

Springfield Preservation Trust

S P T

April 2014

Casino Update



On April 1, 2014, the Massachusetts Gaming Commission held a host community meeting at the MassMutual Center. After MGM made its presentation; many of those in attendance had the opportunity to express their support or concerns. Both Jim Boone and Bob McCarroll spoke of the historical significance of the buildings in the MGM casino footprint and asked the commission to consider saving more of these historical properties. Following this meeting the SPT Board of Directors voted to send the following letter to the Gaming Commission:

April 2, 2014

Massachusetts Gaming Commission
84 State Street, 10th Floor
Boston MA 02109

Dear Commissioners:

The board of directors has voted to write regarding the current MGM casino plan and the damage it will do to historic buildings in Springfield.

Our members attended the three presentations by MGM to the Springfield Historical Commission (SHC) regarding the 14 historic resources on the development site.

In January 2013, MGM proposed to reuse the former MassMutual Building at 1200 Main Street, to move and reuse the former Spiritualist Church on Bliss Street, to retain the front half of the Armory on Howard Street as a restaurant, and to incorporate the façade of the United Electric Building at 73 State Street into its hotel. Everything else would be demolished.

In April 2013, the SHC asked MGM to reuse the Union House at 1132-1143 Main Street; to incorporate facades of 79 & 95 State Street, Edisonian Building, and YWCA; to reuse the rear portion of the Armory; and to reuse the elaborate lobby of 73 State Street.

In January 2014, MGM had not change its plans but spent the meeting justifying why historic resources couldn't be reused—one façade was too tall, one too short, one too off-center, and one with a floor height too high. Yet, the façade of 73 State Street will be incorporated into the hotel. Despite being shorter and having a different floor height. Regarding Union House, MGM claimed that they wanted a large service basement under the complex and retaining Union House would be in the way. Local architects have told us that that issue can be solved.

At Tuesday's presentation to the MGC, MGM still had not changed its plans regarding the number of historic resources that would disappear forever.

Our members noted the lackluster response by Michael Mathis when questioned by Commissioner Crosby on saving additional historic resources.

We feel that MGM has not seriously looked at including more historic resources in their proposal. The board is especially concerned about the 1846 Union House, the oldest and most historic building in the project, and the YWCA, the most architecturally important building. The four-story Union House sits where MGM is proposing four-story new buildings. The YWCA façade sits where the southern casino wall will be.

We urge you to vet the design plan and its impact on the historic resources of Springfield as diligently as you have vetted the gaming companies themselves. We urge you to make incorporating more historic resources as a condition of the MGM license. Loss of our historic buildings should not be the cost of MGM coming to our city.

Thank you.

SAVE THE DATE - Preservation Awards

On Tuesday, June 17 at 6:00, SPT will hold it's annual Preservation Award Ceremony at Center Court, Tower Square.

The Springfield Preservation Trust Preservation Awards honor the people and organizations that are helping to restore and preserve historic structures in Springfield. Every year the Trust showcases exemplary properties that represent the best of preservation in Springfield over the previous year, as well as those who are stewards of historic properties. Please join us to help congratulate the awardees.

The display will be up for the month of June.

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2014 Winter Fundraiser Big Success

The 2014 Winter Fundraiser was held on January 26th at the home of Joseph & Kathleen Pellegrino in the historic Atwater Park neighborhood. The Pellegrino's



home was built in 1915 for J.G. Roy in the Arts & Crafts style by Springfield's foremost architectural firm, Gardner & Gardner.

The event was a huge success with over 80 people attending. Guests enjoyed passed hors d'oeuvres and a dining table filled with scrumptious food, presented by Cecy Perry of Al Dente Catering. Michael Rheault and Larry Picard donated their time and talent by providing live piano music for added ambiance. The Pellegrino's opened up their entire home so guests could investigate all the interesting architectural details.

Guests also had a chance to raise additional funds and win a variety of prizes through a Chinese raffle. SPT board member Bob McCarroll took the chance to ask attendees to contact policymakers to encourage the preservation of more historic buildings in the casino development area. SPT is now looking forward to the Garden Party, our next fundraiser, being planned for the summer.



The Trust will like to thank the following people and organizations who made donations to the Chinese raffle:

Betti Boggis of Big Y Foods, Inc.
 Lynn Bolton of Friendly's, Inc
 Jeffrey Cohen of Jeff's Picture Framing
 Jane Crosby
 Jill Crosier of Starbucks
 Becky DePerry of Daisy Troop 11639
 Trudi Fernandes
 Bob McCarroll
 Suburban Integrated Facilities Resources

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 Jill Crosler
 and Angelo
 Denno of
 Starbucks.



After outgoing
 President Ben
 M u r p h y
 w e l c o m e d
 e v e r y o n e
 t o
 t h e
 m e e t i n g,
 Bob McCarroll gave a tribute to Dr Robert Holbrook.
 Robert was a great supporter of the trust and his death
 a great loss to the preservation community.

Bob then presented the slate of new officers and board
 members; the motion to accept was passed.

Elected Officers

Don Courtemanche, President
 Michael Marcinkewich, Vice President
 Gayle White, Treasurer
 JoAnne Cardell, Clerk
 Benjamin Murphy, At Large

Board of Directors

Tim Cummings
 Neil Daboul *
 Melvin Edwards
 Diane Fisher *
 Gavin Gardner *
 Zaida Govan
 Nicole Griffin *
 Robert Louder
 Bob McCarroll
 Denise Moccia
 Kathleen Pellegrino
 Mike Stevens
 Marilyn Sutin
 Esther Torres *

* Indicates new members board

Ben highlighted the events and activities of the past
 year, reviewed some of our upcoming events, and
 shared the progress on 77 Maple St. Newly elected

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Cabaret Afternoon



About forty
 SPT members
 and friends
 filled the
 Kimball Towers
 Condos elegant
 Community
 Room on March
 16 for a
 pleasant
 afternoon of

music. Award-winning singer Vickie Phillips and
 keyboardist Michael Rheault entertained folks with
 songs from a variety of cabaret composers including
 Jacques Brel, Kurt Weill, and Charles Aznavour.

SPT thanks both Vickie and Michael for having donated
 their time and talent for this event. We also thank board
 member Robert Louder for arranging and setting up the
 space.

Annual Meeting

The annual meeting was held at the Commandant's
 House, Springfield Armory National Historic Site, One
 Armory Square on Sunday, March 2. Attendees had a
 chance to socialize prior to the event and tour all the
 floors of the Commandant's house. Refreshments were

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President, Don Courtemanche, presented the 2014 list of endangered properties (see following article) and introduced guest speaker, James Woolsey, Superintendent of the Springfield Armory National Historic Site.



Superintendent Woolsey shared the history of the site which was created to manufacture weapons. Unfortunately, the closing of the Armory had a significant economic impact on the city. He also discussed plans to restore the gardens and the surrounding landscape, and is looking for a tenant for the

Commandants House to help with renovating the property.



New Board Members

This year the Preservation Trust welcomes 5 new board members, here is a little background on three of our new members:

Neil A. Daboul, Merchant Marine Captain/Philanthropist

Born and raised in Springfield, Neil recently returned to the area after 32 years service as a Navy and Merchant Marine Officer. He has an abiding love of Springfield and the historic significance it holds in American history and architecture. This passion led him to join the effort to preserve the most enduring structures and neighborhoods in Springfield. In addition to serving on the SPT board he serves as a Captain in the Naval Reserve; is Vice President of the Western

Massachusetts Council, Boy Scouts of America and Marketing Advisor to the Virginia Stage Company in Norfolk, Virginia. He is a regular attendant at Grace Presbyterian Church in Longmeadow and a frequent lecturer at his alma mater, the Massachusetts Maritime Academy.

Diane Fisher

Previous SPT Board Member & Past President, Diane has returned to serve on the board. During her hiatus from the board, Diane continued to volunteer - selling tickets for tours and sending out press releases to the media. She has 20+ years of experience as a Realtor, and previously worked over 17 years in the banking industry. She has always been a strong supporter of preserving historic properties and has lived in 3 different Springfield Historic Districts.

Gavin Gardner

Gavin works at Springfield Armory National Historic Site as the Resources Program and Facilities Manager. Gavin recently moved to the area from New Mexico where he worked to protect and preserve 17th century Spanish Missions at Salinas Pueblo Missions National Monument. Originally from Maryland, Gavin headed west for college in Arizona. An archeologist by trade, he has worked for the National Park Service at a variety of parks throughout the country including Yosemite, Death Valley, Point Reyes National Seashore, Tonto National Monument, and Klondike Gold Rush National Historical Park. This is his first time living in the east since leaving for college and he is excited for the change. He is a new member to SPT and was asked to join the board as a representative of Springfield Armory.

2014 Most Endangered List

This past year a committee was formed to address the issue of endangered properties. Led by board member Timothy Cummings, a database of properties was created and for the first time, opened nominations to the public. There were 30 nominations, 6 from the community; the following 11 properties were selected.

- 25-27 Elliot Street
- Willys Overland Building

- Union House/1143 Main Street
- YWCA Building
- Smith Carriage Building
- Hale Smith House
- Knox Automobile Factory
- Maple St Row House
- Carriage House 63 Mulberry
- Junior Officer's Quarters (Spfld Armory)
- 71 Thompson St

Lost:

- Chestnut St School
- Allis Mansion

77 Maple Update

Although not much is visible yet, work is proceeding well with 77's trim and window work. The scope of trim in this phase includes the 2 ends of the Main Building, the rear end of the Main Ell, and most of the trim around the North Ell.

Most of the windows being done are those that are "safe" from anticipated Design impact. This means that some windows in the rear will be impacted when a new addition is added to replace the badly-deteriorated wood-framed ell. The few remaining "safe" windows are in the Main Ell's south side.

The long, harsh Winter has delayed much of the exterior work; the timeframe to complete the project is somewhat tight with a deadline next month. A meeting of SPT's Architect and the GC will be held soon to coordinate on the schedule for completion.

Work done includes:

- Window frames and sash have been de-leaded, down to bare-naked wood
- Window sash have been re-glazed, painted, etc., in a heated shop
- Framing details for exterior trim have been worked-out w/ General Contractor (GC)
- Window-rebuilding details have been resolved
- Some exterior work has been started

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You can find SPT online at:

www.springfieldpreservationtrust.org
www.facebook.com/PreserveSpringfield

Monthly meetings of the Springfield Preservation Trust are held on the first Wednesday of each month at 6:30 p.m., at the Mason Wright Retirement Center, 74 Walnut Street. All Trust members are welcome.

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