

2026 CPA Application
For-Profit Organization

Neighborhood
Maple High

Project/Program Title:
Ames House Historic Resource Rehabilitatio

Location of proposed project
241 Maple Street, Springfield, MA 01105

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 **Anticipated completion date of project**
12/8/2026 8/30/2027

Name of Organization or Individual
Commonwealth Academy Holding LLC also known as Springfield
Commonwealth Academy

Applicant Contact Name and Title
Angelene Huang, President

Applicant Contact Phone Number
(914) 826-7668

Applicant Contact Email
angelene.huang@springfieldca.org

Website
<https://springfieldcommonwealthacademy.org/>

Applicant Contact Address
1 Ames Hill Drive, Springfield, Massachusetts 01105

Additional project partner and contact details

holmesk75@gmail.com

Name of additional project partner

Kira Holmes

Grant Request

Grant Request Amount
\$226,848.60

Will you be seeking multi-year funding?
Yes

Total Project Budget
\$226,848.60

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

CPA request as % of project
100

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

Budget
2026 Rehabilitation Budget.docx

Sustainability

Once the project is complete, Springfield Commonwealth Academy/ Commonwealth Academy Holding

LLC plans to use a portion of tuition to maintain the building in the future

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

Fair wage compliance for project-1.pdf

Parcel ID #

082180153

Maps

COMMERCIAL PROPERTY
RECORD CARD.docx

Historic Preservation Questions

Projects in the historic resource category must follow the Secretary of Interior's Standards for Rehabilitation if CPA funds are used for the requested item. Our preservation consultant reviews the property and the submitted plan and specs in your application. The consultant will provide a report based on the Secretary of Interior's Standards for rehabilitation of historic resources.

CPA assisted properties are subject to an exterior preservation restriction or require a local historic district designation.

Does my project qualify? [Quick reference.](#)

Funding in this category requires either a permanent preservation restriction attached to the deed of the property, or the creation of a single building Local Historic District (if the property is not already in an LHD). There may be a cost to create the preservation restriction.

Complete specs of the exterior work is required. For example, the preference is to restore windows and doors to their original condition. If your plan includes replacement doors or windows, explain why it is necessary. Include the manufacturer specs of the desired doors and windows in the proposal. If repair of stained-glass windows is requested, religious iconology on the glass is not covered but restoration of non-religious glass is covered. A protective covering of the restored windows is allowed. Please get a quote from a company that specializes in restoration of historic glass windows.

Please evaluate the building and view the National Park Service Preservation Briefs here:

<https://www.nps.gov/orgs/1739/preservation-briefs.htm> for the proper treatment of restoring historic resources and incorporate the requirements into your submitted plan.

The following may be the most useful:

9: [The Repair of Historic Wooden Windows](#)

16: [The Use of Substitute Materials on Historic Building Exteriors](#)

17: [Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character](#)

31: [Mothballing Historic Buildings](#)

45: [Preserving Historic Wooden Porches](#)

51: [Building Codes for Historic and Existing Buildings: Planning and Maximizing their Application](#)

Here is another National Park Service link that may be useful. The first page has links with specific guidance on topics to include windows, new construction, and deteriorated or damaged buildings.

[National Park Service: Planning Successful Rehabilitation Projects](#)

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?

182

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?

The grant writer understands the Secretary of the Interior's Standards for the Treatment of Historic Properties and will inform management of guidelines stringently. All exterior proposals will be submitted through the Springfield Historical Commission for review and approval.

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 semi-annual progress reports. The Final report will include before/after photos and a summary of the CPA work completed. I

Disbursement of Funds.

For non-city grants. Reimbursement is made to the grantee once an invoice is submitted with proof of payment. An inspection is required before releasing funds. The CPC does not pay vendors. Reimbursement for work is paid to the grantee.

Upload Narrative (200 words or less)

2026 Narrative - 241 Maple Steet CPA Grant.docx

Upload Project Description (200 words or less)

2026 Project DescriptionAmesHouse.docx

Upload Applicant Experience

Applicant Experience.docx

Upload any additional files or attachments.

historicaldeterminationletterSCA.docx

Exterior Historic RehabAmes .pdf

SPR.236.pdf

photosforapp.docx

2026 letter 241 Maple St - CPA

Support Letter February 20, 2025.docx

2026 letter 241 Maple St - CPA

Support Letter February 20,

2025.docx.pdf

Provide a list of ALL attachments included in this application.

Be sure to upload all attachments before sending your final copy. All attachments are expected to be included in your submitted paper copies.

Quote, Andrew letter on historical determination letter coming, photos, Macris form, Support letter SPT, Maple high six corners letter

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.

Angelene Huang