112800017

Neighborhood: Forest Park

Applicant: Springfield Performing Arts Ventures and Tree House Corp, LLC

Project Manager: Angela Park,
Executive Director

Project Summary: Formerly Faith Congregational Church, the 1912 building is now a performing arts center. The requested grant funding is for repair and restoration of stained glass windows.



Project Cost: \$222,255.00

CPA Request: \$222,255.00

Recommendation: \$125,000.00 Undesignated Reserve

Elijah Blake House Exterior Preservation
21 Edwards Street
Parcel ID # 044600038

Neighborhood: Metro Center

Applicant: Springfield Museum Corporation

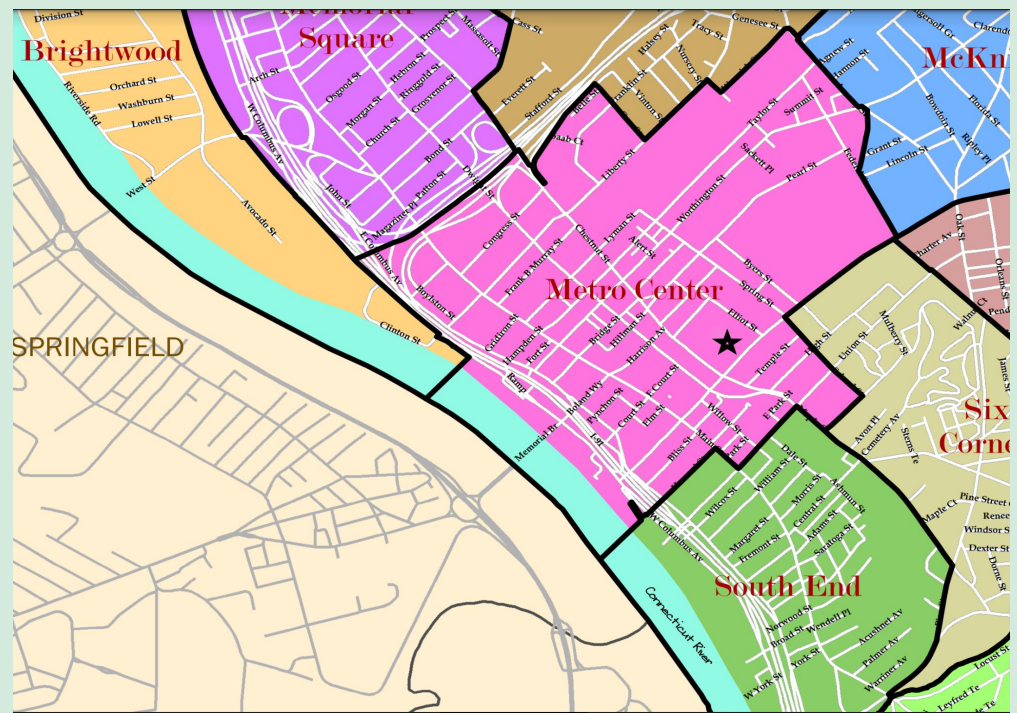
Project Manager: Springfield Museum Corporation

Project Summary: The Springfield Museums requests funding for the restoration of the 186 year-old Elijah Blake House. The home originally stood on State Street and was moved three times during that period. It is the oldest building on the Quadrangle and this grant will assist with repairs and the restoration of the porch and painting.

Project Cost: \$300,000.00

CPA Request: \$300,000.00

Recommendation: \$115,000.00 Undesignated Reserve



Daniel's New Bethel Church of God in Christ
1321 Dwight Street
Parcel ID # 042220260

Neighborhood: Memorial Square

Applicant: Daniel's New Bethel Church of God in Christ

Project Manager: Daniel's New Bethel Church of God in Christ

Project Summary: Leaking roof and soffit repairs



2023 CPA Grant. Restoration of 14 windows and railings, masonry work and doors.

Project Cost: \$153,277.00

CPA Request: \$153,277.00

Recommendation: \$94,677.00 Undesignated Reserves



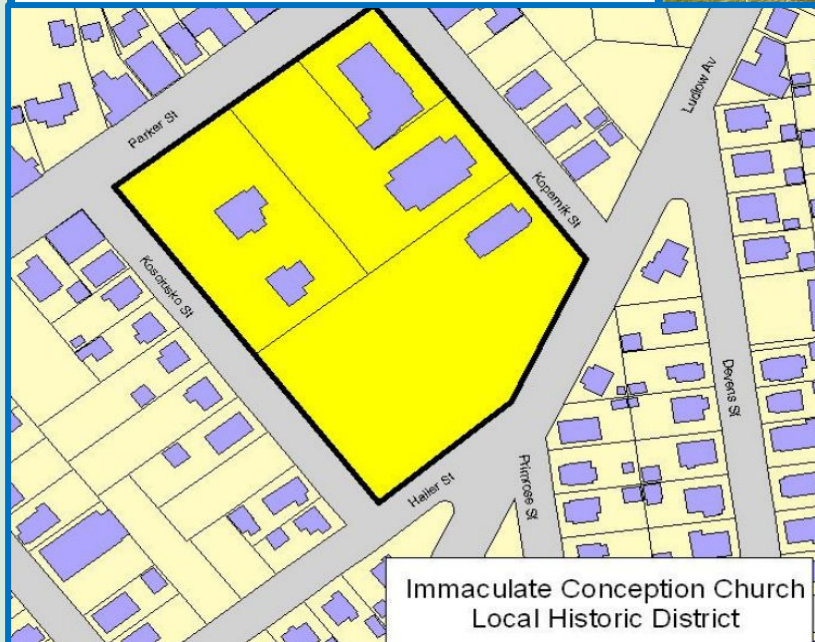
Immaculate Conception Church
25 Parker Street
Indian Orchard
Parcel ID # 095101970

Neighborhood: Indian Orchard

Applicant: Immaculate Conception Church

Project Manager: Immaculate Conception Church

Project Summary: Funding for repair and restoration of stained glass windows.



Project Cost: \$100,000.00
CPA Request: \$100,000.00

Recommendation: \$79,000.00 Undesignated Reserve

Restoring the Stearns Square Granite Bench
Stearns Square (Worthington and Bridge Streets)
Parcel ID #111200015

Neighborhood: Metro Center/Downtown

Applicant: Metro Center Association, Inc.

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

Project Summary: The granite bench was removed in summer 2024 and is currently in pieces at a storage facility in Forest Park. This grant will repair and reinstall the bench in its designed space in the center of Stearns Square.



Project Cost: \$63,300.00
CPA Request: \$63,300.00
Recommendation: \$63,300.00 Undesignated Reserve

**McKnight Park Restoration (aka Buckingham Fountain & Triangle Park) Buckingham St & Buckingham Terrace Intersection
Parcel ID #020420050**

Neighborhood: McKnight

Applicant: McKnight Neighborhood Council

Project Manager: Department of Parks Buildings and Recreation Management

Project Summary: The project is limited to fountain repair. This project will mark the 6th fountain repair or restoration using Community Preservation Act funds; Clarendon Fountain & Triangle Terrace, Thompson Triangle Park Fountain, Dartmouth Terrace fountain, Atwater Park Terrace fountain and Floral Park.

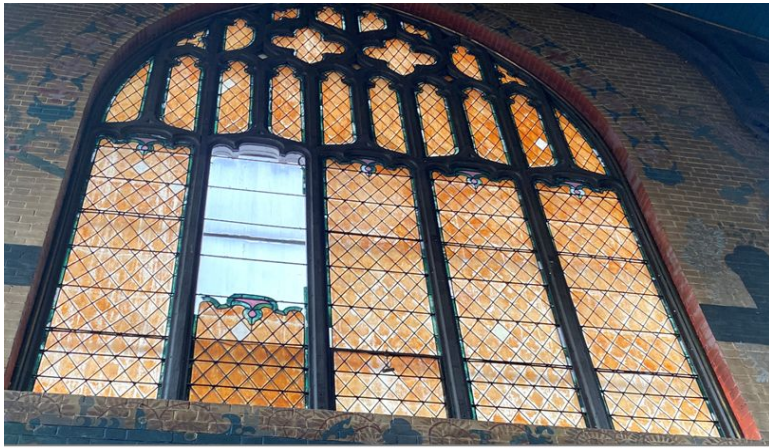
Project Cost: \$205,000.00

CPA Request: \$205,000.00

Recommendation: \$55,000.00 Undesignated Reserve



Figure 1 View of park from across Bay St looking toward Buckingham intersection



Neighborhood: McKnight

Applicant: St. Peter's Episcopal Church

Project Manager: St. Peter's Episcopal Church
Fr. Michael DeVine

Built in 1905, St. Peter's Episcopal Church is a cultural resource in the McKnight neighborhood. Recognizing the importance of retaining and restoring historic features and buildings, the Committee recommends this proposal for the restoration of one stained glass window. The window to be restored consists of three collapsed sections and restoration includes a new protective covering to replace the old clouded plexiglass.

St. Peter's Episcopal Church

Stained Glass Window and Protective Covering Project

45 Buckingham Street

Parcel ID #020420067



Project Cost: \$52,820.00

CPA Request: \$52,820.00

Recommendation: \$52,820.00 Historic Reserve

Parent Villages
Restore and Repair Project
32 Hampden Street
Parcel ID #062300010

Neighborhood: Metro Center

Applicant: Parent Villages Inc.

Project Manager: LaTonia Monroe Naylor,
President & CEO

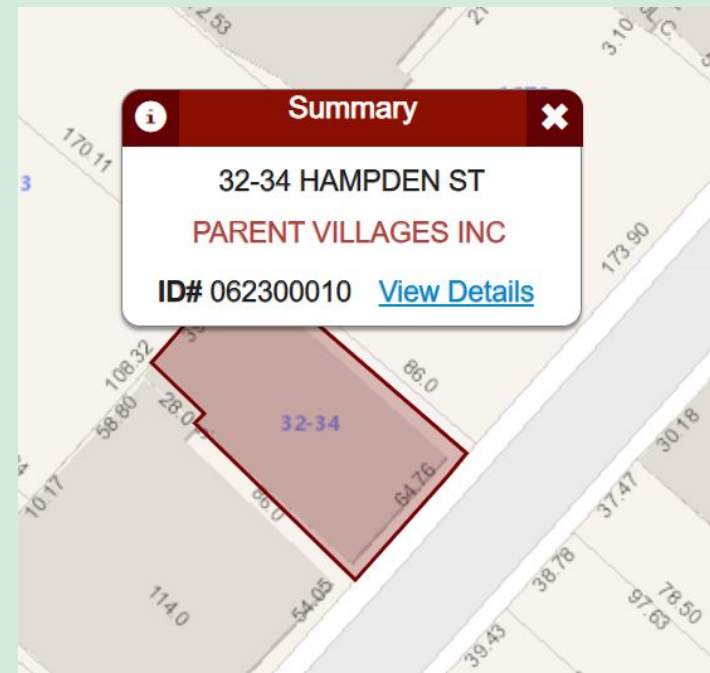
Project Summary: The Whitcomb Building is a historic community asset that requires urgent repairs to remain safe, accessible, and structurally sound. This funding request will support key structural elements while preserving the building's historic integrity. Grant will help replace leaking roof and damaged fascia.

Project Cost: \$114,500

CPA Request: \$95,000

Recommendation: \$45,000 Historic Reserve

32-34 HAMPDEN ST



Doyle Avenue Trail

7 Nordica St and W S Liberty St

Parcel ID # 077700320

Neighborhood: Liberty Heights

Applicant: Todd Crosset, Nordica Street Community Farm

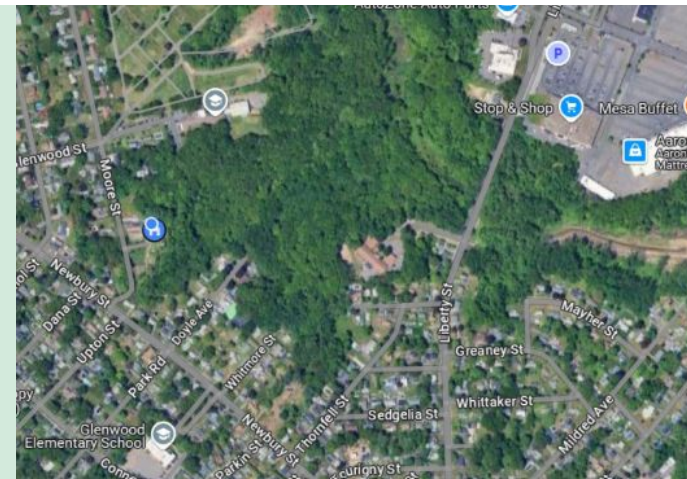
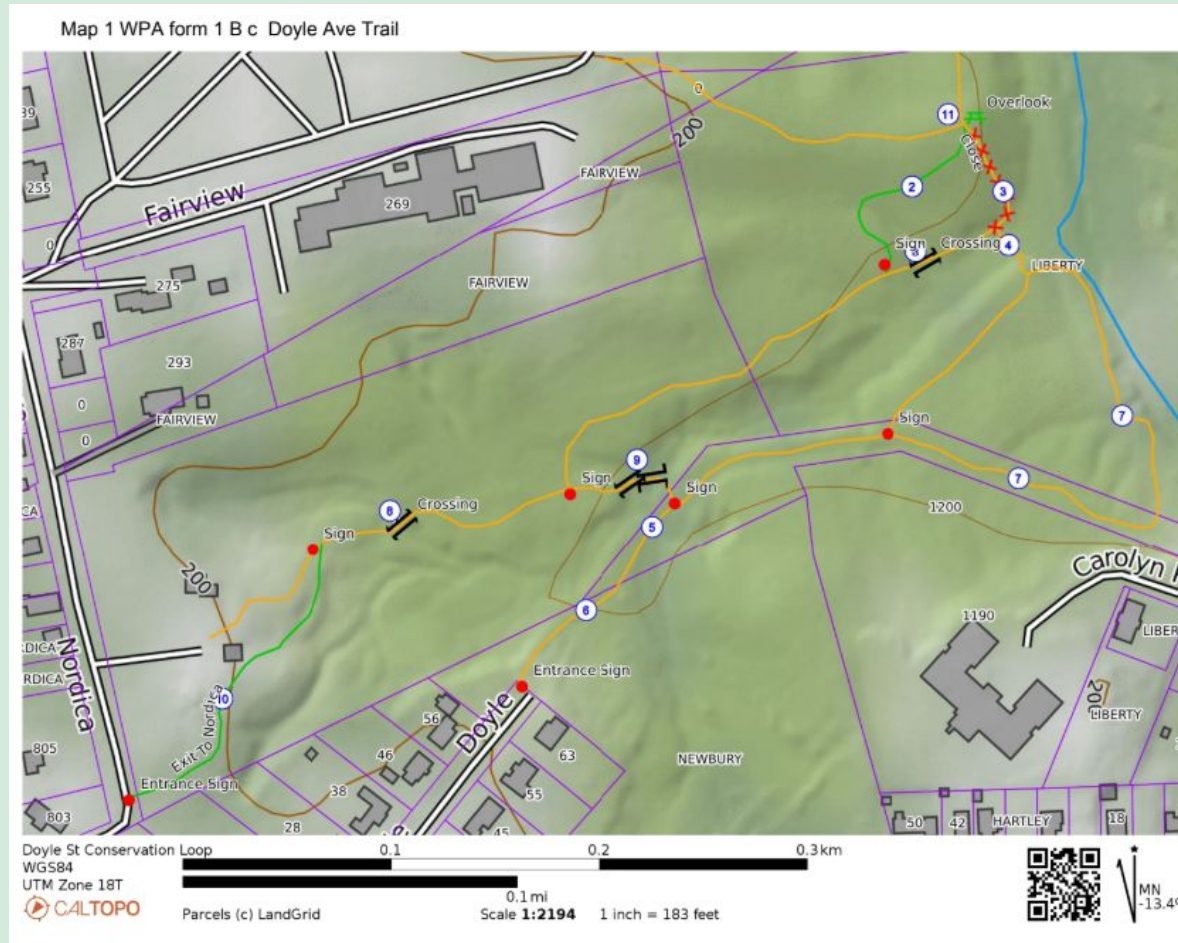
Project Manager: Todd Crosset and Springfield Conservation Commission

Project Summary: improve the neighborhood walking trail for recreational purposes within the Abbey Brook Extension (Doyle Ave Trail), in the Hungry Hill Neighborhood. The existing, informal trail system is on City of Springfield Conservation Commission land and the Nordica Street Community Farm. CPA funding of \$28,900 would be used for improvements to the trail on Conservation Commission land.

Project Cost: \$42,585.00

CPA Request: \$28,900.00

Recommendation: \$28,900.00 Undesignated Reserve





Springfield Community Preservation Committee

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



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



www.facebook.com/SpringfieldCommunityPreservationCommittee
<https://www.springfield-ma.gov/finance>