

**2026 CPA Application**  
Non-Profit Organization

**Neighborhood**  
Metro Center/Downtown

**Project/Program Title:**  
Parent Villages Nonprofit Advocacy Center

**Location of proposed project**  
32 Hampden Street, Springfield MA 01103

**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**  
8/15/2026      8/18/2027

**Name of Organization or Individual**  
Parent Villages Inc.

**Applicant Contact Name and Title**  
LaTonia Naylor, President & CEO

**Applicant Contact Phone Number**  
(413) 301-8121

**Applicant Contact Email**  
latonia@parentvillages.org

**Website**  
www.parentvillages.org

**Applicant Contact Address**  
32 Hampden Street, 2nd Floor, Springfield, Massachusetts 01103-1263

## Grant Request

**Grant Request Amount**  
\$74,500.00

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

**Total Project Budget**  
\$81,950.00

**Total Sources of Committed Funding. If none write \$0.00**  
\$7,450.00

**CPA request as % of project**  
90

**List committed funds from all sources and agencies or write none.**  
Parent Villages Capital Campaign Donations - \$7,450

**Budget**  
Budget for 2026 CPA Grant.xlsx

2026 CPA Grant Estimate - Parent Villages .pdf

**Sustainability**  
Parent Villages is committed to the long-term preservation and upkeep of the historic Whitcomb Building. Our sustainability plan ensures that once the restoration is complete, the building will remain well-maintained and financially stable.

Ongoing maintenance and repairs will be funded through a combination of grant funding and revenue generated from building tenants. The Whitcomb Building houses mission-aligned organizations, whose rental income will be reinvested into the property's upkeep, ensuring that necessary maintenance is addressed proactively.

To ensure the ongoing care and preservation of the building, our property management team, which has been overseeing construction and maintenance projects since 2015, will implement and oversee a structured maintenance schedule, including:

- Quarterly Inspections: Routine checks of the building's exterior, roof, windows, and structural elements to identify and address minor issues before they escalate.
- Annual Repairs & Upkeep: Scheduled painting, masonry repointing, HVAC servicing, and accessibility compliance reviews.
- Emergency Maintenance Protocols: A dedicated team available for urgent repairs, ensuring safety and functionality at all times.

Additionally, Parent Villages will work in full compliance with the commission to meet all reporting and update requirements outlined in the CPA grant and adhere to any historical property preservation guidelines. By following these standards and maintaining a proactive maintenance plan, we will ensure the Whitcomb Building remains a safe, functional, and historically preserved community asset for generations to come.

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

2026 Fillable\_Fair\_Wage\_Compliance\_Certificate.pdf

<b>Parcel ID #</b>	<b>Maps</b>	<b>Applicant standing in property</b>
062300010	land record map and parcel number.pdf	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?**  
1900

**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?**

We have contractors who are familiar with the Secretary of the Interior's Standards. Additionally, we are not planning to renovate any elements of the building that will affect the character or the structure of the building.

**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)**

Parent Villages is committed to transforming lives through two-generational programs that support families impacted by violence and trauma. To expand our impact, we recently acquired the historic Whitcomb Building at 32 Hampden Street (on January 8, 2025), a space that will allow us to scale our services and collaborate with community partners. On average, we serve over 700 individuals, and with this building's restoration, we can continue to provide safe, supportive spaces for families in need.

However, the Whitcomb Building has suffered years of deferred maintenance, resulting in significant structural concerns. While private donor funds are supporting initial repairs, additional funding is necessary to ensure the building remains safe, accessible, and preserved for future generations. Planned renovations include restoring the exterior brickwork, roof, cement structures, windows, doors, stairwells, and wheelchair ramp.

By investing in these critical improvements, we will not only preserve an important historic landmark but also provide a secure and welcoming environment for the families we serve while making it more energy efficient. CPA funding will allow us to complete these essential repairs while focusing on our mission—helping families heal, grow, and thrive for generations to come.

#### **Or type Project Description**

The Whitcomb Building is a historic community asset that requires urgent repairs to remain safe, accessible, and structurally sound. Years of deferred maintenance have led to significant deterioration, including failing brickwork, water damage, and compromised stairwells, windows, and doors. Without intervention, these issues threaten both the building's long-term viability and its role as a community resource.

This funding request seeks Community Preservation Act (CPA) support to restore key structural elements while preserving the building's historic integrity. Planned improvements include repairing the exterior masonry, reinforcing the roof, restoring windows and doors, and addressing accessibility barriers. These upgrades will ensure the building meets safety standards while maintaining its architectural character.

While private donations have covered initial repairs not included in this proposal, CPA funding is essential to completing the full scope of work without diverting resources from our core programs. This investment will allow Parent Villages to revitalize the Whitcomb Building as a safe, welcoming, more energy-efficient, and sustainable space—preserving both its history and its purpose for generations to come.

#### **Or type Applicant Experience**

We have a team with a history of restoring commercial properties and historical properties. They are experts in their field and have executed successful projects at a high level. Regarding this project, Parent

Villages has assembled a highly qualified team to manage and complete the restoration of the historic Whitcomb Building. Leading this effort is our property management team, which has been overseeing construction and maintenance projects since 2017. Our facilities management team brings nearly two decades of experience in constructing, restoring, and renovating commercial properties within budget while also following safety and city protocols.

For structural repairs and any work requiring permits, we have enlisted a licensed Construction Supervisor (CSL) with decades of experience in the construction field. This ensures all necessary work is completed in full compliance with building codes and historic preservation standards.

Additionally, Parent Villages board member and Building Subcommittee chair Cindy Gaynor-Harper has volunteered her time to vet the team and oversee project coordination alongside our experienced senior contractor. With extensive experience in real estate, repairs, and restoration projects, Cindy also brings a network of commercial property specialists with nearly 20 years of expertise. Her involvement provides an additional layer of oversight to ensure quality work and efficient project execution.

This experienced team has already overseen several successful building projects; we are well-equipped to manage timelines, coordinate contractors, and execute renovations efficiently and professionally, ensuring the successful preservation of the Whitcomb Building.

#### **Comments or additional information**

We have been addressing other issues within the building, such as the sewer, drainage and HVAC systems, with capital campaign donations. That is why we only have \$7450 allocated towards this grant. We continue to work towards increasing the campaign fund while focusing our efforts on the nearly 200 families that have worked with over the year.

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

Hampden\_Street\_32(exterior\_renovations).pdf

Notice of Decision.pdf

exterior inspection records.pdf

city council recognition.pdf

TheRepublican\_02\_15\_25.pdf

senate proclamation.pdf

In a time of uncertain funding, nonprofit groups find support in collaboration - masslive.com.pdf

Parent Villages Application NRD.pdf

PV - Notice of Intent Repair Property to Civic Assoc.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.**

LaTonia Monroe Naylor