

**Springfield Community Preservation Committee  
City Hall**

September 29, 2022

To the Mayor and City Council:

The Community Preservation Committee is submitting its funding recommendations for 2022. Over the past five years, CPA has raised nearly \$10 million dollars, not otherwise available for local projects. This funding cycle, twenty-five applications were submitted. During deliberations, we were cognizant of geographic distribution, cost, urgency/timeliness, visibility, organization track record, and equity between city departments and other bodies. We also had to ensure that projects were CPA-eligible activities as outlined by MGL Chapter 44B. Below is a brief summary of our sixteen recommended projects. Additional information is attached.

**To view a grant application, see the SCPC city webpage: <https://www.springfield-ma.gov/finance>**

- 1) \$108,075 for renovation of 58 Itendale Street for affordable ownership
- 2) \$182,000 for improvements to Bay Path Cemetery in Blunt Park
- 3) \$248,000 for continuation of Office of Housing Down Payment Assistance Program
- 4) \$250,000 for exterior work to D'Amour Art Museum
- 5) \$77,000 for fountain and urn repair and other improvements to Dartmouth Terrace
- 6) \$181,000 for improvements to Florentine Gardens
- 7) \$210,000 for construction of Gemini Town Homes for affordable ownership
- 8) \$105,600 for restoration of WWI monument and other improvements to Godfrey Triangle
- 9) \$250,000 for gazebo and other improvements to Hennessey Park
- 10) \$250,000 for continuation of SCPC Historic Homes Program
- 11) \$68,516 for exercise equipment along walking path at Marshall Roy Park
- 12) \$120,000 for walking path at Marshall Roy Park
- 13) \$250,000 for children's play area at Nahorniak Park
- 14) \$82,500 for preservation work to Spanish American War Memorial
- 15) \$250,000 for fishing dock and other improvements to Venture Pond
- 16) \$86,895 for restoration of stained glass windows at Christ Church Cathedral

*We have been privileged to assist in continuing CPA in Springfield.*

Lamar Cook, Neighborhood representative  
Judith Crowell, Historical Commission representative  
Gloria DeFillipo, Planning Board representative  
Clinton Harris, Park Commission representative  
Juanita Martinez, Conservation Commission representative  
Robert McCarroll, Chair and Springfield Preservation Trust representative  
Rhonda Sherrell, Neighborhood representative  
Ralph Slate, Vice Chair and Neighborhood representative  
Willie Thomas, Housing Authority representative



**Springfield  
Community  
Preservation  
Committee**

36 Court Street, Room 412  
Springfield, MA 01103  
cpc@springfieldcityhall.com



**Affordable Homeownership**  
**58 Itendale St**  
**Parcel ID # 07000-0012**

**Neighborhood: Forest Park**

**Applicant: Springfield Offices of Housing & Disaster Recovery**

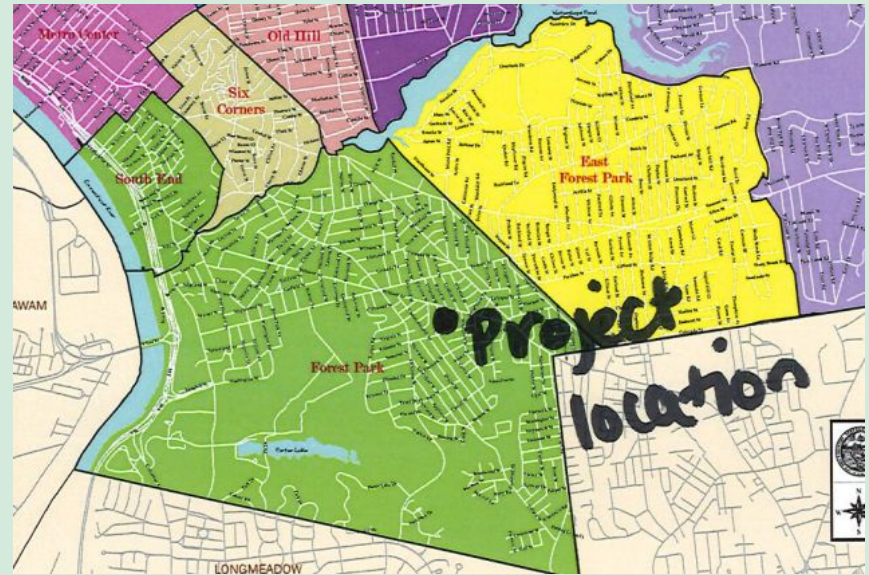
**Project Manager: Springfield Office of Housing**

**Project Summary: The City of Springfield Offices of Housing and Disaster Recovery will partner to select a qualified developer to redevelop the property at 58 Itendale Street into an affordable homeownership project for a first time homebuyer at or below 80% of Area Median Income (AMI). The City would request that developers make an effort to retrofit the house for maximum energy efficiency with minimum fossil fuel usage, to ensure both long-term sustainability and affordability.**

**Project Cost: \$406,150.00**

**CPA Request: \$108,075.00**

**Recommendation: \$108,075.00 Undesignated Reserve**



## Site Photos - Bay Path Cemetery (CPA 2022)

**Bay Path Cemetery Improvements**  
S S Bay St. Located w/in boundary of Blunt Park  
across from the Raymond A. Jordan Senior Center  
Parcel ID # 01085-0325

**Neighborhood: Bay**

**Applicant: Department of Parks, Buildings, and Recreation Management**

**Project Manager: Department of Parks, Buildings, and Recreation Management**

**Project Summary: Funding for improvements at Bath Paty Cemetery, one of the city's three municipally owned cemeteries. The project scope includes historic inventory and documentation, improved fencing, signage and landscaping. The cemetery is located in Blunt Park.**

**Project Cost: \$182,000.00**

**CPA Request: \$182,000.00**

**Recommendation: \$182,000.00 Undesignated Reserve**



**City of Springfield Down Payment Assistance**

Citywide

**Neighborhood: City-wide**

**Applicant: Springfield Office of Housing**

**Project Manager: Springfield Office of Housing**

**Project Summary: Grant will provide 62/\$4,000 forgivable loans to income-eligible first time homebuyers towards their down payment and/or closing costs.**

**Project Cost: \$248,000.00**

**CPA Request: \$248,000.00**

**Recommendation: \$222,600.00 Community Housing Reserve and \$25,400.00 Undesignated Reserve**

**2018 Down Payment Assistance/First time home buyer program  
CPA grant \$100,000–31 new homebuyers**

**2021 Grant for \$160,000/\$4,000 assisted 40 new homebuyers 24 households were between 81% - 100% AMI 16 households were <80% AMI.**

by neighborhood

Liberty Heights 10

Forest Park 6

Pine Point 4

Upper Hill 4

Indian Orchard 4

Boston Road 3

**2022 The Office of Housing expects 62 new homeowners receive a \$4,000 (5 year) forgivable loan.**

**D'Amour Museum of Fine Arts  
Exterior Restoration  
21 Edwards Street Parcel ID #  
027500557**

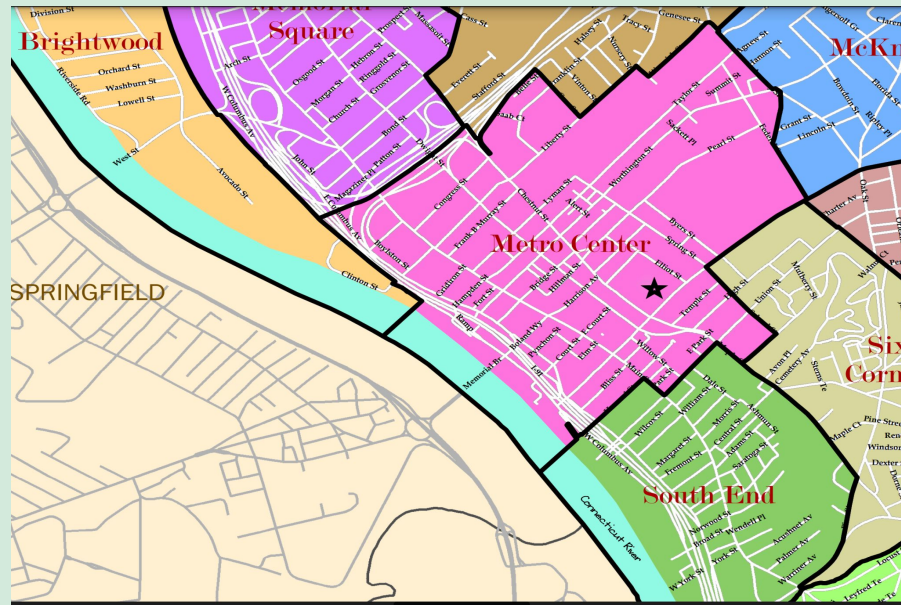
**Neighborhood: Metro Center  
Applicant: Springfield Museum  
Corporation**

**Project Manager: Springfield  
Museum Corporation**

**Project Summary: Restoration  
and cleaning the limestone facade  
and repairs to the original 1933  
Art Deco stepped frame doorway,  
bronze threshold, original steel  
sash and window replacement.**

**Project Cost: \$264,891.00  
CPA Request: \$250,000.00**

**Recommendation: \$140,100.00  
Historic Reserve and \$109,900.00  
Undesignated Reserve**



**Dartmouth Terrace Fountain and Grounds**  
**Dartmouth Terrace Parcel ID # 036420001**

**Neighborhood: McKnight neighborhood**

**Applicant: McKnight Council**

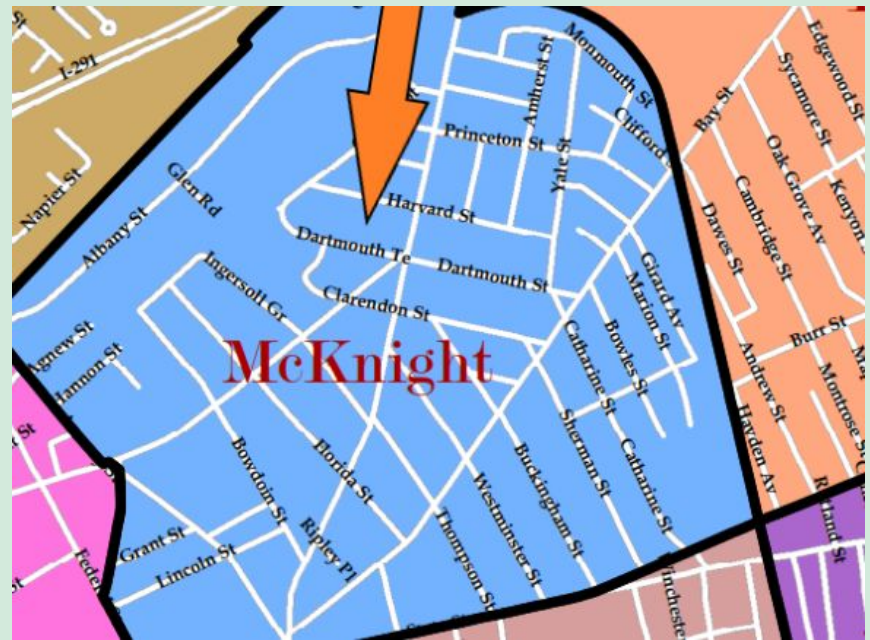
**Project Manager: Department of Parks, Buildings,  
and Recreation Management**

**Project Summary: Restoration of fountain, fountain  
plumbing, irrigation, and grounds landscaping.**

**Project Cost: \$77,000**

**CPA Request: \$77,000**

**Recommendation: \$77,000 from Recreation Reserve**



## Florentine Gardens (Floral Park)

Intersection of Florentine Gardens & Spruceland Ave

Parcel ID # 05210-0029

**Neighborhood:** Forest Park

**Applicant:** Department of Parks, Buildings, and Recreation Management

**Project Manager:** Department of Parks, Buildings, and Recreation Management

**Project Summary:** In collaboration with the Forest Park neighborhood community, the DPBRM will make improvements to Florentine Gardens Terrace, previously known as Floral Park (est 1893). The grant covers installation of tiered flowering shrubs with single basin fountain, benches, walkway improvements, utility upgrades and tree planting. Funding will support design & construction phases of the project. The terrace will be rededicated as Floral Park and restored as a garden park.

**Project Cost:** \$181,000.00

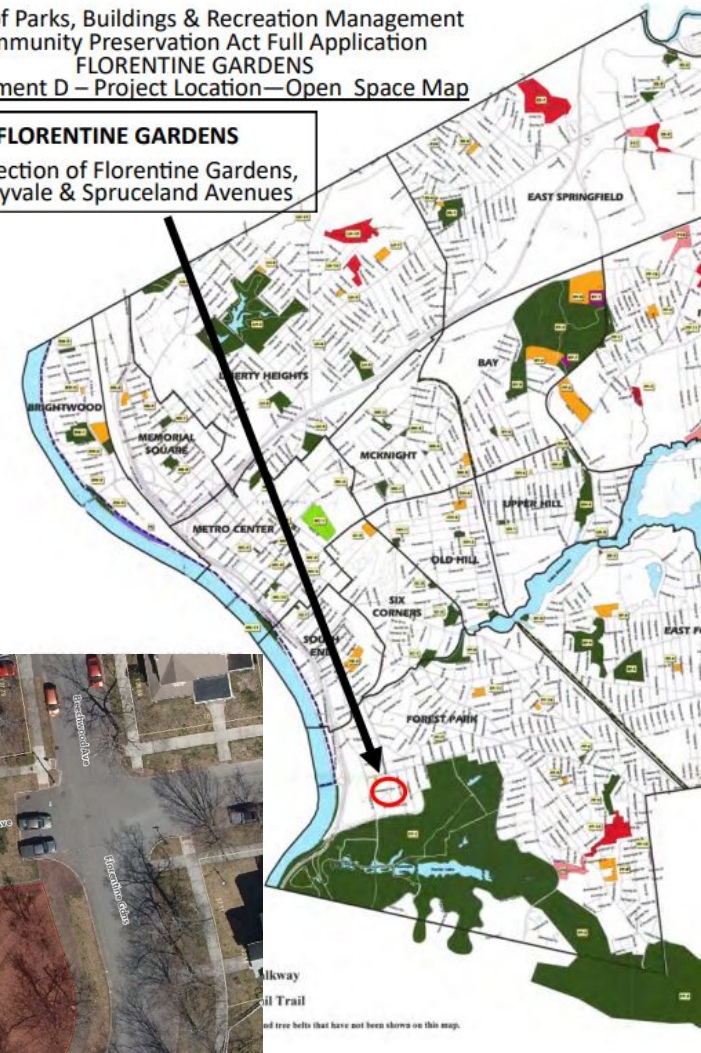
**CPA Request:** \$181,000.00

**Recommendation:** \$181,000.00 Undesignated Reserve

Dept. of Parks, Buildings & Recreation Management  
Community Preservation Act Full Application  
FLORENTINE GARDENS  
Attachment D – Project Location—Open Space Map

### FLORENTINE GARDENS

Intersection of Florentine Gardens,  
Cherryvale & Spruceland Avenues



**Gemini Townhomes  
Central & Morris Streets**

Parcel ID # (08850-0046, 0038, 0037, 0036 & 0035)  
(02560-0009, 0010, 0013, 0015, 0017 & 0019)  
(08850-0013, 0016, 0018 & 0019)

**Neighborhood:** South End

**Applicant:** Home City Development

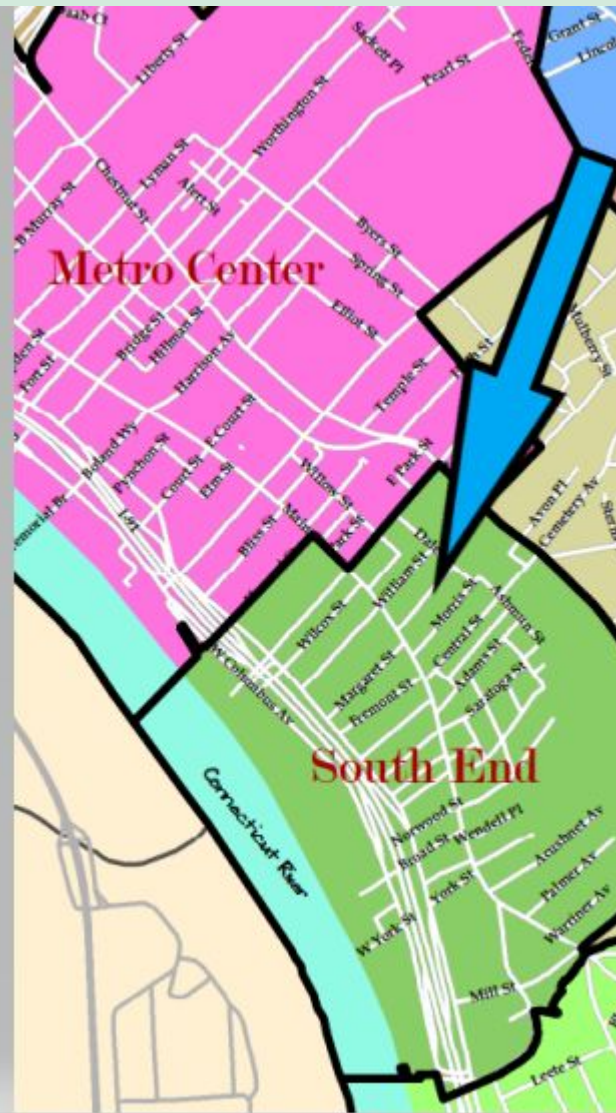
**Project Manager:** Home City Development

**Project Summary:** Grantee will develop 40 affordable new construction homeownership units at the former Gemini factory site in the South End of Springfield. The project is targeting first time home-buyers with the goal of diversifying the neighborhood and increasing owner occupancy in the area. Gemini's affordability range is from 70% AMI to 100% AMI, and there is a 15 year affordability restriction on these units. The units are being designed with high efficiency and all electric where applicable. Construction of the 24 two-bedrooms and 16 three-bedrooms is contracted by a local MBE, and inclusion of local minority and women owned businesses is being prioritized.

**Project Cost:** \$21.2 M

**CPA Request:** \$500,000.00

**Recommendation:** \$210,000.00 Undesignated Reserve





# Godfrey Triangle Site Photographs (CPA 2022)

**Godfrey Triangle Restoration Phase 2**  
**N W S Berkshire Ave intersection with Holly Street**  
**Parcel ID # 01340-0270**

**Neighborhood: Indian Orchard**

**Applicant: Indian Orchard Citizens Council and  
Department of Parks, Buildings, and Recreation  
Management**

**Project Manager: Department of Parks, Buildings,  
and Recreation Management**

**Project Summary: Phase 2 in the restoration of  
Godfrey Triangle includes replication of the bronze  
eagle, restoration of the monument and installation of  
the site electrical and irrigation systems.**

**Project Cost: \$105,600.00**

**CPA Request: \$105,600.00**

**Recommendation: \$105,600.00 Undesignated Reserve**



Phase One Improvements completed at Godfrey Triangle include installation of new 60' flag pole, brick paver patio, benches and landscaping.

Phase Two, through this proposal, will complete restoration of the monument with eagle, and installation of site electrical and irrigation systems.



**Hennessey Park Improvements**  
**111 Oak Grove Ave Parcel ID # 091950086**

**Neighborhood: Bay**

**Applicant: Department of Parks, Buildings, and Recreation Management**

**Project Manager: Department of Parks, Buildings, and Recreation Management**

**Project Summary: Restoration and re-design park with enhanced amenities, such as new sidewalks, a pavilion, new benches and trash receptacles.**

**Project Cost: \$250,000.00**

**CPA Request: \$250,000.00**

**Recommendation: \$120,399.00 from Recreation Reserve and \$129,601.00 from Undesignated Reserve**



**Improvements to Hennessey Park**

CONCEPTUAL MASTER PLAN

Prepared for the City of Springfield  
Department of Parks, Buildings, & Recreation Management  
Prepared by GZA, Inc.  
March 2022

**Historic Home Restoration Program  
City-wide Local Historic Districts**

**Neighborhood:** LHD. Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills

**Applicant:** Springfield Community Preservation Committee

**Project Manager:** Springfield Community Preservation Committee

**Project Summary:** Provide grants up to \$30,000 for the restoration or repair of historic homes in the 7 local historic districts (Quadrangle-Mattoon, Forest Park Heights, McKnight, Maple Hill, Lower Maple, Ridgewood and Colony Hills). Each grant targets exterior projects and is limited to the restoration of original windows and doors, purchase and installation of energy efficient storm windows, restoration of porches, and exterior painting of the property.

**Project Cost:** \$250,000.00

**CPA Request:** \$250,000.00

**Recommendation:** \$250,000.00 Undesignated Reserve



- Quadrangle-Mattoon     Forest Park Heights
- McKnight     Maple Hill     Lower Maple
- Ridgewood     Colony Hills

**Marshall Roy Fitness Stations In the Park**  
**1437 Carew Street and**  
**166 St. James Blvd. Parcel ID # 111720036**

**Neighborhood: East Springfield**

**Applicant: East Springfield Neighborhood Council**

**Project Manager: Department of Parks, Buildings, and Recreation Management**

**Project Summary: Funding for eight (8) high quality fitness stations in Marshall Roy Park. The stations will provide an opportunity for stretching and strengthening muscles to enhance general wellbeing. These stations will accommodate people of all abilities. Stations will be situated in proximity to the walking path.**

**Project Cost: \$68,516.00**

**CPA Request: \$68,516.00**

**Recommendation: \$68,516.00 Undesignated Reserve**

Health Beat Stretch

Health Beat Tai Chi Wheels

Health Beat Balance Steps

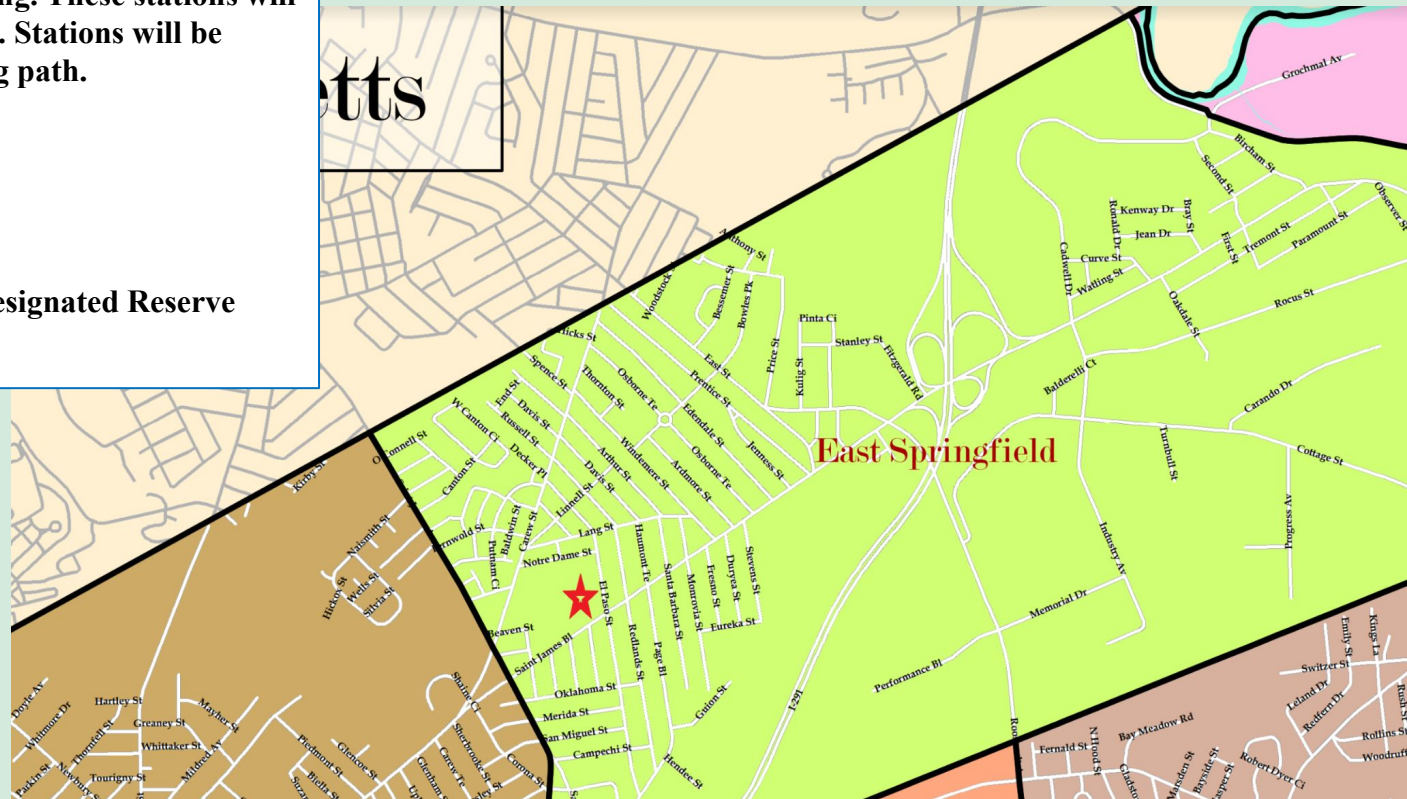
Health Beat Parallel Bars

Health Beat Pullup/dip

Health Beat Mobility

Health Beat Squat Press

Health Beat Hand Cycler



**Marshall Roy Marshall Roy Walking Path Supplemental Funds**

1437 Carew Street and  
166 St. James Blvd. Parcel ID # 111720036

**Neighborhood: East Springfield**

**Applicant: East Springfield Neighborhood Council and Department of Parks, Buildings, and Recreation Management**

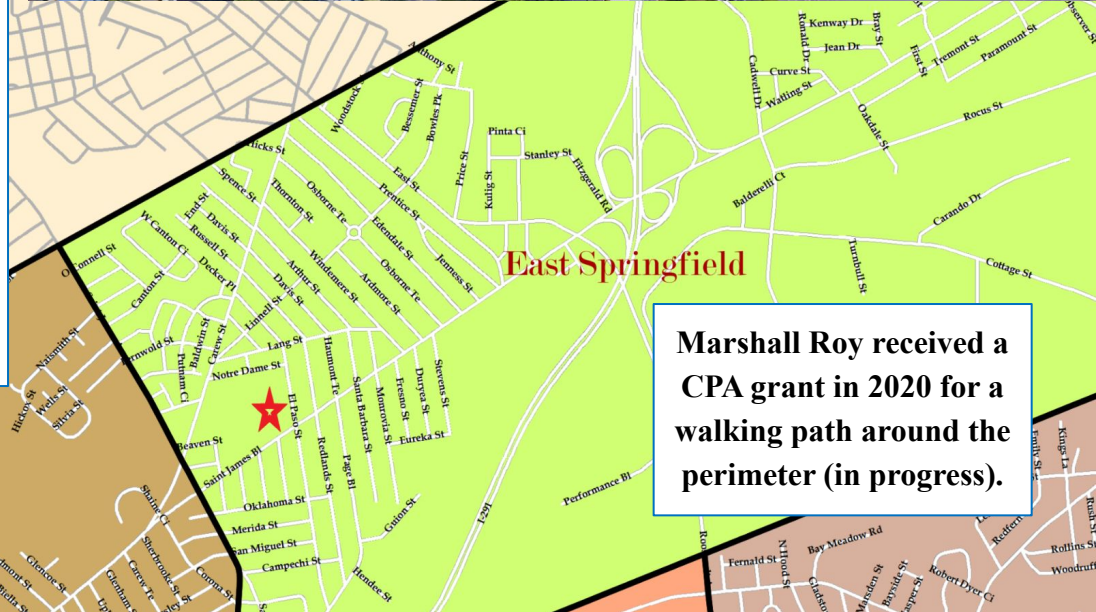
**Project Manager: Department of Parks, Buildings, and Recreation Management**

**Project Summary: Supplemental budget to complete design and install a 6-foot wide walking path/loop around the Marshall Roy Field. The additional funds will complete the initial design cost and address the unforeseen challenges and complete the walking path.**

**Project Cost: \$120,000.00**

**CPA Request: \$120,000.00**

**Recommendation: \$120,000.00 Undesignated Reserve**



**Marshall Roy received a CPA grant in 2020 for a walking path around the perimeter (in progress).**

**Nahorniak Park Renovations**  
111 Seymour Ave  
Parcel ID # 107250090

**Neighborhood: Pine Point**

**Applicant: Department of Parks, Buildings, and Recreation Management**

**Project Manager: Department of Parks, Buildings, and Recreation Management**

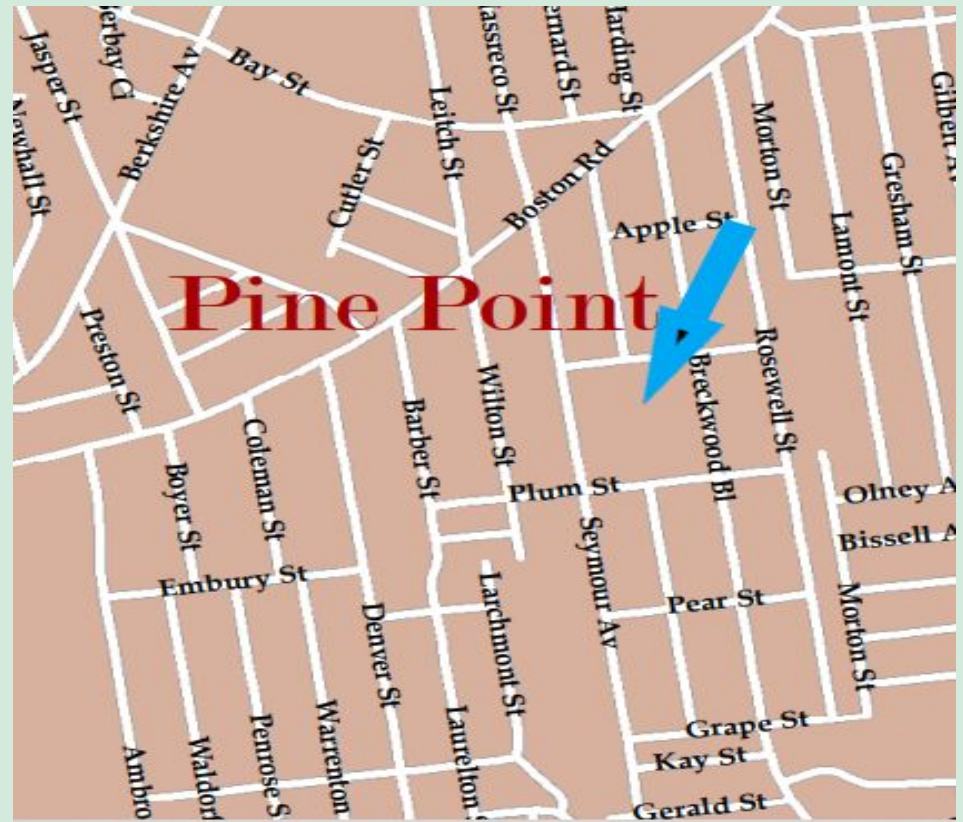
**Project Summary: Renovations to Nahorniak Park will increase accessibility and usability of this park's amenities. The project aims to provide accessible play elements and swings to help diversify the recreational value of the Nahorniak Park, and provide recreational activity for both youth and young adult play.**

**Project Cost: \$250,000.00**

**CPA Request: \$250,000.00**

**Recommendation: \$250,000.00 Undesignated Reserve**

**An additional condition of this grant is for the grantee to complete the process of combining the two parcels into one deed.**



**Spanish-American War Memorial Monument Phase 2  
WS Main Street. Intersection of Main, Bradford &  
Plainfield Sts.**

**Parcel ID # 08130-0212**

**Spanish-American War Memorial Monument Phase 2  
WS Main Street. Intersection of Main,  
Bradford & Plainfield Sts.**

**Parcel ID # 08130-0212**

**Neighborhood: Memorial Square**

**Applicant: Department of Parks, Buildings, and  
Recreation Management**

**Project Manager: Department of Parks, Buildings, and  
Recreation Management**

**Project Summary: Phase 2 will complete  
recommendations from phase 1. Grant will cover  
preservation efforts to the monument bronze, granite,  
and apron components. Landscaping is not covered  
under this grant.**

**Project Cost: \$132,500.00**

**CPA Request: \$132,500.00**

**Recommendation: \$82,500.00 from Historic Reserve**



**Venture Pond - Phase 2**  
**S S Wilbraham Road and centered between**  
**Collingwood Rd, Sherwood Rd & Venture Dr**

**Parcel ID # 122820668**

**Neighborhood: Sixteen Acres**

**Applicant: Campus Neighbors of Springfield**

**Project Manager: Department of Parks, Buildings, and Recreation Management**

**Project Summary: A collaboration with DPBRM to complete the overall project that includes design and engineering work, install 4 benches and 3 trash containers, fishing-kayak launching platform and eco-education boards.**

**Project Cost: \$250,000.00**

**CPA Request: \$250,000.00**

**Recommendation: \$250,000.00 Undesignated Reserve**

**Venture Pond - Phase 2**





**Christ Church Cathedral Stained Glass  
Restoration**

**35/37 Chestnut St. Parcel # 027500562**

**Neighborhood: Metro Center**

**Applicant: Christ Church Cathedral**

**Project Manager: Christ Church Cathedral**

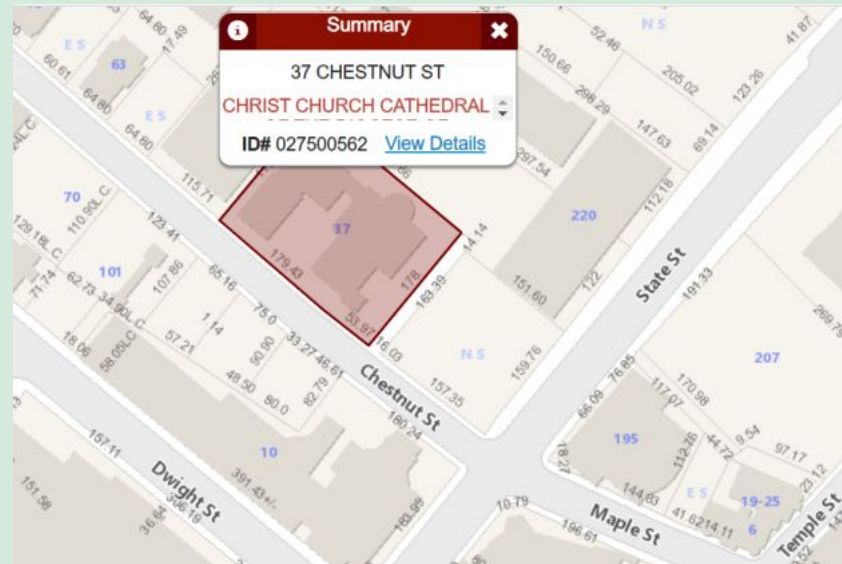
**Project Summary: Stained glass restoration  
of 11 Nave windows and 9 vestibule windows  
and including protective glazing.**

**Project Cost: \$334,438.00**

**CPA Request: \$250,000.00**

**Recommendation: \$86,895.00**

**\$45,642.00 from Historic Reserve and  
\$41,253.00 Undesignated Reserve**



Christ Church Cathedral at 35/ 37 Chestnut Street, Springfield, MA



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Springfield, MA 01103  
cpc@springfieldcityhall.com



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