

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing historic preservation open space recreation

Project/Program Title: **Thompson Triangle Park Fountain**

Brief Project/Program Summary:

Preservation and repair of the fountain in Thompson Triangle Park

estimated start date: TBD estimated completion date: TBD

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield Non-Profit Organization For-Profit Business Individual

Name of Organization: **McKnight Neighborhood Council, Inc**

Name of Contact Person: **Walter Kroll, President**

Mailing Address: **PO Box 90336**

Mailing City/State/Zip: **Springfield, MA 01139**

Phone: **413-246-1766**

Fax: **N/A**

Email: **mcknightcouncil@yahoo.com**

Website: **www.mcknightneighborhoodcouncil.org**

III. BUDGET SUMMARY

Estimated Project Budget: **\$46,000**

CPA Funding Request: **\$46,000**

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: **100%**

List Other Secured Funding Sources:

N/A

List Other Prospective Funding Sources:

None

Applicant Signature: Walter J. Kroll Date Submitted: 4/27/20

I. GENERAL INFORMATION

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project

1165 WORTHINGTON ST
SPRINGFIELD CITY OF THOMPSON TRIANGLE
ID# 125350160

2. Does the applicant own the property?

No – Thompson Triangle Park is owned by the City of Springfield, under the control of the Springfield Parks Commission

3. If the applicant does not own the property, attach a purchase & sale agreement to purchase the property.

N/A

B. Community Housing Questions N/A

1. What income levels will be the primary target of the project?
2. How will a determination of income-eligibility be made?
3. What marketing will be done to make this program known to the public?

C. Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

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

All phases of the fountain project will be reviewed by Springfield Parks Department to assure compliance in the appropriateness of the materials used and the techniques employed in the restoration and repair of the fountain.

2. What is the age of the property?

The park and fountain were built in 1883—137 years old. The current fountain fixture which needs repair was added to the original fountain base in 1986.

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

Thompson Triangle Park is located with the local McKnight Historic District.

D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland? NO

2. If so, has the Conservation Commission been informed? N/A

3. If the project is on municipal park or conservation land, attach a letter of support from the Park Commission or Conservation Commission.

See Addendum: Letter from Springfield Parks Commission

II. NARRATIVE

A. Project Summary

PROJECT PROPOSAL: Thompson Triangle Park Fountain

CPA CATEGORY: Historic Preservation & Open Space

GOALS: Restoration & Repair of the Fountain

SCOPE: The proposed project consists of two parts:

- 1) **The fountain fixture consists of a cast-iron three bowl fountain which rests on a set of griffins, surrounded by three cherubim. Over time, the fixtures have deteriorated cosmetically, one of the cherubs has a broken wing, the flanges that the cherubim sit on are damaged, and the fountain bowls are leaking.**
- 2) **The water flow into the fountain is weak, and the fountain has drainage problems which result in the fountain overflowing.**

The Parks Department has evaluated the fountain fixture, and makes the following recommendations for its preservation and repair.

- 1) **Need new flanges for the cherubs, and repair of the broken wing.**
- 2) **Refurbish both tiers of the fountain, would include removing the tiers for sandblasting and welding.**
- 3) **The drainage at the bottom of fountain needs, repair, which will include saw cutting the concrete and replacing broken pipes.**
- 4) **Need new water supply line, probably five ½” lines, from the water supply to the fountain’s fixtures.**

BUDGET: \$46,000

B. Proposal Description

1. Describe the proposal and how it will benefit Springfield. (200 words or less)

The best known and most prominent open space in McKnight is the one-acre Thompson Triangle Park and its large centerpiece fountain. “Many of the finest homes in the neighborhood are located on or around the Thompson Triangle. . . Today, the area around the Thompson Triangle remains one of the best-preserved parts of the neighborhood. William McKnight’s house still stands, as do the other 19th century mansions around the park, and in 1976 this area became part of the McKnight Historic District on the National Register of Historic Places. [from *Lost New England*, Derek Strahan]

The park and fountain were constructed in 1883. Originally the fountain had one giant plume of water that spouted up from the center. In 1986, benches, brick walkways, and period lighting were added to the park, and the fountain was enhanced with a cast-iron reproduction of a Victorian era fountain fixture. The fountain fixture, with its majestic griffins and cherubim, has since become emblematic of the Victorian character of the McKnight District.

The park is a favorite place in the neighborhood for bench sitters, dog walkers, and families out for a stroll with kids. The annual neighborhood block party is held at Thompson Triangle. Preservation Trust tours of McKnight include Thompson Triangle, and tourists and visitors who come to view the historic homes and streets of McKnight use Thompson Triangle Park and its splendid fountain as a starting point. The preservation of the Park and the restoration of the fountain is important to the McKnight neighborhood and the historical heritage of the city.

2. Identify what CPA criteria this proposal achieves and how they are accomplished.

The Fountain proposal is consistent with priorities in the Community Preservation Plan.

- It meets open space and recreation priorities by renovating a neighborhood green space.
- It meets historic preservation priorities in that it is a landmark structure that has significant historic and civic importance (as included in the Secretary of Interiors Standards for the Treatment of Historic Properties and the Guidelines for the Treatment of Cultural Landscapes.)

The Fountain proposal preserves and enhances the essential character of Springfield.

- The McKnight Historic District is an essential part of the historical heritage for which Springfield has famously gained its nickname as the “City of Homes”. “McKnight is internationally known to urban planners for the planned residential development of 900 Victorian homes between 1870 and 1900. McKnight contains Massachusetts' largest array of Victorian houses outside of Greater Boston.” [Wikipedia]
- Thompson Triangle Park and its historic fountain is a significant cultural landmark which characterizes the Victorian heritage of the McKnight District.

The Fountain proposal serves more than one CPA purpose.

- The proposal is both a green space and an historical preservation project.

The Fountain proposal is practical and feasible from the standpoint of implementation within budget and on schedule.

- The Fountain proposal is essentially a straightforward, shovel-ready project.
- The project budget includes two major expenditures—the restoration of the fountain fixture, and the installation of updated water supply lines and drainage. The two quotes submitted with this proposal consist of one quote for each of the two expenditures--\$24,500 for the restoration + \$1200 for crane rental for the removal and re-installation of the fixture; and \$19,800 for the piping work.
- Since both of these quotes exceed \$10,000, they will need to be put through the RFP process by the City, which typically takes one to three months to award the contracts.
- Once the fountain fixture is removed for restoration, the piping work will commence and be completed so that the restored fountain fixture can be re-installed once it is ready.

The Fountain proposal will produce an advantageous cost/benefit value.

- The deterioration of fountain fixture has been caused in part by the waterflow and drainage issues. Correcting these problems will significantly extend the life of the fountain fixture once it is restored.
- The waterflow and drainage issues have also created increased maintenance costs in time and labor to the Parks Department in trying to fix these ongoing issues. The installation of water supply lines and functional drains with updated materials and technologies should significantly reduce routine and ongoing maintenance costs; as well as the cost of water used by the fountain.
- The standing water in the fountain and the water overflowing the basin have created obvious health and safety issues which will be resolved.

The Fountain proposal has received endorsements from the McKnight Neighborhood Council, the Springfield Preservation Trust, and the Springfield Parks Commission.

- See addendum.

3. Describe the need that this proposal will address.

The restoration of the fountain will insure the continuous and safe operation of the fountain, ensure the continued use of the Thompson Triangle Park as a safe and enjoyable area for neighborhood residents and visitors, and continue to preserve an important cultural landmark.

4. What is the expected outcome of this proposal?

All of the above.

C. Feasibility & Sustainability

1. What other funding sources have been secured or are being pursued?

NONE

2. Once the proposal is complete how will it be sustained/maintained?

Springfield Parks Department will continue maintenance and oversight.

3. Is there an operating pro forma for when the proposal is complete and what is the basis?

Yes, as determined the Springfield Parks Department in accordance with their management guidelines—see previous question.

D. Applicant Experience

1. What similar projects/programs has the applicant successfully completed?

The McKnight Neighborhood Council has been in existence since 1958, and has participated in and managed numerous projects in partnership with the City of Springfield over many years. For the past twelve years the Council has planned and executed an annual block party which brings together law enforcement, local non-profits, representatives from schools, churches, and vendors. The Block party is regularly attended by 300-500 residents.

In recent years, the Council was granted two Target Improvement Neighborhood grants. The first, for \$10,000, was used to purchase and install five historic district signs located at the entry points to the McKnight neighborhood. The second grant, an award of \$25,000, was executed in partnership with the Springfield Parks Department for improvements to Magazine Park located on State and St James Avenue.

In 2004, the Council began working on an initiative to build a hiking/biking trail on the abandoned Highland railway bed that traverses the McKnight neighborhood. The Council was granted funds in 2011 for a feasibility study which was successfully completed and served as a foundation to go forward and apply for other sources of funding, and is now tentatively approved for \$500,000 in construction costs by MassDOT.

In 2018, The Council received a \$230,000 grant in partnership with the City of Springfield, and was awarded an additional \$200,000 in CPA funding to complete the Design phase for the trail. A firm was hired by the City through the RFP process, and that work is now in progress. The firm anticipates presenting design recommendations in early fall 2020.

In 2019, the Council was approved for a \$230,000 grant for the construction of the Westminster Street Children's Park to be built in partnership with Pride Stores and the City of Springfield. Planning and first steps for this project have been completed and the project is on the Springfield Parks Department 2020 construction plan, however construction is currently on hold due to the COVID 19 crisis occurring in the community. Our partners have granted extensions for other grant funding involved in the project, and remain firm in their commitments to the completion of the project.

2. Describe the professional experience of the applicant/project team.

As part of its mission, the McKnight Neighborhood Council regularly advocates for historic preservation in the McKnight neighborhood. Board members Walter Kroll and Bryan McFarland currently serve on the Historical Commission, and other Board and community members are active in the work of the Springfield Preservation Trust. The project has been vetted by the Springfield Parks Commission, and is based upon the recommendations of the Springfield Parks Department.

III. TIMELINE

The timeline should identify the estimated start date and estimated completion date along with the completion of phases or important milestones of the project/program. Please provide the timeline in a list format.

TBD, given the present circumstances within the Springfield community. The project should take no longer than three to six months to complete, including the City’s RFP process.

IV. BUDGET

1. Itemized Budget

Item	Quote	Vendor
Fountain Fixture Restoration	\$24,500.00	Robinson Iron
Crane Rental for Fixture Removal and Re-Installation	\$1,200.00	Estimated
Piping & Drain Work	\$19,800.00	Rousseau Brothers
	\$45,500.00	

2. Robinson Iron Quote – *see page 7*
3. Rousseau Brothers Quote – *see page 8*

V. ATTACHMENTS

For all proposals

- A. Commitment letters for revenue sources identified in the budget **N/A**
- B. Letters of Support
 1. Springfield Parks Commission – *see page 9*
 2. Springfield Preservation Trust – *see page 10*

For projects that involve property (land/buildings)

- C. Letters of Support from Neighborhood Council/Association where project is located
 1. McKnight Neighborhood Council – *see page 11*
- D. Maps
 1. Project location on citywide map – *see page 12*
 2. Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled – *see page 13*
- E. Architectural/Engineer Plans/Elevations/Site Plans – **N/A**
- F. Photographs
 1. Thompson Triangle Park & Fountain – *see page 14*
- G. Operating Pro Forma (for project after it is complete) – **N/A**
- H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.
 1. Assessor’s Property Card – City of Springfield – *see page 15*

ROBINSON IRON
Alexander City, Alabama

Re: Quote Request - Thompson Triangle Fountain - Springfield MA

From: Luke Robinson (luke@robinsoniron.com)

To: mcknightcouncil@yahoo.com

Cc: walter.j.kroll@comcast.net

Date: Thursday, March 26, 2020, 11:52 AM EDT

We would be happy to help!

I will be working on a quote that will include:

- **Pick up of the fountain and cherubs (crane/ boom truck rental excluded) and transportation to AL**
- **Disassembly and cleaning of all material to bare metal**
- **Zinc primer undercoating for cast iron material (aluminum will not need it)**
- **Repairs as requested and shop assembly**
- **Macropoxy primer coat followed by Hi Solids Polyurethane finish and verde gris wash**
- **Transportation to MA**

If there are any questions or comments, just let me know!

Luke Robinson
Robinson Iron

Re: Quote Request - Thompson Triangle Fountain - Springfield MA

From: Luke Robinson (luke@robinsoniron.com)

To: mcknightcouncil@yahoo.com

Cc: walter.j.kroll@comcast.net

Date: Friday, March 27, 2020, 9:19 AM EDT

Hi again-

Based on the parameters I laid out in the previous email, I think a good budget for the restoration will be \$22,500- \$24,500 total.

Hope this helps!

Luke Robinson



ROUSSEAU BROTHERS, INC.
General Contractors

23 Randall Place
Springfield, Massachusetts 01108

Telephone: (413) 736-7176

Fax: 739-4569

April 22, 2020

Estimate:

Re: Thompson Triangle Fountain

Excavate, expose water supply from meter pit to fountain. Diamond saw cut concrete in fountain if needed to supply water to fountain.

Diamond saw cut fountain, concrete to repair drain near center of the fountain.

Clean drain line of rocks and debris. Camera sewer line from catch basin to fountain. Repair any damage.

Replace any concrete and rebar that was removed to repair water and drain lines and seal.

\$19,800.00 (nineteen thousand, eight hundred dollars).

Submitted by,

Richard C. Rousseau
Rousseau Brothers Inc.



City of Springfield
Parks, Buildings, and Recreation Management

April 7, 2020

Community Preservation Committee
36 Court Street
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 5, 2020 to hear requests from citizens and community organizations relating to Community Preservation Act grant applications.

The Springfield Park Commission enthusiastically supports the McKnight Neighborhood Council's historic open space application for improvements to the Thompson Triangle Fountain.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for improvements to terraces city-wide, but also with the Community Preservation Act priorities to preserve the historic character of the city's streetscapes and historic neighborhoods.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the McKnight Neighborhood Council to implement this project.

Sincerely,

Brian Santaniello (KOR)
Brian Santaniello,
Board of Park Commissioners, Chairman

cc: Patrick Sullivan, Executive Director of PBRM
Walter Kroll, President, McKnight Neighborhood Council



**S P R I N G F I E L D
P R E S E R V A T I O N
T R U S T**
incorporated 1972

April 22, 2020

Community Preservation Committee
36 Court Street
Room 412
Springfield MA 01103

Dear Community Preservation Committee,

On behalf of the board of directors of the Springfield Preservation Trust, I would like to offer our support for the McKnight Neighborhood Council's CPA application for funding the restoration of the Thompson Triangle fountain.

Although the fountain itself was installed in 1986, there has been a fountain here in the Thompson Triangle since it was laid out in the late 19th century. Victorian style of the current fountain is historically appropriate for the McKnight neighborhood, and we believe that its restoration would further enhance the historic character of the area. As such, we would encourage the Community Preservation Committee to recommend funding for this project.

Thank you for your consideration.

Sincerely,

Derek Strahan, President



McKnight

Neighborhood Council, Inc.

FIRST ASSOCIATION - 1957 INCORPORATED - 1978 MEMBERSHIP 4,881

(413) 455-0301
P. O. Box 90336
Springfield MA 01139
www.mcknightcouncil.org

April 27, 2020

TO: The Springfield Community Preservation Committee

RE: Thompson Triangle Fountain Preservation

Dear Committee Members,

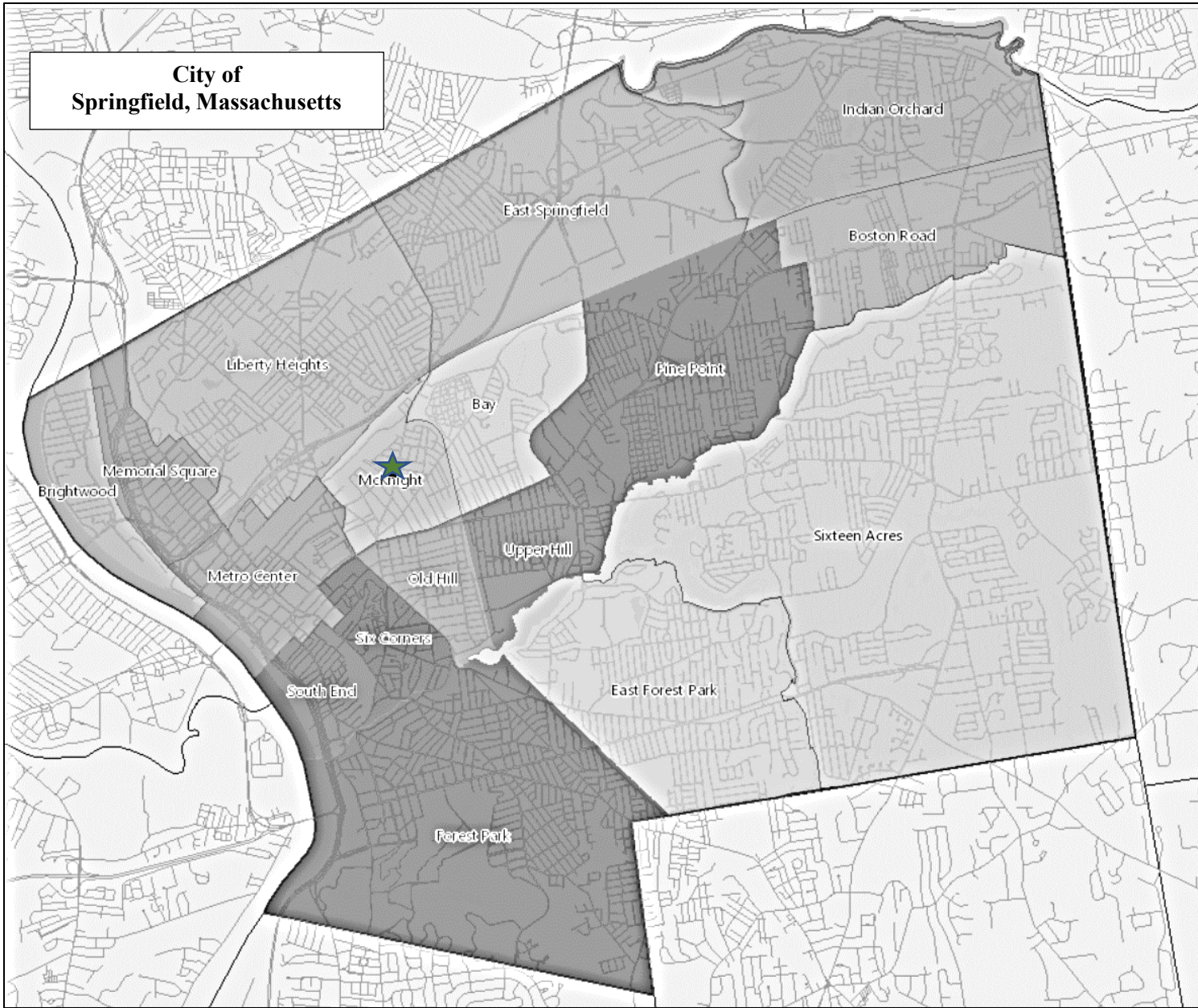
The McKnight Council has been actively engaged for many years in the historical preservation of our neighborhood. McKnight lies in its entirety within the National Historical District, and a significant area of McKnight lies with the Local Historical District. The Thompson Triangle Park is located in the heart of our neighborhood, within the bounds of the Local District, and is a prominent and important cultural landmark in our community.

The 137-year-old fountain is the centerpiece of Thompson Triangle Park and it is in serious need of preservation and repair. At the February neighborhood monthly meeting, the Beautification Committee reported on the condition of the fountain, and detailed recommendations from the Springfield Parks Department for its repair. The Board of Directors voted unanimously to support an application for CPA funding to meet this need.

The Board thanks you for your time and attention in reviewing our proposal, and hopes you will look favorably upon the project.

Sincerely,

Walter J Kroll, President
McKnight Neighborhood Council, Inc



★ Project Location

Thompson Triangle Park

1165 Worthington Street
[Parcel ID # 125350160]

1165 WORTHINGTON ST

Search Results

Parcel Details

NO IMAGE AVAILABLE

SPRINGFIELD CITY OF THOMPSON TRIANGLE

SPRINGFIELD, MA 01109
 ID# 125350160
 Land Area (SqFt): 34,440
 Assessed Value: \$5,500

Links Abutters

Property Card Property Map
 Google Street View Bing Bird's Eye

Street Parcel # 125350160

Historic LHD

Neighborhood McKnight

Census Tract 8013

Census Block 5

Identify Layers About



Plot Map
Thompson Triangle Park
 1165 Worthington Street [Parcel ID # 125350160]



Thompson Triangle, Springfield, Mass

*Facing north toward Worthington Street from the center of the Thompson Triangle, around 1892.
Image from Picturesque Hampden (1892).*

*Photographs taken in recent years
after the installation of the Victorian
fountain fixture in 1986.*



**COMMERCIAL PROPERTY
RECORD CARD**

CITY OF SPRINGFIELD

Situs: 1165
WORTHINGTON ST

Map ID: [125350160](#)

Class:

Card: 1 of 1

Assessed Owner

General Information

**SPRINGFIELD CITY OF
THOMPSON TRIANGLE**

SPRINGFIELD MA 01109

Living Units:

Neighborhood: 114

Alternate:

Zoning: OS

Class: EXEMPT

Photo

Diagram

No photo available

No diagram available

Land Information

Type	Size	Influence Factors	Influence %	Value
RESIDUAL	SF 34,440			5,510

Total Acres: 0.7906

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	5,500	5,500	5,500	5,500	0
Building	0	0	0	-5,500	0
Total	5,500	5,500	5,500	0	

Value Flag: COST APPROACH

Manual Override Reason:

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
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FY 2020 data: property descriptions as of June 30, 2019, and values as of Jan 1, 2019



Page last updated: Monday April 27, 2020 10:42:36 PM