

**2026 CPA Application**

City of Springfield

**Neighborhood**

Metro Center/Downtown

**Project/Program Title:**

Preserving the Past, Activating the Future: Old First Church Project

**Location of proposed project**

50 Elm Street, Springfield, MA 01003

**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**

7/1/2026

**Anticipated completion date of project**

6/30/2027

**Name of Organization or Individual**

Office of Planning & Economic Development and Facilities Management  
Division

**Applicant Contact Name and Title**

Latoya Smith, OPED Project Manager

**Applicant Contact Phone**

**Number**

(413) 787-6665

**Applicant Contact Email**

lsmith@springfieldcityhall.com

**Applicant Contact Address**

70 Tapley St, Springfield, Massachusetts 01104

**Additional project partner and contact details**

Jon Carignan MSFM  
Director of School and Municipal Buildings  
Facilities Management Division  
City of Springfield  
Desk: 413-787-6279  
Cell: 413-244-6276

**Grant Request**

**Grant Request Amount**

\$300,000.00

**Will you be seeking multi-year funding?**

No

**Total Project Budget**

\$4,016,493.00

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

\$1,700,000.00

**CPA request as % of project**

7

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

Funds for stabilization of the envelope of the building

**Budget**

### **Sustainability**

Upon completion of the Old First Church rehabilitation, a long-term maintenance and sustainability plan will be essential to preserve its structural integrity, historic value, and efficiency. Below are key strategies for ensuring the continued success of this restoration:

#### **1. Preventive Maintenance Program**

**Regular Inspections:** Conduct biannual inspections of the roof, drainage systems, foundation, and masonry to detect early signs of wear and deterioration.

**Routine Cleaning & Repairs:** Establish a scheduled maintenance plan for cleaning gutters, roof drains, and inspecting water management systems to prevent structural damage.

**HVAC System Maintenance:** Ensure seasonal servicing of heating, cooling, and ventilation systems to improve efficiency and prolong system life.

#### **2. Establish a Dedicated Preservation Fund**

**Endowment Fund:** Set up a historic preservation fund to finance ongoing maintenance needs.

**Grant & Tax Credit Utilization:** Continuously seek funding through historic preservation grants, tax credits, and state or federal assistance programs to support future upkeep.

**Community Donations & Sponsorships:** Develop membership programs or partner with local businesses and historical societies to secure ongoing financial support.

#### **3. Energy Efficiency & Cost-Effective Operations**

**Smart Monitoring Systems:** Install automated sensors to track energy use, moisture levels, and HVAC efficiency to prevent issues before they escalate.

**Solar & Renewable Energy:** If solar panels or energy-efficient systems are installed, maintain a monitoring schedule to ensure continued savings and performance.

**LED & Efficient Lighting:** Regularly update lighting fixtures and use motion sensors or timers to minimize unnecessary energy consumption.

#### **4. Community Engagement & Adaptive Reuse**

**Public Use & Programming:** Host events, lectures, and guided tours to keep the space active and generate revenue for upkeep.

**Partnerships with Local Organizations:** Collaborate with historical societies, universities, and non-profits to keep the site relevant and well-maintained.

**Educational Initiatives:** Offer historic preservation workshops and volunteer days to engage the community in hands-on maintenance efforts.

#### **5. Long-Term Documentation & Training**

**Maintenance Manual:** Develop a detailed maintenance guide outlining inspection schedules, preferred materials, and repair protocols.

**Training for Staff & Volunteers:** Educate church staff, caretakers, and volunteers on proper preservation techniques and sustainable upkeep.

**Digital Archive:** Maintain records of restoration work, inspections, and maintenance logs to track the building's condition over time.

By implementing proactive maintenance, financial planning, community involvement, and sustainable practices, Old First Church can remain a functional, historically significant, and well-preserved landmark for future generations.

**Parcel ID #**

033260001

**Maps**

Attachment 3 Map Photo.jpg

**Applicant standing in property**

Property Owner

### **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?**  
1819

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

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

Yes

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?**

As a historic preservation project, this work will adhere to the Secretary of the Interior's Standards for Rehabilitation to guide the preservation and adaptive reuse of the property while maintaining its historic character and integrity. The church will continue serving its original purpose, with key elements elements such as its Federal-style architecture, 125-foot tower, and interior features carefully preserved.

Additionally, distinctive details-including original woodwork, stained glass, and the architectural design by Isaac Damon-will be maintained to honor the building's historical significance. As this property maintains a Preservation Easement, all exterior work requires local and state review, and per CPA guidance Secretary of the Interior Standards

**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.

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

Preserving the Past, Activating the Future: Old First Church Project

Old First Church, located at 50 Elm Street in Court Square, Springfield, Massachusetts, is a nationally recognized historic landmark constructed in 1819 and designed by noted architect Isaac Damon. An outstanding example of Federal-style ecclesiastical architecture, the Church has played a central role in the civic, cultural, and religious life of Springfield for over two centuries. Distinguished visitors have included Daniel Webster, John Brown, Jenny Lind, and Dwight Moody. In 1848, the body of President John Quincy Adams lay in state in the sanctuary. The Church's iconic 125-foot steeple has long defined Springfield's skyline and historically influenced downtown height restrictions.

Old First Church is the fourth meetinghouse constructed on this site, continuing a legacy dating back to 1645. The building is listed on the National Register of Historic Places (1972) and is included in the Massachusetts State Historic Inventory (SPR.218) and the Court Square Historic District (SPR.AT), affirming its architectural and cultural significance.

The wood-framed structure rests on a stone foundation and features clapboard and flushboard siding. Its defining six-stage steeple, classical pediment, Ionic columns, pilasters,

decorative frieze, modillions, and recessed wood doors exemplify Federal design. The attached 1874 Parish House, constructed of brick with decorative stone detailing, reflects the building's continued evolution.

While the building retains a high degree of historic integrity in form, massing, materials, and architectural detailing, age-related deterioration—particularly at the façade of the original meetinghouse—now requires intervention. Preservation efforts will focus on repair, stabilization, and repainting of historic wood elements and character-defining exterior features to protect the structure's architectural integrity and ensure long-term stewardship.

Old First Church remains one of Springfield's most significant historic resources. Investment through CPA funding will safeguard this irreplaceable landmark and preserve its historic character for future generations.

### **Or type Project Description**

Constructed in 1819 and prominently located in Court Square, Old First Church is one of Springfield's most historically significant and architecturally distinguished landmarks. As a defining feature of the city's civic core, the building embodies over two centuries of community, cultural, and religious history. However, age-related deterioration, weather exposure, and outdated building systems now threaten its long-term preservation and public use. This project will prioritize the repair, restoration, and repainting of the façade of the original meeting house, including stabilization of historic wood elements and preservation of defining architectural features. Through Community Preservation funding, the City of Springfield will undertake these improvements in accordance with historic preservation standards, ensuring the structure's integrity while protecting its historic character. This investment safeguards an irreplaceable resource and positions Old First Church for continued public benefit and civic vitality.

### **Or type Applicant Experience**

The City of Springfield through its Facilities Management Division and Department of Capital Asset Construction has successfully completed several major historic preservation projects as well as similar roof replacement projects throughout the city. Some projects the city departments have been involved in include Springfield Symphony Hall improvements, the restoration of historic Union Station, and the preservation and restoration of the Forest Park Middle School, a Springfield Preservation Trust annual award winner.

### **Comments or additional information**

The Office of Planning & Economic Development (OPED) submits this application; however, the project will be executed under Facilities Management. OPED often partners with other departments when it has an involvement in a property, and as noted elsewhere in this application there is an effort to look at future planning around Old First Church. This project application would help ensure future preservation of the original meeting house and would not have an impact on any future planning.

### **Upload any additional files or attachments.**

Images for CPA Application.pdf

Elm\_Street\_50\_(Exterior\_Restoration\_CPA\_2-26-2026).pdf

Gale Images of Facade.pdf

OFC - Comprehensive Assessment Study\_Final Report\_2022-04-20 (2)-1.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.**

Attachment 1: Gale Associates Budget

Attachment 2: Screenshot Facade Line Item in Budget

Attachment 3: Map of Old First Church (GIS)

Attachment 4: Images

Attachment 5: Historical Commission Letter

Attachment 6: Gale Associates Images for Facade

Attachment 7: Dietz Comprehensive Assessment Study

## **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.**

Latoya D. Smith