

**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: **Rockrimmon Boathouse Adaptive Reuse Study**

Brief Project/Program Summary:

The city-owned building in North Riverfront Park which was built as a boathouse in 1901 has undergone multiple modifications. Today it serves as a riverfront community activities center and boathouse, and is in a state of needing improvements. This project will fund a study resulting in schematic plans compliant with conservation requirements for an improved boathouse, site plan, and other storage solutions appropriate to the history of the building, the riverfront, and enjoyment of both by a broad spectrum of visitors.

estimated start date: 7/1/2020

estimated completion date: 12/1/2020

II. APPLICANT INFORMATION

Type of Applicant - check one:

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

Name of Organization: **Pioneer Valley Riverfront Club**

Name of Contact Person: **Ben Quick**

Mailing Address: **PO Box 3123**

Mailing City/State/Zip: **Springfield MA 01101-3123**

Phone: **413-736-1322**

Fax:

Email: **ben.quick@pvriverriverfront.org**

Website: **www.pvriverriverfront.org**

III. BUDGET SUMMARY

Estimated Project Budget: **\$50,000**

CPA Funding Request: **\$35,000**

Will you be seeking multi-year funding Yes No (not for this project)

CPA Request as Percentage of Total Project/Program Budget: **70%**

List Other Secured Funding Sources:

Operational budget of the Pioneer Valley Riverfront Club

List Other Prospective Funding Sources:

Private donors

Applicant Signature: *Benjamin Quick*

Date Submitted: 4/22/2020

General Information:

The Pioneer Valley Riverfront Club (PVRC) is applying to the Community Preservation Commission (CPC) to fund a feasibility study of historic preservation of the Rockrimmon Boat House, a city-owned building built in 1901 that is in need of improvement. The Springfield Parks Commission supports the study which will produce designs for improvement that reflect the building's history. PVRC operates from the parcel (ID #121450050) being studied under a twenty-year license agreement with the City of Springfield.

Should the project be funded, Jablonski DeVriese Architects; Ryan Hellwig, PE; and GZA have agreed to work with PVRC on its completion. These Springfield area firms' expertise and experience will ensure the results align with historical preservation objectives and comply with regulatory requirements. The study will inform the property owner, the city of Springfield, how to proceed regarding preservation restriction, local historic district designation, etc.

Project Summary:

The proposed feasibility study is a vital first step toward historical preservation of the Rockrimmon Boat House's role in Springfield history. The boat house is the last vestige of a time when five similar buildings lined Springfield's shores and tens of thousands of spectators attended rowing competitions. The building has seen periods of vibrance, vacancy, disrepair, and modification. Today, it provides safety, comfort, and convenience for on-water recreation and storage. It is the focal point of rowing, dragon boating, and community activities ranging from indoor exercise, to Salsa dancing celebrations, to food truck festivals. While the park surrounding it was rebuilt in 2015, the boat house remains a patchwork of vinyl-sided additions which mask its original form. This project will invest \$50,000 in the professional services, labor, and research needed to make designs that are historically appropriate and befit the building's potential uses. This project will lead to a future proposal to fund construction and will fit the CPA's historic resource, open space, and recreation objectives by adaptively reusing the current boat house, improving access to the Connecticut River for water-based recreation, and enhancing opportunities for enjoyment of North Riverfront Park.

Proposal Description

This feasibility study will address parking, boat storage, and the boat house.

The project will present a design for recreation and parking on land to be acquired adjacent to North Riverfront Park to remedy the chronic parking shortage. The study will then evaluate designing an unheated boat and equipment storage shed which will allow programming to continue while construction activities are completed on the original boat house.

The project will thoroughly investigate all options to repair and adaptively reuse as much of the original boat house as may be practical. Preliminary inspection has identified a number of structural problems that will require extensive repair, also a good deal of the historic fabric has been lost through the years. The goal is to produce a reuse plan that will capture the historic character of the old boat house while modernizing and expanding where appropriate.

Without a plan to re-imagine Springfield's last standing boat house, its condition will continue to deteriorate. This project will produce a plan to renew the life of a unique witness to 150 years of riverfront history.

Feasibility and Sustainability

PVRC is a Springfield non-profit organization with two full-time employees and several seasonal part-time staff. We were founded in 2007, have been a non-profit since 2009, and have been located at North Riverfront Park as tenants in the city-owned Rockrimmon Boat House since 2011. Under the leadership of an Executive Director, our professional staff of coaches provide programming with support from board members, advisory committees, and many other volunteers. Our operating budget is about \$300,000, of which about 60% comes from earned income and the rest must be collected through various fundraising activities. The staff and Board of Directors of PVRC hope to take the results of this project to fruition as a capital campaign to fund construction. The Springfield Parks Department has pledged logistical support and partnership in helping PVRC raise the funds to support this campaign.

Applicant Experience

- The Pioneer Valley Riverfront Club staff and board of directors have run a sustainable, growing, popular riverfront recreation program since 2007. The organization hosts events such as the Rockrimmon Regatta (15 years), and the Springfield Dragon Boat Festival (8 years), as well as year-round indoor and outdoor programming. PVRC is an active contributor to Springfield culture and understands the potential benefits to the city from improved riverfront infrastructure and programming.
- PVRC Board Member Roger Jarosz, of Inglewood General Contractors, is providing volunteer oversight and assistance as needed.
- Jablonski DeVriese Architects have a portfolio of architectural design projects in Springfield that range from historical preservation to modern construction. Their expertise is vital to preserve the history of the boat house and riverfront as communicated through design. The firm has collaborated with the City of Springfield Parks Department extensively.
- GZA has extensive experience with construction projects in flood plains, wetlands and other environmentally sensitive areas. GZA has a long track record working for the City of Springfield, in particular the Park Department. In 2015 they

designed the North Riverfront Park reconstruction, their expertise will help guide the design team to success.

- Ryan Hellwig, PE: structural engineer Ryan Hellwig has 30 plus years of analyzing existing structures, he has worked extensively with both Jablonski DeVriese Architects and GZA. His expertise will help the team evaluate the stability of the existing building and ways to renovate or expand.

Timeline

About five months of work will be spent on this feasibility study once funding is awarded. The project is not weather dependent and can be started at any time. With a theoretical start of July 1, 2020, this project would be completed by December 1, 2020.

Budget

\$35,000: Services of JDArchitects and partners, as outlined in the attached memorandum

\$15,000: 12 weeks of labor assisting JDArchitects and partners by PVRC staff and volunteers

\$50,000 Total Project Expense

Attachments

- JDArchitects memorandum and portfolio
- Letter of Support from the Springfield Parks Commission
- Letter of Support from Jim Boone of the Springfield Preservation Trust
- Letter of Support from the New North Citizens Council
- Letter of Support from the Conservation Commission
- Map of Adaptive Reuse Study
- Photographs

MEMORANDUM

April 15, 2020

To: CPA
Re: PVRC Adaptive Reuse Study

The following is a brief outline of the components to be included in the Adaptive Reuse Study for the Rockrimmon Boat House.

JDA: Jablonski DeVriese Architects, Springfield, MA	\$23,000
GZA: Site Engineer, Springfield, MA	\$9,000
RSHPE: Ryan Hellwig, PE, Greenfield, MA	<u>\$3,000</u>
Total for Design team	\$35,000
PVRC: Pioneer Valley Riverfront Club	

- Historic Assessment: investigative analysis of existing conditions to determine the extent of intact and or reusable historic materials contained in the current building. (JDA)
- Structural Assessment: examination of existing boat house structure by Structural Engineer, issue report on conditions. (RSHPE)
- Review the historic records of the original boat house and other boat houses that were located on the Connecticut River in Springfield. (PVRC + JDA)
- Study history and culture of on-water recreation and competition in Springfield from the 19th Century to present including inter collegiate rowing, private clubs, individual rowing, dragon boating, etc. (PVRC + JDA)
- Analyze boat house prototype: Boat House & Boat Shed: examine existing boat facilities both public & private in the region to determine current best practices. (PVRC + JDA)
- Analyze programming elements: PVRC boat storage needs, exercise area, showers, lockers, community event accommodations (e.g. Salsa Sal Pa Fuera), Private rentals, Banquet Hall, Kitchen, Recycling and Waste collection. (JDA)
- Determine extent of fire protection/ alarms required by building code. (JDA)
- Design in Handicap Access to all functions. (JDA)

MEMORANDUM

- Review regulatory requirements regarding construction within the floodplain of the Connecticut River. Study restrictions under the Massachusetts Wetlands Protection Act, Rivers Protection Act, and Springfield Wetlands Protection ordinance. Evaluate regulatory requirements for various environmental agencies including Massachusetts Natural Heritage and Endangered Species Program, U.S. EPA, U.S. Fish & Wildlife Services, etc. Review obligations under Title 33 United States Code Section 408 relative to development work that may impact the adjacent Flood Damage Reduction System. (GZA)
- Develop Schematic plan for Boat House & Boat Storage Shed. (JDA)
- Develop Schematic Plan of site that shows pedestrian, bicycle, vehicle, and trailer circulation and the potential of a flexible-use recreation and parking area to be developed on private land to east of park. (GZA)
- Study sequencing of construction and the advantage of building a Boat Storage Shed that is separate from the Boat House. Investigate mechanisms and necessary approvals for securing easement or lease of City property for the purposes of siting the PVRC Boat Storage Shed (JDA+ GZA)
- Develop initial Cost Analysis for proposed work. (JDA + GZA + PVRC)

Stephen Jablonski AIA



Polish Center, Chicopee, Massachusetts
Adaptive Reuse: former rectory to
Museum of Polish Culture



Museum of Springfield History
Springfield, Massachusetts
Adaptive Reuse: former office building to museum



Barney Carriage House, Springfield, Massachusetts
Adaptive Reuse: former carriage house converted to
banquet hall and offices
*1998 Western Massachusetts American Institute of
Architects Design Award*



Stitzer Center, Springfield College
Springfield, Massachusetts
Adaptive Reuse: former gym to multi-use,
classroom and offices
Paul Tsongas Preservation Award, 2011

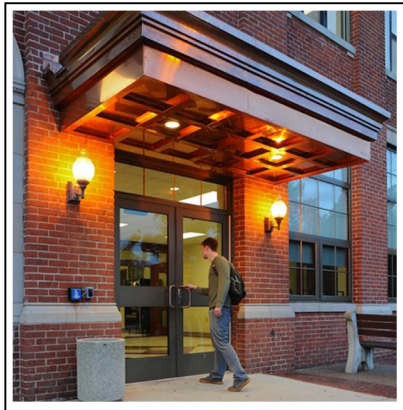
Jablonski | DeVriese Architects



Welcome Center, Quadrangle Museums
Springfield, Massachusetts
Adaptive Reuse: former science museum to welcome center



Phaneuf Environmental Center, Forest Park
Springfield, Massachusetts
Adaptive Reuse: former skate house to environmental center

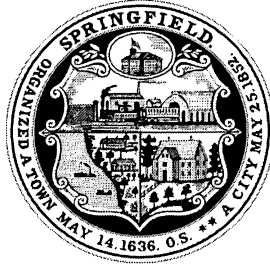


Locklin Hall, Springfield College
Springfield, Massachusetts
Adaptive Reuse: former factory to classroom building



Doctor Seuss Museum, Quadrangle Museums
Springfield, Massachusetts
Adaptive Reuse: former local history rooms to museum

Jablonski | DeVriese Architects



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 Pioneer Valley Rowing Club (PVRC) Council's application for a feasibility study on the renovation and reuse of the North Riverfront Park Boathouse.

The Park Commission feels this project is in alignment not only with Park Department priorities and needs for enhanced water-based recreational offerings city-wide, but also with the Community Preservation Act priorities to improve access to the Connecticut River for water-based recreation and enjoyment, and the preservation of Springfield's historic properties and assets.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the Pioneer Valley Rowing Club to implement this project.

Sincerely,

Brian Santaniello (cmc)

Brian Santaniello,
Board of Park Commissioners, Chairman

cc: Patrick Sullivan, Executive Director of PBRM
Ben Quick, Executive Director PVRC

Jim Boone
97 Florida Street
Springfield, Ma 01109

March 25, 2020

Community Preservation Commission

Dear Commissioners,

I write in support of the Springfield Valley River Front Club Proposal for Adaptive Reuse of the Boat House.

Springfield has always been a river town from the beginning. The River was the transportation method that got people here and was used to ship goods and people. It was used as a sewer and dump as well as a pleasure focus for recreational boating and some of the first college regattas of sculls. It is this period of river history and use that will be celebrated in the reuse and upgrading or restoration of the Boat House at the north end bridge.

The River was once lined with boat houses that were owned by social groups, private individuals and the public. These sometimes-grand structures were the social center during the summer. Fine private craft and their owners spent hot summer days on the water. This history is an important part of Springfield history.

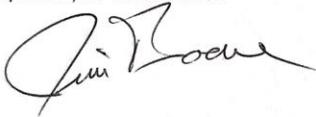
Early races that pitted New England's great colleges against one another in racing sculls. The origin of school colors came from a famous Harvard/ Yale race where each team bought ribbons in a Springfield dry goods store and wore them on their sleeves so the viewing public could identify each team from afar. The original Crimson and Gold. This great river use history passed as the river became more and more polluted as it was used as a sewer by local towns and industry from New Haven to northern Vermont. Floods, hurricanes and disuse wiped out all of the boat houses but one.

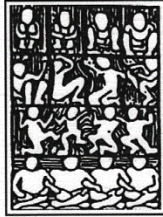
Today the great history of river use is back because towns up and down the River have stopped dumping their sewage and the river has healed itself and is used for pleasure boats and again for racing.

Our one remaining Boat House is being actively used by community groups to house a fleet of sculls again. This once beautiful structure is the home to many events that bring people of all walks of life together to celebrate the river and our city. But this boat house has suffered from neglect, unthoughtful remodeling and modifications that have erased much of its original design.

But all is not lost. We still have the tradition, the building and the history. We have a modern group that wants to use the building and continue its traditions of community. The proposed study to best determine how to rebuild and reuse this once glorious structure is the first step in continuing a tradition that reflects the glory of Springfield, the river and its people. I ask that the CPA fund this study so that their highly qualified Historical Architect can develop plans that reflect the value and use of the boat house and its sight.

Thank you for your consideration





New North Citizens' Council, Inc.

2455 Main Street • Springfield, Massachusetts 01107-1907
413-747-0090 • 413-746-4885 • Fax 413-737-2321

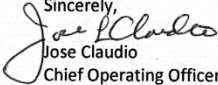
April 16, 2020

To: The Community Preservation Commission:

It is our understanding that the Pioneer Valley Riverfront Club intends to request CPA funding to perform a feasibility study of redevelopment of the boathouse building at North Riverfront Park.

We have partner with PVRC in the past, to create neighborhood activities and we see the potential their building has, to develop a lot of activities in the future for our community.

We support this project and look forward to the many ways a redeveloped riverfront community building will be a resource to the people, neighborhood, and city of Springfield.

Sincerely,

Jose Claudio
Chief Operating Officer



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

March 20th, 2020

Community Preservation Committee
36 Court Street
Springfield, MA 01103

RE: Conservation Commission Support for Pioneer Valley Riverfront Club

To Whom It May Concern:

The Springfield Conservation Commission is delighted to support the Pioneer Valley Riverfront Club's application to the Preservation Committee. Over the years the Commission has greatly appreciated the hard work this organization has done to reinvigorate the riverfront and get our community back on the Connecticut River, a sorely underutilized asset here in the lower valley. Their proposal to study the future potential of their boat house and new boat storage only furthers the value of what they have already brought to Springfield. We appreciate your consideration and should you have any questions please contact our staff at (413) 787-6234. Thank you.

Regards,

Chris Collins (KC. on behalf of chairman)

Christopher Collins
Chairman
Springfield, MA Conservation Commission

Chronic Parking Shortage at North Riverfront Park

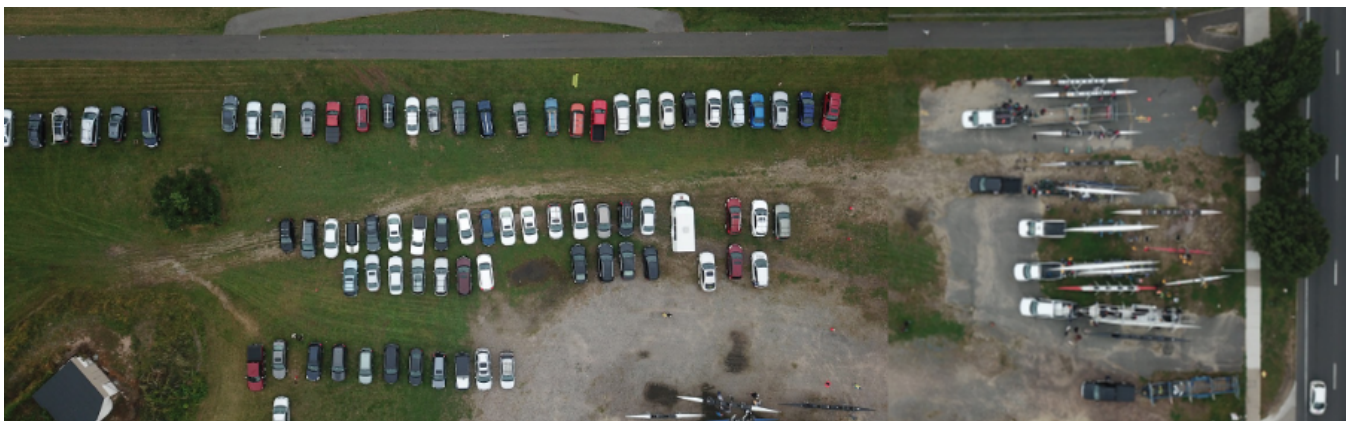
Salsa Sal Pa' Fuera: A volunteer-run traditional Salsa music dance celebration held on Sunday afternoons, all summer, for the past 2 years. Approximate attendance: 200 per week:



Dragon Boat Festival: A fun, healthy, competition held in late June for the past 7 years. Approximate attendance: 750 per year:



Rockrimmon Regatta: A traditional rowing competition held in September for the past 15 years. Approximate attendance: 150 per year:

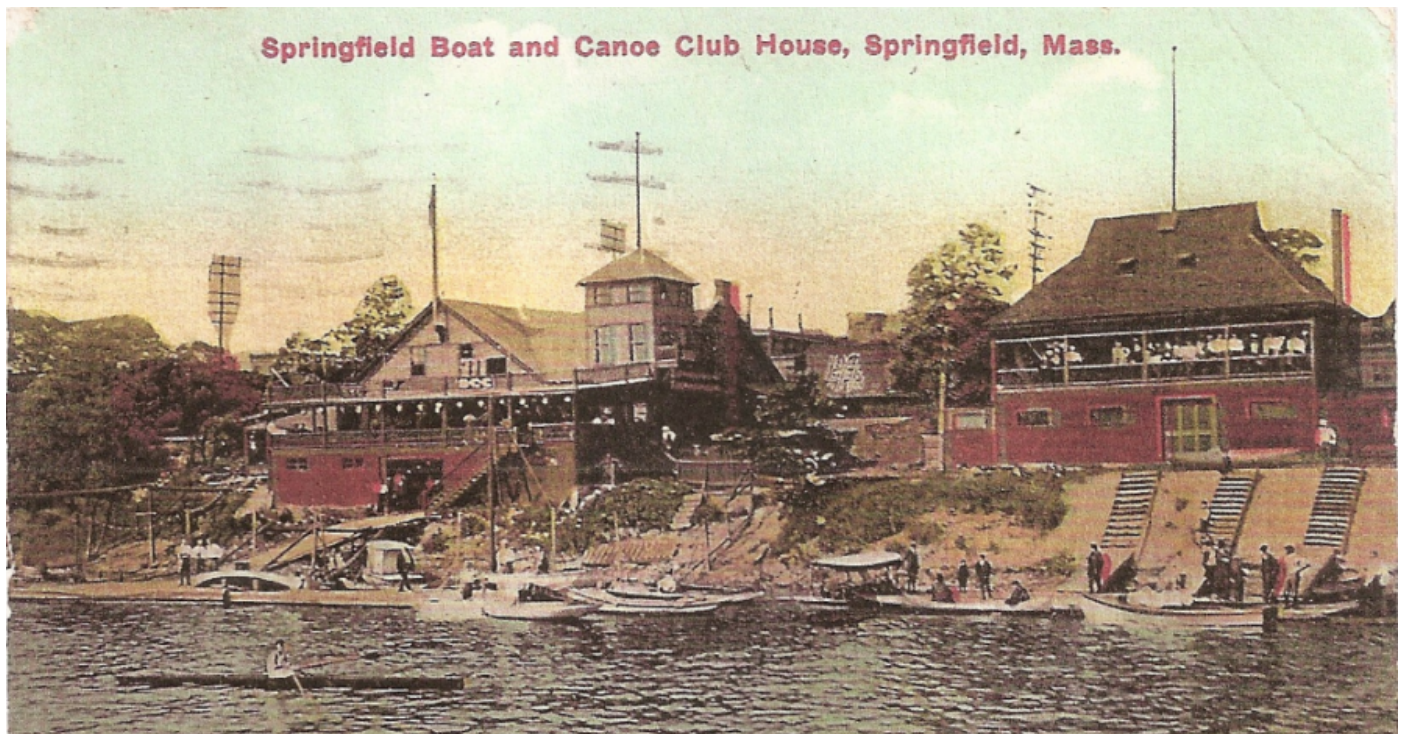


Historic Boat Houses of Springfield, MA

Current boat house in Springfield: Rockrimmon Boat House 1901 (left) and 2014 (right)

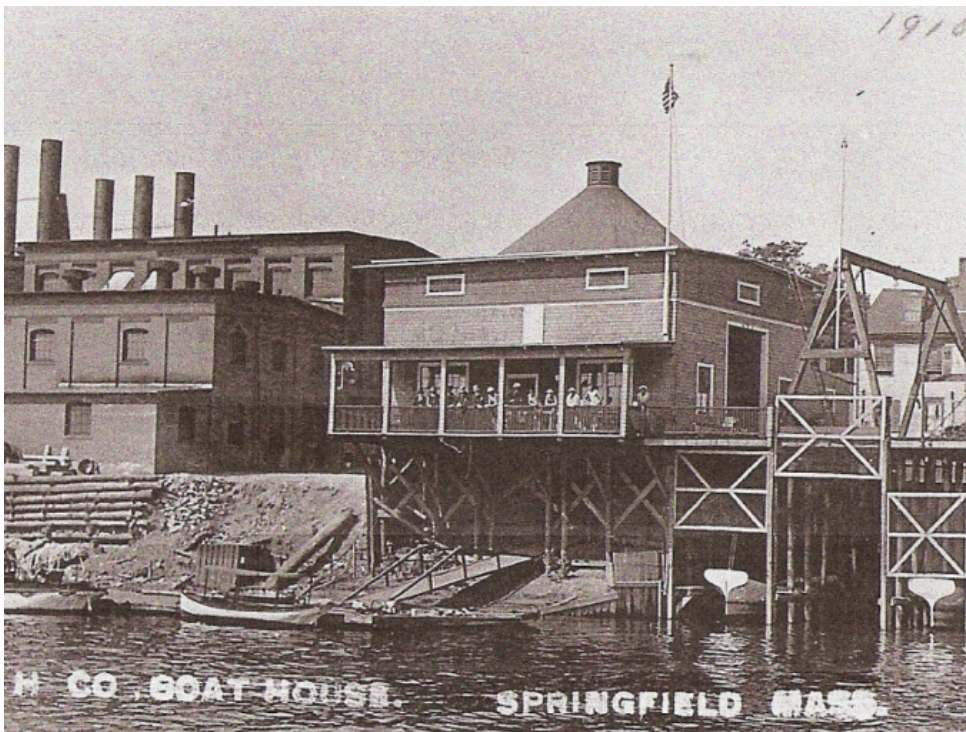


Former boat houses of Springfield:



 Pioneer Valley
Riverfront Club

Former Boat Houses of Springfield (continued)



Map

