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\$40,000

Herbert J. Jones Jr

Aug 23, 1985

Carlo Marchetti

1.00 + more

Apr. 19, 1986

Approved Jan 28, 1985

Tapley Urban Renewal Area

Amendment

Sept 10, 1986

December 1984

COMMUNITY DEVELOPMENT PROGRAM  
AMENDED URBAN RENEWAL PLAN FOR  
TAPLEY RENEWAL AREA

SPRINGFIELD, MASSACHUSETTS

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## 200 PROJECT AREA REPORT

### a. Boundary Selection

The boundaries were drawn to include a small deteriorated section of the McKnight neighborhood. This area is composed of single and two-family wood frame dwellings, vacant lots, a church, some marginally used stores, and an apartment building.

### b. Project Area Map

See Boundary and Existing Land Use Map

### c. Project Area Data

i. Data on Project Area - See D.C.A. form 59

#### ii. Criteria for Classifying Buildings

Buildings are classified as substandard if they contain one or more serious deficiencies which result in inadequate light, ventilation, sanitation, or protection from the elements. Exterior surveys were made by the Springfield Planning Department. Assessor's data were also used.

iii. Inclusion of sizeable area not meeting distribution of deficiencies test Not Applicable.

iv. Clearance was determined for individual structures which were judged substandard, vacant, or blighting influences.



**TAPLEY URBAN RENEWAL AREA**

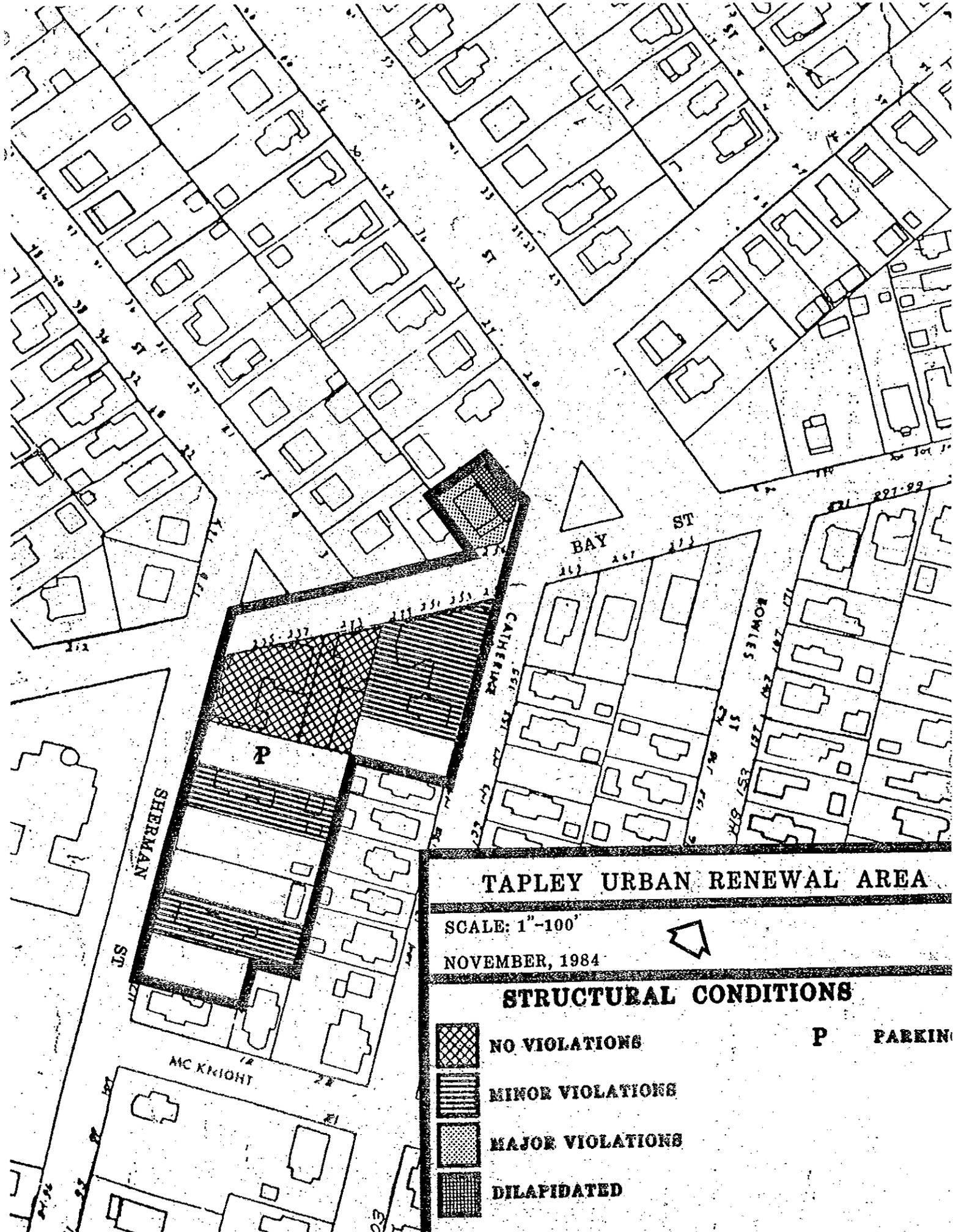
SCALE: 1"=100'

NOVEMBER, 1984



**EXISTING LAND USE**

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL
- P** PARKING
- V** VACANT LAND



**TAPLEY URBAN RENEWAL AREA**

SCALE: 1"-100'

NOVEMBER, 1984



**STRUCTURAL CONDITIONS**

-  NO VIOLATIONS
-  MINOR VIOLATIONS
-  MAJOR VIOLATIONS
-  DILAPIDATED

**P** PARKING

TAPLEY URBAN RENEWAL AREA

December 1984

PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area.)

ITEM	TOTAL	ACREAGE					CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
		BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS IMPROVED	OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
Al.	2.0	1.5	0	.5	.7	1.3	8	5	2.0
Streets, Alleys, Public Rights-of-Way, Total	.3	.3		0	0	.3			.3
a. Major Transportation	.3	.3		0	0	.3			.3
									0
									0
b. Other Streets, Alleys, Public Rights-of-Way	0	0		0	0	0			0
Residential, Total	.9	.9	0	0	.2	.7	.5	.3	1.3
a. Dwelling Purposes	.9	.9	0	0	.2	.7	.5	.3	1.3
b. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	1.3
Nonresidential, Total	.8	.3	0	.5	.5	.3	3	2	.4
a. Commercial	.2	.2	0	0	.1	.2	2	2	.3
b. Industrial	0	0	0	0	0	0	0	0	0
c. Public or Semipublic (Institutional)	.1	.1	0	0	0	.1	1	0	.1
d. Type of Unimproved Land Not Included in a, b, or c Above	.5			.5	.5	0			

CONTINGENT TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
Area (in Acres) of Parcels With Buildings	1.2	.1	.6	.5	0
All Buildings	8	2	4	2	0
a. Residential Buildings	5	1	3	1	0
b. Nonresidential Buildings	3	1	1	1	0
All Dwelling Units	19	1	4	14	0
a. In Buildings With Deficiencies	4	0	4	0	0
b. In Standard Buildings	15	1	0	14	0

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MAPS

1. Project Boundary and Proposed Land Use
2. Acquisition and Clearance Areas
3. Existing and Proposed Zoning

EXHIBITS

- A. Legal Description
- B. Property to be Acquired
- C. Minimum Property Rehabilitation Standards
- D. Secretary of the Interior's Standards for Rehabilitation

### DESCRIPTION OF PROJECT

- a. Boundaries of Project Area: See legal description, EXHIBIT A, and Project Boundary and Proposed Land Use Map, Map 1.
- b. Urban Renewal Plan Objectives:
  - i. Rehabilitation of all existing housing to remain up to decent, safe and sanitary standards as enumerated in the Residential Minimum Property Rehabilitation Standards.
  - ii. Removal of a structurally substandard blighting store
  - iii. Rehabilitation of commercial block to decent, safe, and sanitary standards
  - iv. Provision of land for parking, open space, and/or housing.
- c. Types of Proposed Renewal Actions: Renewal actions proposed are rehabilitation where feasible and desirable, clearance and redevelopment of structures not feasible or desirable for rehabilitation. Also, some under utilized vacant lots will be acquired. See Acquisition and Clearance Areas Map, Map 2.

### LAND USE PLAN

- a. Land Use Map: See project boundary and Proposed Land Use Map, Map 1.
- b. Land Use Provisions and Building Requirements:
  - i. Uses to be generally permitted: Single-family, two-family houses, semi-detached houses, professional offices as an accessory use within the dwelling, and parking as an accessory use for existing residential or commercial structures. Open space, as well as low and moderate income housing shall be a permitted use.
  - ii. Uses to be permitted at 249-259 Bay Street/154-160 Catherine Street:
    - (a) retail store designed primarily to provide daily service to the residents of the McKnight neighborhood
    - (b) personal shop such as a barber shop or beautician
    - (c) retail service store or custom store such as a bakery, custom tailoring, and appliance repair store.
    - (d) offices
    - (e) bank or similar financial institution

- (f) automatic self-service laundry
- (g) restaurant
- (h) day care centers and nursery schools

iii. Additional regulations, controls or restrictions on land to be offered for sale:

Residential Standards:

- a) Density - every lot shall provide at least 4,000 square feet of lot area per dwelling unit.
- b) Building Coverage - principal buildings shall not cover more than thirty-five (35) percent of the lot.
- c) Side Yards - there shall be a side yard between a principal building and each side lot line which in no case shall be less than ten (10) feet. In the case of a corner lot, there shall be at least fifteen (15) feet between the building and the side street line.
- d) Front Yards - no part of any building, except the outside steps, may be nearer to any street line than the nearest building on either side facing on the same street, but in no case need this distance exceed twenty-five (25) feet.
- e) Rear Yards - there shall be a rear yard between a principal building and the rear lot which in no case shall be less than twenty-five (25) feet.
- f) Height - no building shall exceed two and one-half stories or more than thirty-five (35) feet.
- g) Off-Street Parking - One and one-half parking spaces of at least one hundred and fifty (150) square feet per space shall be provided for each dwelling unit. Parking shall be adequately drained and paved with an all weather, dust-free surface. Lighting used in parking areas shall be arranged as to direct illumination away from adjoining residential premises. Between any parking lot and a public street or a residential use, there shall be a five-foot wide landscaped strip planted with evergreens which are at least three feet tall. All parking plans shall be reviewed by the Springfield Planning Department.

h) Open Spaces - all open areas shall be amply landscaped with consideration given to play areas for children.

iv. Duration and effective date of regulations and controls:

a) The regulations and controls contained in this Urban Renewal Plan shall be binding and effective, by deed or lease, upon all purchasers or leasees of land their heirs or assigns in the area of the City of Springfield Massachusetts, covered by this Plan from the original date of approval of this Plan by the City Council of Springfield, Massachusetts, for forty (40) years unless amended, as provided in Paragraph 4f of this Plan.

b) In addition, the following regulation shall take effect upon adoption of this Plan and shall be binding for one hundred (100) years. At no time shall this acquisition, use, disposal, or conveyance of land or improvements within the project area to or by any persons be denied, restricted, or abridged, nor occupancy or possession thereof preferred, segregated, or refused because of race, color, creed, sex, or national origin in the sale, lease, or occupancy of project area property.

v. Controls on parcels not to be acquired: the regulations, controls, or restrictions enumerated in sections bi and bii above shall apply, except that when strict conformity by existing uses is infeasible due to specific site limitations, the local Public Agency may modify such regulations, controls, or restrictions, provided that the objectives of the Urban Renewal Plan will not be abrogated by such action. Infeasible shall be construed as incapable of meeting the regulations because of inadequate lot size or shape, the nature of the building location on the lot, or the size or shape of the existing building.

- vi. Zoning and planning changes: in conformance with the Land Use Plan for area, one zoning change is proposed. (See Proposed Zoning Map, Map 3).

4. PROJECT PROPOSALS

a. Land Acquisition:

- i. Identification of property to be acquired: The properties indicated on the Property Acquisition Map, Map 2, included in this section will be acquired. Acquisition property is listed in EXHIBIT B.
- ii. Conditions under which real property not identified above may be acquired: Properties in the project area which are not to be acquired will be required to meet rehabilitation standards, which standards are attached hereto as EXHIBIT C. Such properties shall not be acquired unless the owners thereof do not rehabilitate their properties in accordance with such standards and to the extent necessary to achieve the objectives of this Plan.

All properties not acquired shall be inspected for structural and other defects constituting violation of the rehabilitation Standards. Where minor deficiencies are present, the local Public Agency will take the necessary steps to effect their remedy by enforcement of the applicable city code and ordinance provisions.

Where, on the basis of such inspections, the local Public Agency determines that deficiencies are present of such character that their continued existence would constitute a hazard to the health, safety, and welfare of the community, or would hinder or obstruct the accomplishment of the objectives of the Community Development Program and this Plan, the local Public Agency shall submit to the owner a form of agreement for the repair and rehabilitation of such property setting forth the repairs and improvements within a reasonable time to be specified in such agreement, and to maintain his property in good repair in accordance with the standards of the Plan for the period of the Plan. In the event that such agreement is not executed by the owner within one -

hundred twenty (120) days from receipt thereof, or if after execution, the owner does not comply with the terms thereof the local Public Agency will acquire the property and either (1) sell the property subject to rehabilitation in accordance with this Plan, or (2) rehabilitate the property in accordance with the Minimum Property Rehabilitation Standards.

**iii. Special Properties Which May Be Acquired**

Commercial complex at 249-259 Bay Street/154-160 Catherine Street

This building is not shown to be acquired at this time. If, however, one year after notification of approval of this plan by Commonwealth of Massachusetts, this building has not been renovated and its exterior repaired to the Secretary of the Interiors Standards for Rehabilitation, the Springfield Redevelopment Authority reserves the right to acquire it for commercial renovation. If the building is acquired, an exterior preservation restriction shall be given to the Springfield Historical Commission.

**b. Rehabilitation:**

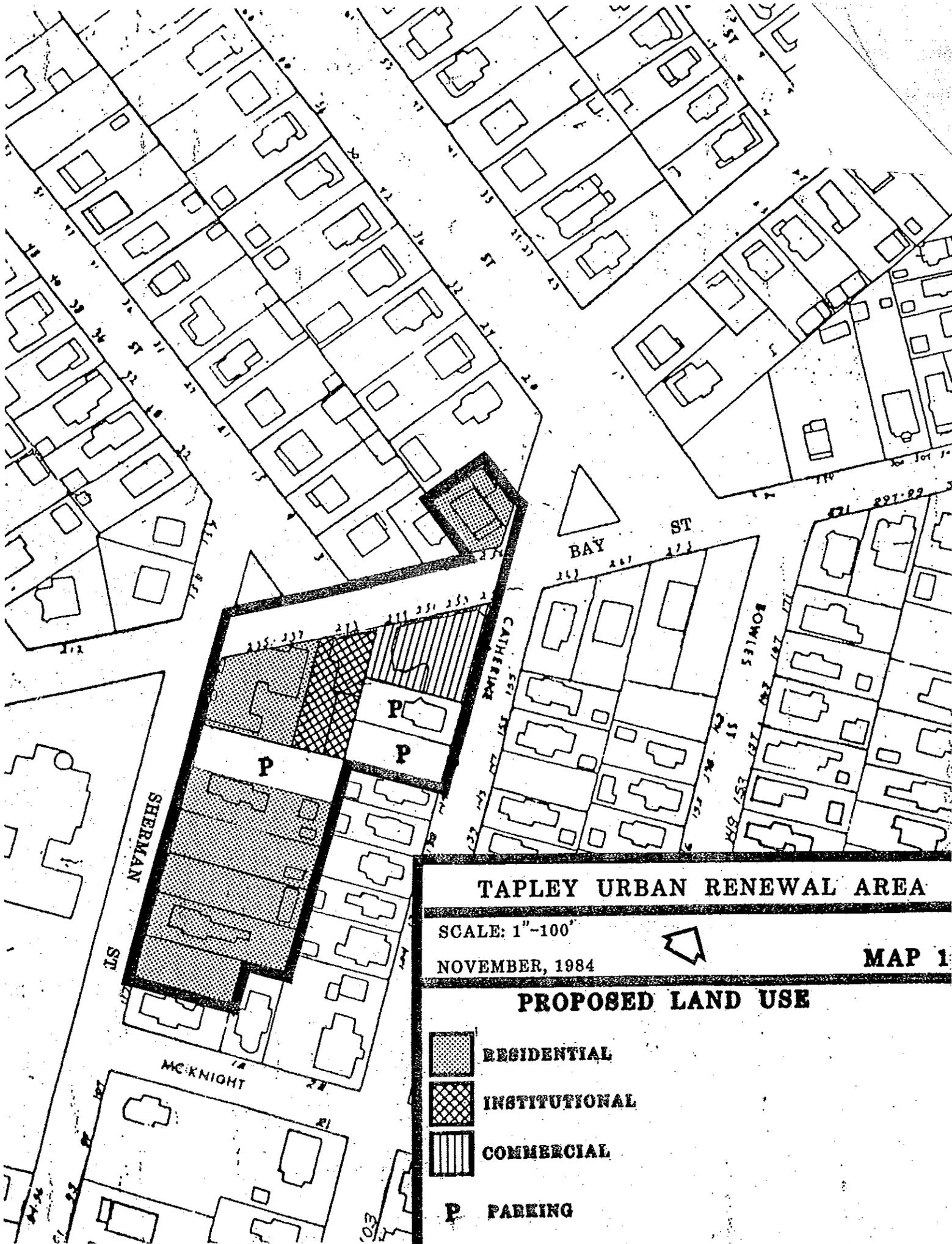
i. Property rehabilitation standards for real property not to be acquired: All properties within the project area not identified above as acquisition properties shall be upgraded in accordance with the Minimum Property Rehabilitations Standards, which are attached hereto and incorporated in this Urban Renewal Plan as EXHIBIT C.

ii. The exterior of properties shall be rehabilitated according to the Secretary of the Interior's Standards for Rehabilitation which are attached as Exhibit D.

c. Redevelopers' Obligations:

- i. To prevent speculation in land holding in the project area, all redevelopers will be required to commence and complete the building of all proposed improvements within a reasonable time following their acquisition of the land.
- ii. A redeveloper may not sell, without prior approval of the Redevelopment Authority, any or all interest in the project area property prior to the completion of all proposed improvements.
- iii. In order to prevent discrimination by redevelopers in the use of property in the project, each conveyance (or lease) will contain a covenant binding the purchasers (or lessees) and their successors in interest not to restrict the sale, lease or occupancy of any real estate in the project area on the basis of race, creed, color, sex, or national origin. Additionally, compliance shall be obtained by the Springfield Redevelopment Authority in all other respects of the terms and provisions of Section 49 of Chapter 121 B of the General Laws of the Commonwealth of Massachusetts (Ter. Ed.) including, but not limited to, sub-section (c) "... to give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and renewal activities who desire to live in such dwelling units, and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same redevelopment...".
- iv. Prior to selection of a redeveloper, the Springfield Redevelopment Authority shall review the redeveloper's proposal to insure conformance with this Urban Renewal Plan and compatibility with the surrounding neighborhood and, in arriving at such determination, shall take into consideration the views of the McKnight Neighborhood Council.

- v. The redeveloper shall, to the extent possible, ensure that new housing units are made available at a sales price or a rental that low or moderate income persons and families can afford.
  - vi. Compliance by the redeveloper, and his contractor and sub-contractors, will be required in connection with all federal legislation and regulations regarding training, employment, and contracting opportunities created by the program to which this Plan pertains for lower income individuals and businesses from the neighborhoods located within the project area, specifically, but not limited to, Section 3 of the Housing Act of 1968, and the President's Executive Order #11246, as amended.
- 
- d. Underground Utility Lines: None.
  - e. Temporary Project Improvements: None.
  - f. Changes in Approved Plan: This Plan may be modified at any time by the Springfield Redevelopment Authority provided if modified after the lease or sale of real property in the project area, the modification must be consented to by the redeveloper or redevelopers of such real property or his successors or by their successors in interest affected by the proposed modification. Where the proposed modification will substantially change said Plan, the approval of the proposed modification shall follow the same procedures as that which governed the adoption of this Plan.



**TAPLEY URBAN RENEWAL AREA**

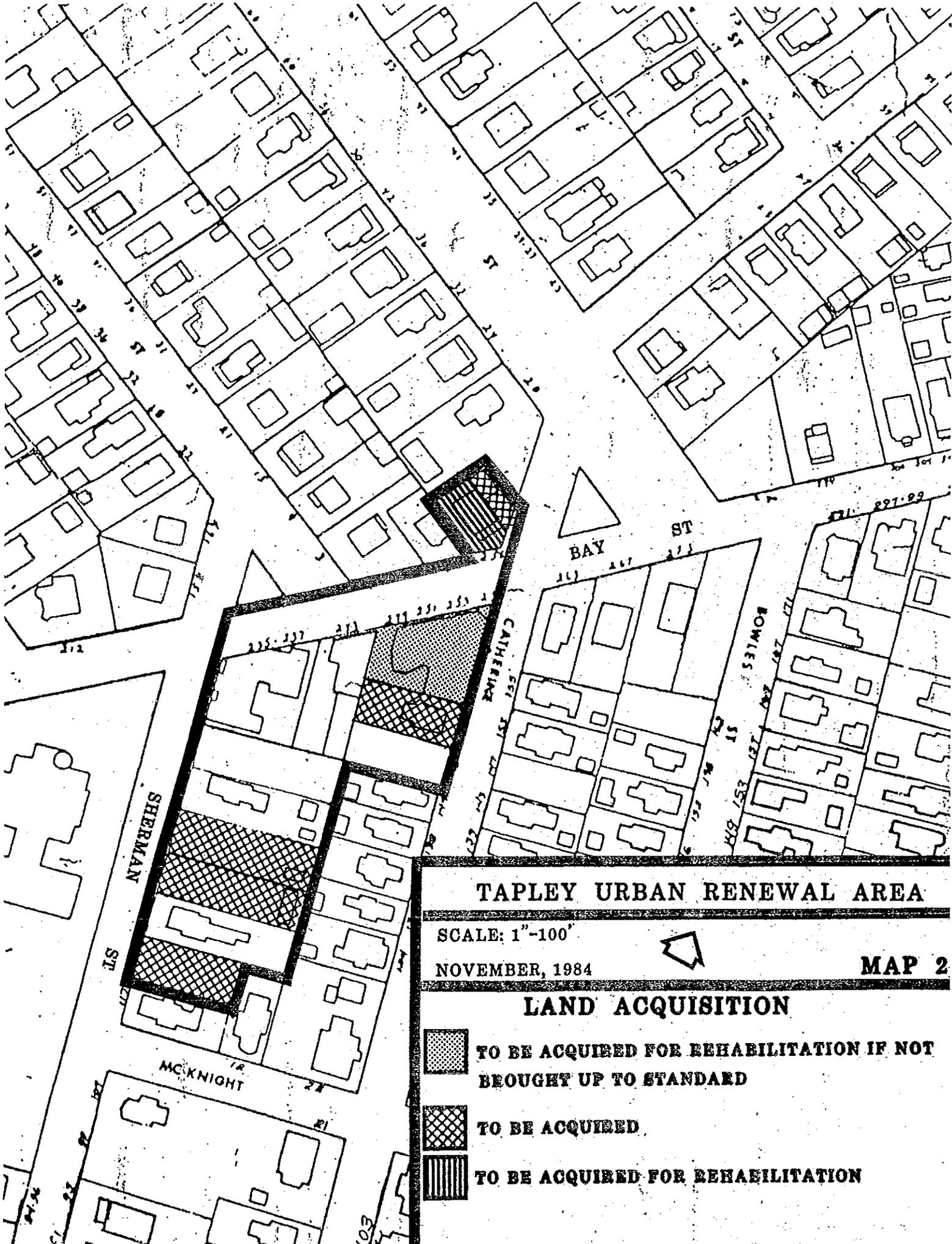
SCALE: 1"=100'

NOVEMBER, 1984

**MAP 1**

**PROPOSED LAND USE**

-  RESIDENTIAL
-  INSTITUTIONAL
-  COMMERCIAL
- P** PARKING



**TAPLEY URBAN RENEWAL AREA**

SCALE: 1"=100'

NOVEMBER, 1984

**MAP 2**

**LAND ACQUISITION**

-  TO BE ACQUIRED FOR REHABILITATION IF NOT BROUGHT UP TO STANDARD
-  TO BE ACQUIRED
-  TO BE ACQUIRED FOR REHABILITATION



**TAPLEY URBAN RENEWAL AREA**

SCALE: 1"=100'

NOVEMBER, 1984



**MAP**

**EXISTING & PROPOSED ZONING**

-  RES A TO REMAIN
-  RES B TO REMAIN
-  BUS A TO REMAIN
-  RES C TO REMAIN
-  RES B TO COMM P

LEGAL DESCRIPTION  
Tapley Renewal Plan  
EXHIBIT A

Beginning at a point located in the intersection of the easterly street line of Sherman St. and the northerly street line of Bay St.; thence easterly along the northerly street line of Bay St. approximately 250'; thence northwesterly approximately 69'; thence northeasterly approximately 64'; thence southeasterly approximately 60' to the westerly street line of Catherine St.; thence southerly along the westerly street line of Catherine St. approximately 295'; thence westerly approximately 100'; thence southerly approximately 250'; thence westerly approximately 45'; thence southerly approximately 49'; thence westerly approximately 92' to the easterly street line of Sherman St.; thence northerly along the easterly street line of Sherman St. to its intersection with the northerly street line of Bay St. the point of beginning.

EXHIBIT B  
Property to be Acquired

Lots with Buildings

256 Bay/172 Catherine St.  
\*249-259 Bay/154-160 Catherine St.  
150 Catherine St.

Vacant Lots

127 Sherman St.  
133 Sherman St.  
121 Sherman St.

\*to be acquired only if not brought up to standard condition

## Exhibit C

All residential properties in the Tapley Urban Renewal project area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, housing and sanitary codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

The Springfield Building Department shall assume responsibility for enforcing or determining compliance with codes or regulations and make interpretations regarding their application in any specific instance.

### Definitions

Terms, phrases and words and their derivatives used in these Minimum Property Rehabilitation Standards shall have the meanings given in the Springfield Building Code.

Exhibit D

THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR REHABILITATION

The following "Standards for Rehabilitation" shall be used by the Secretary of the Interior when determining if a rehabilitation project qualifies as "certified rehabilitation" pursuant to the Tax Reform Act of 1976. These standards appear in Section 36 of the Code of Federal Regulations, Part 67.

1. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
2. Rehabilitation work shall not destroy the distinguishing qualities or character of the structure and its environment. The removal or alteration of any historic material or architectural features should be held to a minimum.
3. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in the composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials shall be treated with sensitivity.
5. Changes which may have taken place in the course of time are evidence of the history and development of the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
6. All structures shall be recognized as products of their own time. Alterations to create an earlier appearance shall be discouraged.
7. Contemporary design for additions to existing structures or landscaping shall not be discouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood, structures, or its environment.

8. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

#### GUIDELINES FOR APPLYING THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following guidelines are designed to help individual property owners formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of the Secretary of the Interior's "Standards for Rehabilitation." The guidelines pertain to buildings of all occupancy and construction types, sizes, and materials. They apply to permanent and temporary construction on the exterior and interior of historic buildings as well as new attached or adjacent construction, although not all work implied in the Standards and guidelines is required for each rehabilitation project.

Techniques, treatments, and methods consistent with the Secretary's "Standards for Rehabilitation," are listed in the "recommended" column on the left. Those techniques, treatments, and methods which may adversely affect a building's architectural and historic qualities are listed in the "not recommended" column on the right. Every effort will be made to update and expand the guidelines as additional techniques and treatments become known.

Specific information on rehabilitation and preservation technology may be obtained by writing to the Technical Preservation Services Division, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240, or the appropriate State Historic Preservation Officer. Advice should also be sought from qualified professionals, including architects, architectural historians, and planners, skilled in the preservation, restoration, and rehabilitation of old buildings.

#### THE ENVIRONMENT

##### Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

##### Not Recommended

Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color, and materials.

## THE ENVIRONMENT -- continued

Recommended

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building set-backs which have traditionally linked buildings to their environment.

Using new plant materials, fencing, walkways, street lights, signs, and benches which are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

## BUILDING SITE

Recommended

Identifying plants, trees, fencing, walkways, out-buildings, and other elements which might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches which reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, out-buildings, and other elements before evaluating their importance in the property's history and development.

Giving the site an appearance it never had.

BUILDING: EXTERIOR FEATURES

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing with mortar of high Portland cement content can create a bond that is often stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

Sandblasting brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products which could have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

## BUILDING: EXTERIOR FEATURES — continued

Masonry: Adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Not Recommended

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Indiscriminate removal of paint from masonry surfaces. This may subject the building to harmful damage and may give it an appearance it never had.

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining original material, whenever possible.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates in size, shape and texture the old as closely as possible.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are in most cases, an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such

BUILDING: EXTERIOR FEATURES -- continued

Wood: Clapboard, weatherboard, shingles and other wooden siding

Recommended

Not Recommended

material also can contribute to the deterioration of the structure from moisture and insect attack.

Architectural Metals: Cast iron, steel, pressed tin, aluminum, zinc

Recommended

Not Recommended

Retaining original material, whenever possible.

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Cleaning when necessary with the appropriate method. Cast iron and steel are normally not affected by mechanical cleaning methods while pressed tin, zinc and aluminum should be cleaned by the most gentle method possible.

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

Roofs and Roofing

Recommended

Not Recommended

Preserving the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

## BUILDING: EXTERIOR FEATURES — continued

Roofs and RoofingRecommended

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Windows and DoorsRecommended

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, architraves, steps, and all hardware.

Duplicating the material, design, and the hardware of the older window sash and doors if new sash and doors are used.

Not Recommended

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.

Not Recommended

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that alter the character and appearance of the building.

## BUILDING: EXTERIOR FEATURES -- continued

Windows and DoorsRecommended

Using original doors and door hardware when they can be repaired and reused in place.

Not Recommended

Discarding original doors and door hardware when they can be repaired and reused in place.

Entrances, porches, porte-cocheres, and stepsRecommended

Retaining porches and steps which are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra-cotta, tile, and brick.

Not Recommended

Removing or altering porches and steps which are appropriate to the building and its development and the style it represents.

Stripping porches and steps of original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra-cotta, tile, and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Exterior FinishesRecommended

Discovering original paint colors and finishes; repainting with colors based on the original, when appropriate, to illustrate the distinctive character of the property.

Not Recommended

Stripping down to the bare surface without some evidence of original exterior surface.

## BUILDING: EXTERIOR FEATURES -- continued

Exterior FinishesRecommendedNot Recommended

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

## BUILDING: INTERIOR FEATURES

RecommendedNot Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as: stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantle pieces, paneling, lighting fixtures, parquet or mosaic flooring.

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Installing new decorative material which is inappropriate or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as kitchens and bathrooms.

Retaining original plaster, whenever possible.

Destroying original plaster except where necessary for safety and efficiency.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

## PLAN

Recommended

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

## NEW CONSTRUCTION

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Increasing building height only when absolutely necessary. Maintaining the scale, openings, and texture of existing building.

Not Recommended

Making unnecessary new additions.

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building which changes the scale and character of the building. Additions in height should not be visible when viewing the principal facade.

Adding new floors which destroy important architectural details and features of the building.

## NEW CONSTRUCTION

Recommended

Protecting architectural details and features contributing to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Not Recommended

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

## MECHANICAL SERVICES: HEATING, AIR CONDITIONING, ELECTRICAL, PLUMBING, FIRE PROTECTION

Recommended

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Selecting mechanical systems that best suit the building.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

Installing "dropped" acoustical ceilings to hide mechanical systems. This destroys the proportions and character of the rooms.

Having exterior electrical and telephone cables attached to the principal elevations of the building.

## SAFETY AND CODE REQUIREMENTS

RecommendedNot Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Investigating variances for historic properties afforded under some local codes.

Installing adequate fire prevention equipment in a manner which does minimal damage to the appearance or fabric of a property.

Providing access for the handicapped without damaging the essential character of a property.

Adding new stairways and elevators which do not alter existing exit facilities or other important architectural features and spaces of the building.

Adding new stairways and elevators which alter existing exit facilities or important architectural features and spaces of the building.

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U.S. Department of the Interior  
National Park Service  
Office of Archeology and Historic Preservation  
Washington, D.C. 20240  
March 25, 1977

At the CDBG hearings in September, 1979, numerous McKnight residents spoke of the need for urban renewal activity at Bay and Catherine Streets. The Planning Department staff met with the elected neighborhood council during the spring and summer of 1980 to write an urban renewal plan.

Because the implementation of the plan was delayed, a neighborhood meeting in August, 1984 to solicit comments regarding modifications to the plan. The neighborhood council was notified of the revisions in November, 1984 once the revisions were drafted.

## 204 REHABILITATION REPORT

This program is intended to upgrade a small portion of the McKnight Neighborhood, an inner city area a mile to the east of Springfield's C.B.D.

All residential properties in the Tapley Renewal Area were inspected externally by the Springfield Planning Department. Most properties were given interior inspections by the Housing Department's Code Enforcement Division.

The program area is comprised of a mixture of deteriorated and sound single, two and three family houses. Seriously blighted structures and blighting land uses will be cleared. Cleared residential land will be sold to abutters or for new housing developments.

Sidewalk, curbing, and treebelts will be repaired or replaced.

The basis of the Minimum Property Rehabilitation Standards is the Massachusetts State Building Code which took effect January 1, 1975.

The Springfield Redevelopment Authority will be responsible for inspecting each property before rehabilitation in order to determine what work is required to bring the property up to Minimum Property Rehabilitation Standards. The Authority will then enter into an agreement with each property owner to upgrade the property to minimum standards. The authority will assist in arranging financing and in preparing the work program and specifications for the rehabilitation work. CBDG rehabilitation grants and 312 loans will be available. During and after completion of the needed work, the Authority will inspect to insure that work complies to specifications.

The designated rehabilitation area has an elected organized neighborhood citizen's council, funded by the City with CD money, which has been consulted in the planning of the program.

## Exhibit C

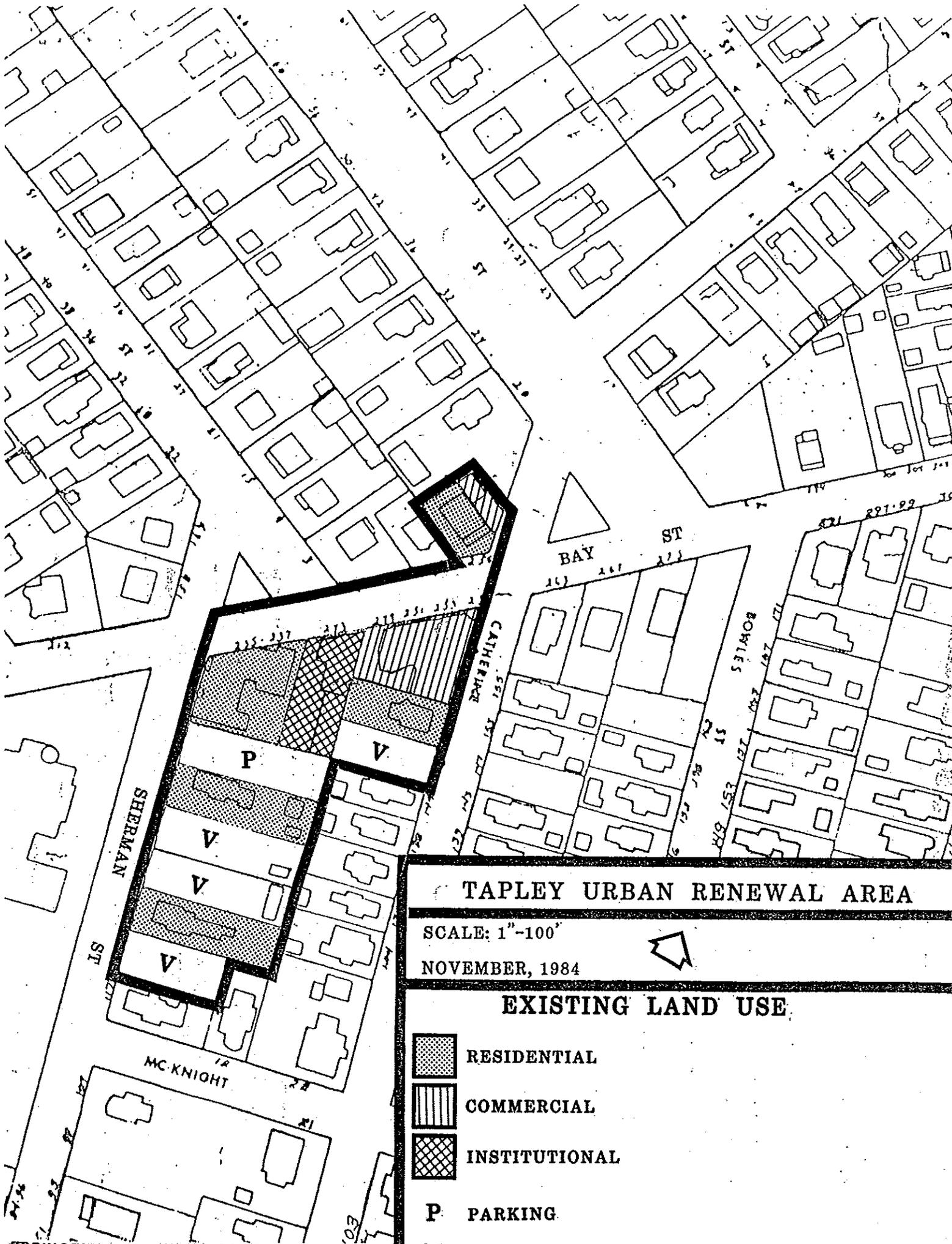
All residential properties in the Tapley Urban Renewal project area shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of property, including, but not limited to, the building, plumbing, heating, electrical, housing and sanitary codes. These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

The Springfield Building Department shall assume responsibility for enforcing or determining compliance with codes or regulations and make interpretations regarding their application in any specific instance.

All nonresidential properties in the Tapley Urban Renewal Project Area shall comply with the standards found in the Massachusetts State Building Code.

### Definitions

Terms, phrases and words and their derivatives used in these Minimum Property Rehabilitation Standards shall have the meanings given in the Massachusetts State Building Code.



**TAPLEY URBAN RENEWAL AREA**

SCALE: 1"=100'

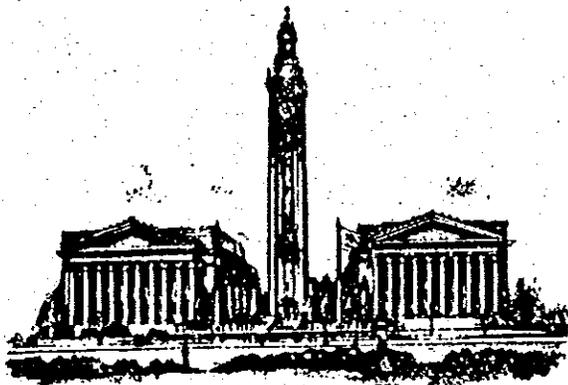
NOVEMBER, 1984

**EXISTING LAND USE**

-  RESIDENTIAL
-  COMMERCIAL
-  INSTITUTIONAL

**P** PARKING

**V** VACANT LAND



THE CITY OF  
SPRINGFIELD, MASSACHUSETTS

December 5, 1984

John Benoit, Commissioner  
of Community Development  
City Hall  
Springfield, Massachusetts 01103

Re: Tapley Urban Renewal Area

Dear Mr. Benoit

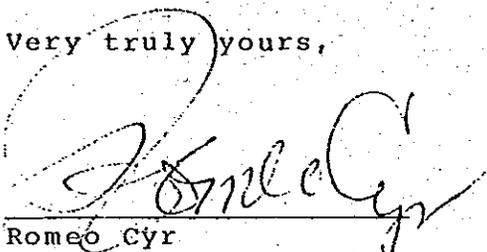
After reviewing the abovementioned document, the Planning Board, at a regular meeting held on December 5, 1984 attended by a legal quorum, voted unanimously to adopt the following:

RESOLVED:

That the Plan for Tapley Urban Renewal Area, dated December, 1984, has been reviewed by this Board and it be and hereby is the finding and determination of this Board that the Plan is based upon a local survey and conforms to the Comprehensive Plan for the locality as a whole.

This review and vote is intended to meet the requirements of the General Laws of Massachusetts, Chapter 121B, Section 48.

Very truly yours,

  
Romeo Cyr  
Chairman

/joc