

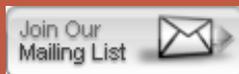


## SPRINGFIELD PRESERVATION TRUST NEWSLETTER

Winter 2015

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### quick links

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*image above is of  
Old YWCA Building  
on Howard Street*

### SUPPORTERS



Law Offices of  
David W. Sanborn  
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### MGM Update

The Massachusetts Historical Commission (MHC) has formally determined that the MGM project will have an adverse impact on eight historic buildings: United Electric Building at 73 State Street, Edisonia Block at Main and Bliss Streets, WCA Boarding House (now Rescue Mission) on Bliss Street, French Congregational Church on Bliss Street, YWCA on Howard Street, State Armory on Howard Street, Union House at 1132 Main Street, and Howard Street School. Except for the church, which is being moved, the adverse findings were due to proposed total or partial demolition of the buildings.

On December 11, SPT was part of the first consultation meeting with MHC, MGM, MA Gaming Commission (MGC), and Springfield Historical Commission. Brona Simon, Executive Director of MHC, explained that the MHC has no power to alter a project but that it is the responsibility for a state agency funding or licensing a project to explore and adopt "all prudent and feasible means to eliminate, minimize, or mitigate" adverse impacts found by MHC.

As MGM explained the reasons for the current design, Ms Simon commented that MGM seemed to have designed the project with little consideration for historic buildings. The meeting ended with MGM and MGC being directed to search for alternative designs. A second meeting will be scheduled when more information can be provided.

SPT has sent a letter urging the MGC to explore alternatives to demolition and suggesting changes which would reduce the amount of demolition. The letter can be downloaded by [clicking here](#). SPT members can write the MGC at 101 Federal Street, 23rd floor, Boston MA 02110.

### State Armory on Howard Street

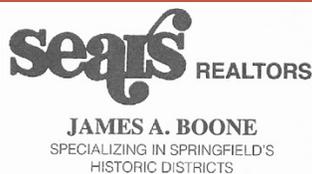
**B & B Antiques  
Estates and Antiques  
Bought and Sold**

Robert Louder  
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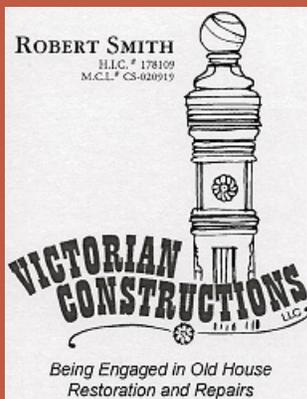


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**Photography:**

After the 2011 Tornado, the City demolished the damaged drill shed of the Armory and applied to the Federal Emergency Management Agency for disaster aid. FEMA awarded \$17,000,000 for the



Armory, and the City chose to spend the money on a new South End Community Center, which had been housed in the Armory, and a new Senior Center in Blunt Park, a project on the municipal wish list prior to the tornado. Because the Armory is on the National Register of Historic Places, the City, FEMA, and the Massachusetts Historical Commission had to agree on mitigation measures for the loss of the drill shed. SPT, the Springfield Historical Commission, and PreservationMassachusetts were invited to be consulting parties.

Nine months and several lengthy conference calls later, the draft agreement calls for the City to:

1. establish a \$200,000 fund to aid historic buildings which are still tornado-damaged
2. survey 50 historic buildings in the tornado zone
3. establish a protocol to solicit SHC comments on rehabilitation, demolition, or disposition of city-owned buildings built prior to 1950
4. produce a booklet on the history of the Armory
5. update the National Register form to reflect the loss of the drill shed
6. ask MGM for a preservation restriction on the Armory, sold to them in July for \$1,600,000.

## SAVE THE DATE - 2015 Winter Fundraiser

This year's annual SPT Winter Fundraiser is being held on Sunday, February 8 at 2 PM. The event will be hosted by Deidre Alton at her Colonial Revival style home at 1166 Worthington Street.



The Centennial of 1876 sparked renewed interest in all things colonial - including architecture. This grand Colonial Revival style house was constructed in 1889 for Charles Hosley, owner of a jewelry store on Main Street. The house cost \$12,000 to build, excluding plumbing or heating! The architect of record was Guy Kirkham.

Hors d'oeuvres, wine, and nonalcoholic beverages will be served. Admission is \$35 for SPT members and \$40 for nonmembers. Make your reservation by mailing a check to SPT at 74 Walnut Street, Springfield 01105 or online by [clicking here](#). Reservations are limited and must be received by February 2nd.

## SAVE THE DATE - SPT Annual Meeting

The 2015 SPT Annual Meeting will be held on Sunday afternoon,

Ben Murphy  
Jim Sharrad  
Marilyn Sutin

Marilyn Sutin, **Editor**

Monthly meetings of the Springfield Preservation Trust are held on the first Wednesday of each month at 6:00 p.m., at the Mason Wright Retirement Center, 74 Walnut Street. SPT members are welcome to attend.

March 1, 2015. Annual elections will be held for the Board of Directors, the 2015 Endangered properties will be announced, and a review of the past year will be presented. Look for your invitation in the mail closer to the date of the meeting.

## **SPT Opens Nomination Process for 2015 'Most Endangered Properties'**

Springfield Preservation Trust has announced the opening of the nomination process for its annual list of Most Endangered Historic Properties for 2015. SPT has a distinguished history of drawing attention to and advocating for a diverse cross section of properties which have architectural and historical significance and are intrinsically valuable to the City of



Springfield. Selected properties on the annual listing represent a cross section of Springfield's built environment and often serve as a catalyst for restoration and preservation. While the list is far from inclusive of every endangered property in the city, it draws attention to properties which need help soon or will be lost forever.

"SPT has sent information about the nomination process to the local Neighborhood Councils and is asking for their assistance in identifying properties of historical significance in the areas in which they live. Additionally, anyone can download a nomination form by [clicking here](#). The nomination process is open until January 16, 2015 with the announcement of the final 2015 list being made at the SPT Annual Meeting in March.

People can also find out more information about the annual list of Most Endangered properties, as well as other advocacy activities for historical properties in Springfield, by [clicking here](#).

## **Preservation Awards**

Each year, the Springfield Preservation Trust honors the people and organizations that are helping to restore historic structures in Springfield. At an event held each year, these properties are showcased and awards are presented. Preservation awards are generally given to properties that have restored the historic look of a building by removing inappropriate siding, repairing or replicating original detail, or bringing back a building that was in disrepair.

If you know of any historic properties that fit the description, please let us know by contacting us at [info@springfieldpreservation.onmicrosoft.com](mailto:info@springfieldpreservation.onmicrosoft.com)

## **The Springfield Female Seminary Sold to Develop Springfield**

Over the past five years, the Springfield Preservation Trust (SPT) has taken on an ambitious endeavor to restore the Springfield Female Seminary at 77 Maple Street. SPT purchased the building because it was in imminent danger of being lost. Since that time significant funds were raised that were used to stabilize the building and start exterior restoration. Also in that



time, 83 Maple Street was purchased by DevelopSpringfield and that property has been under restoration.

SPT and DevelopSpringfield determined that the most beneficial future for the two properties would be to restore them together under one owner. To this end, SPT has sold 77 Maple Street to DevelopSpringfield. DevelopSpringfield has shown, through its diligent restoration of 83 Maple Street, that they will be a wonderful steward of 77 Maple Street and will do an excellent job restoring this important historic asset. This arrangement will allow SPT to refocus its limited resources on the core mission of advocating for historic preservation in the City of Springfield while also ensuring that 77 Maple Street will be restored.

SPT is immensely grateful for all the support that we received from our members, the community, and from our lead donors. The project has been the beneficiary of a great deal of public support including contributions from the City of Springfield CDBG Program, Massachusetts Historical Commission, the 1772 Foundation, MassMutual Financial, The Hampden Bank Foundation, Bob McCarroll, and a vast number of SPT members and friends through special events and donations. The project also received generous in-kind support from Architect William J. Devlin, preservation consultant Greg Farmer, graphic designer Todd LeMieux, and a great number of volunteers who put in many hours to save this important building.

Along with owning the adjacent Ansel Phelps house at 83 Maple Street, DevelopSpringfield also owns the carriage house, garage, and vacant lot to the rear of 77 Maple Street. Combining all these properties into one project will allow for comprehensive redevelopment of the parcel as a whole. Like 83 Maple Street DevelopSpringfield plans to renovate 77 Maple Street into professional offices and transform the vacant lot behind both buildings into a parking lot and green space. The rehabilitation of these historic homes as professional offices will provide unique and exceptional quality space for those who appreciate history and architecture in a highly visible location within walking distance of downtown.

SPT is excited about the ongoing restoration of 77 and 83 Maple Street by DevelopSpringfield and cannot wait until these two historically significant properties are restored and occupied.

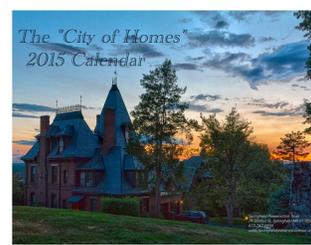
### **Voices from the Grave" Tour**

SPT hosted its second annual cemetery tour on October 19. Groups of visitors strolled beautiful Oak Grove Cemetery to visit graves of six "residents." Featured were Armory Superintendent Stanhope Blunt (Don Courtemanche), architect B. Hammett Seabury (architect Bill Devlin), Henrietta Seuss Geisel (Kathleen Pellegrino), Camp Fire Girls founders Luther and Charlotte Gulick (Mike and Liz Stevens), and businessman Homer Bosworth (Jim Boone who happens to live in his house).



**Start the New Year off  
right with a City of Homes  
Calendar !!!**

The SPT "City of Homes" 2015  
Calendar is on sale for \$10 at the  
following Springfield locations:



- Springfield Museums Store
- Langone's Florist, 838 Main St.
- The Flower Box, 596 Carew St.
- Flowers, Flowers, 758 Sumner Ave

If you live outside of the region and would like a copy mailed to you, please visit our website by [clicking here](#)

Each month highlights a Springfield property that represents a different architectural style found in the city. All proceeds support the historic preservation and advocacy work of SPT.

Springfield Preservation Trust  
[info@springfieldpreservation.org](mailto:info@springfieldpreservation.org)