

2026 CPA Application

Individual

Neighborhood

Indian Orchard

Project/Program Title:

Restoration of the Former Saint Aloysius Convent in Indian Orchard: Preserving the 1906 fireman's Residence, Architectural Integrity, and historic Legacy

Location of proposed project

167 Berkshire Street, Springfield, MA 01151

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

4/1/2027

Anticipated completion date of project

9/30/2029

Name of Organization or Individual

Manuel Edison Morocho

Applicant Contact Name and Title

Manuel Edison Morocho, Property Owner

Applicant Contact Phone

Number

(774) 946-8705

Applicant Contact Email

mael.ed.89@gmail.com

Applicant Contact Address

167 Berkshire Street, springfield, Massachusetts 01151

Grant Request

Grant Request Amount

\$124,400.00

Will you be seeking multi-year funding?

No

Total Project Budget

\$124,400.00

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

Proposal 71-1.pdf

Sustainability

"As the owner and resident of 167 Berkshire Street, Indian Orchard (01151), I am dedicated to the long-term sustainability of the Former Saint Aloysius Convent, a significant historical asset in the MACRIS inventory. To preserve its history and architectural integrity, I will implement a strict maintenance plan for all restored elements: the new roof and gutters, historic cornices and eaves, all windows and exterior doors, and the masonry of the porch steps and base. All future upkeep and repairs will be personally

funded through my property maintenance budget, ensuring that this landmark is preserved for the community and that the CPA's investment remains protected."

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

fair_wage.pdf.pdf

Parcel ID #
013420067

Maps
mapaCPA.png

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?

1905

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?

"The project is in the initial phase. I intend to submit the plans to the Springfield Historical Commission for review and approval as soon as the CPA funding process requires it."

What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?

"All work will be performed by contractors specializing in historic preservation to ensure compliance with the Secretary of the Interior's Standards. The project will involve a comprehensive restoration of the 1905 facade, including the repair of the roof, gutters, cornices, and eaves to stop water damage. We will also restore the original double-hung wood windows, exterior doors, and the porch structure. Our priority is to repair original materials using authentic wood and matching historic profiles to preserve the building's architectural integrity."

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)

This proposal fulfills several CPA Selection Criteria, primarily focusing on the urgent

preservation of a landmark listed in the MACRIS inventory. 167 Berkshire St 01151. (built 1905) is an irreplaceable resource that reflects Indian Orchard's civic and religious history, from its origins with firefighter Fred W. Evans to its decades as the Saint Aloysius Convent. The project meets the following criteria:

Urgency & Resource Protection: The structure faces imminent threats from water infiltration. Repairing the roof, leaks, cornices, and eaves is critical to prevent the loss of historic fabric.

Porch & Structural Restoration: A core priority of this project is the full restoration of the porch structure and its base to ensure structural safety and return the facade of the home to its original 1905 look.

Historic Integrity: We are committed to high-quality preservation by restoring original 1905 wood windows and doors, rather than using modern replacements, maintaining the neighborhood's authentic character.

Consistency with City Planning: This restoration directly complements the City's recent investment in the nearby historic fire station, creating a cohesive, revitalized historic corridor on Berkshire Street.

Public Visibility & Benefit: As a prominent corner property, its restoration provides a high level of public visual benefit, fostering neighborhood pride and protecting a recognizable landmark for the community.

This CPA investment will leverage private ownership to ensure this cultural asset remains a viable part of Springfield's historic landscape for future generations.

Or type Project Description

CPA Category: Historic Preservation.

Project Objectives: The main objective is the comprehensive restoration of the exterior envelope and the structural integrity of 167 Berkshire St (built 1905), a listed landmark in the MACRIS inventory. The project aims to eliminate water infiltration and restore the building's historic character by addressing critical decay in the roof and the main porch.

Scope of Work: The scope of work covers the following key areas:

Structural Porch Restoration: Complete reconstruction of the porch structure and its bases. This includes using hydraulic jacks for precise leveling and replacing compromised framing beams and joists.

Historic Elements: Removal of temporary enclosures to restore the original 1905 open-air porch design, including columns, balusters, handrails, and steps.

Fenestration: Restoration of original wood windows and exterior doors to ensure a watertight and historically accurate finish.

Project Budget: The total estimated budget is \$124,400. This amount covers specialized professional labor and high-quality, period-appropriate materials required to meet historic preservation standards and ensure the long-term survival of this cultural asset.

Or type Applicant Experience

Applicant Experience: Engineer & Structural Specialist

Project: 167 Berkshire St. Historical Restoration

1. Professional Background and Administrative Capacity:

I am a Chemical Engineer, which provides me with a rigorous foundation in mathematics, budget management, and logistics. This background guarantees that the CPA funds will be managed with transparency, precision, and maximum efficiency, ensuring that every material purchased is technically and chemically appropriate for a 1905 structure.

2. Structural and Field Experience (Framing):

I have two years of professional experience in Framing (2019-2021). I own my own inventory of specialized machinery and carpentry tools. I am not a novice; I deeply understand the "skeleton" of Springfield's historic homes and possess the physical and technical ability to execute and supervise high-complexity structural work.

3. Critical Interventions Performed (2024-Present):

Since acquiring the property in February 2024, I have led an emergency stabilization operation using my

own resources to save this MACRIS-listed asset:

Load Engineering: I utilized hydraulic jacks to lift and stabilize the original historic columns, replacing rotted bases that compromised the entire structure.

Envelope Protection: I replaced degraded exterior porch covers with treated materials to stop water infiltration into the main beams, preventing a structural collapse.

Preservation of Original Elements: My intervention has kept the original 1905 balusters and handrails "under custody," protecting them with a temporary sacrifice facade until funds are secured for their final restoration.

4. Preservation Philosophy:

My approach is one of architectural honesty. I have invested significant "sweat equity" to ensure the house survives. My goal is to use my engineering knowledge and carpentry skills to return 167 Berkshire St. to its original open-porch design, honoring its 120-year history with durable technical solutions rather than just cosmetic fixes.

Comments or additional information

"As the owner and a resident of 167 Berkshire St, I am deeply committed to the revitalization of Indian Orchard. This property is not just an investment, but a cultural asset that I have already personally stabilized using my own equipment and engineering expertise.

All preliminary structural assessments and emergency stabilization measures are complete. This project is 'shovel-ready,' meaning that as soon as the funds are secured, the restoration of the 1905 porch and facade can begin immediately. My goal is to set a standard for historical preservation in this neighborhood, showing that with the right technical skills and CPA support, these historic homes can be fully restored to their former glory."

User experience. If you have suggestions to improve the form please let us know.

"The application process is clear and well-structured, allowing for a detailed explanation of both the historical significance and the technical requirements of preservation projects. I appreciate the opportunity to provide a thorough scope of work that highlights the structural needs of historic properties. No further suggestions at this time."

Upload any additional files or attachments.

CPA Proyec -167 Berkshie st.docx

Proposal 71-1.pdf

SPR.3272 (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.

List of Attachments

1. CPA project document

2. proposal 71-1

3. official historic property designation 167 Berkshire street

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.

Manuel Edison Morocho