

**2026 CPA Application**

Other

**Neighborhood**

Six Corners

**Project/Program Title:**

Mulberry House Roof Restoration

**Location of proposed project**

101 Mulberry 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**

9/1/2026

**Anticipated completion date of project**

11/30/2026

**Name of Organization or Individual**

Mulberry House Condominium Association

**Applicant Contact Name and Title**

Kimothy Jones, Treasurer Board of Trustees

**Applicant Contact Phone**

**Number**

(860) 837-1828

**Applicant Contact Email**

kimothy765@gmail.com

**Applicant Contact Address**

101 Mulberry Street, Unit 118, Springfield, Massachusetts 01105

**Grant Request**

**Grant Request Amount**

\$275,000.00

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

No

**Total Project Budget**

\$300,000.00

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

\$25,000.00

**CPA request as % of project**

92

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

Condominium Association Reserve Account

**Budget**

Mulberry House Roof Repair and Restoration Project Budget Narrative.pdf

**Sustainability**

Once the roof is repaired, it will be maintained through regular inspection at least twice per year, cleaning debris, addressing any signs of leakage or water damage including inspecting flashing and seals around roof penetrations.

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

Fillable\_Fair\_Wage\_Compliance\_Certificate.pdf

**Parcel ID #**  
08859999

**Maps**  
Springfield WebGIS.pdf

**Applicant standing in property**  
Partner in Ownership Group

## 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?**  
1955

**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?**

At the Board of Trustees direction, the project will be overseen by our new management company, Premier Property Management who specialize in condominiums (Classical, Georgetown, etc.). Premier has the expertise to ensure that the work performed is in compliance with the Secretary of Interior's Standards. Additionally, we will work cooperatively with SCPC's preservation consultant.

**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)**

Famous Springfield resident and children's books author Dr. Seuss's (Theodor Geisel) first book "And to Think I Saw it on Mulberry Street" was inspired by the unique enclave neighborhood which his grandmother resided. There is a plaque at the site of her former residence. The Mulberry House was erected in 1955 and with its turquoise and beige facade, reflects the art deco style captured in many of Dr. Seuss's books. It is located at 101 Mulberry Street in the Ridgewood Local Historic District. The condominium has 120 units. Last year the Mulberry House Board of Trustees applied for a Community Preservation grant to repair the roof and restore the integrity of this historic and cultural resource. Unfortunately the competition was steep and the funds were limited. We attempted to fund the roof by increasing HOA fees however, more immediate emergency situations arose.

### **Or type Project Description**

The exterior roof, 21,544 square feet is in very poor condition and in dire need of repair and restoration. It is proposed to cut out and dispose of the top layer of the existing membrane to expose insulation. Then remove and dispose of all penetration and perimeter flashings, take cores throughout the roof, furnish and install a lay of 50 mil white membrane over the entire roof. All seams, laps and transitions will be mechanically fastened using FM approved fasteners and plates. Then furnish and install new PVC membrane, flashings, sealants and clamping rings on 9 roof drains and install 1100 inft of snap fascia. Once the roof is repaired, it will be maintained through regular inspections at least twice per year.

**Or type Applicant Experience**

Our new management company, Premier Property Management, specialists in condominiums including Classical and Georgetown, will provide oversight of the roof repair and restoration project to be completed by Tom Barrett's team at Premier Building Associates who is ranked top 50 commercial roofing contractors in the U.S. They have a team of over 100 skilled professionals committed to delivering exceptional service. They specialize in installing major roofing systems and take pride in offering high quality workmanship at competitive prices.

**Upload any additional files or attachments.**

roof3.jpg  
roof2.jpg  
roof1.jpg  
roof4.jpg

**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.**

Budget  
Fair Wage Compliance Form  
GIS Map  
Photos of roof

**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.**

Kimothy E. Jones