



# SPRINGFIELD PRESERVATION TRUST NEWSLETTER

## SUMMER 2016

*image above is*  
Preservation Award Winner  
238 Pine Street

## SUPPORTERS

Michael Noonan  
~  
David & Virginia Neill  
~

**We Pay Cash for Houses - FAST!**  
 Tax Liens? Behind on Payments? Estate Sale? Divorce?  
 Foreclosure? Relocation? Burned out Landlord?  
 Bank Owned? Fire Damage? Inground Oil Tank?  
 Moving to Assisted Living?  
 House Needs Repairs? Ugly House?

Eagle Home Buyers, LLC  
 A Veteran Owned Company  
 Stephen White, Acquisitions  
 413.537.8155  
 stephen@eaglehomebuyersllc.com  
 www.facebook.com/EagleHomeBuyersLLC



[eaglehomebuyersllc.com](http://eaglehomebuyersllc.com)

Slate & Copper Specialists Free Estimates Fully Insured



P.O. Box 2860 · Springfield, MA 01101  
[www.MahanSlate.com](http://www.MahanSlate.com)

(413)788-9529  
 (413)737-3002 Fax  
 (800)347-9529 Toll Free

CT Lic. # 0628970  
 MA Lic. # 006760  
 MA Reg. # 161991  
 NH Reg. # 678600

**B & B Antiques  
 Estates & Antiques  
 Bought & Sold**  
 Robert Louder  
 413-746-9341  
[dogman102@comcast.net](mailto:dogman102@comcast.net)



Kathleen B. Pellegrino  
 Principal

265 State Street  
 Springfield, MA 01103  
[kpellgrino@livingstonellc.com](http://kpellgrino@livingstonellc.com)

413.746.2121 Telephone  
 413.746.2816 Facsimile

### COMMUNITY PRESERVATION ACT

Voters may have the opportunity this autumn to decide whether Springfield will adopt the Community Preservation Act (CPA). Since 2000, CPA has been adopted by 161 municipalities, including Longmeadow, East Longmeadow, Hampden, Wilbraham, West Springfield, Agawam, and Northampton.

CPA would place a surcharge of up to 3% on tax bills (e.g. owner paying \$2,000 in taxes would pay \$60 more if a 3% surcharge, \$20 if a 1% surcharge). The State then provides additional funds to participating communities from the CPA Trust Fund, which comes from fees for deed & municipal lien recordings and legislation allocation. A study of CPA 2002-2007 estimates that \$3 million from Springfield recording fees went into the Trust Fund to be allocated to participating communities.

*continued on page 2*

### ANNUAL PRESERVATION AWARDS CEREMONY

SPT hosted the Annual Preservation Awards Ceremony on May 18 at Center Court of Tower Square. The event, which is free and open to the public, honored individuals and organizations that have helped restore and preserve historic places in Springfield. Photos and descriptions of this year's awardees, along with previous year's awards, were on display at Tower Square from May 14<sup>th</sup> thru the 21<sup>st</sup>. A slideshows of the awardees can be found at



[springfieldpreservation.org/preservation-awards](http://springfieldpreservation.org/preservation-awards).

Thanks to Kathleen Pellegrino, Don Courtemanche, Robert Louder, and Ben Murphy for their work on the event.

Recognized were:

- Hector Grullon for restoration of 90 Buckingham Street
- Charles & Cathy Bellows for restoration of 50 Colony Road
- The McKnight Neighborhood Council for installation of new historic district signage
- Ocasio Irrevocable Family Trust for restoration of 238 Pine Street
- Roger Roberge for the restoration and reuse of the Sumner Avenue Fire Station
- Livingstone, LLC for the restoration of 82 Temple Street
- Patrick & Deborah Murray for the restoration of 367 Union Street
- David & Robin Taimanglo for the porch restoration of 34 Westminster Street
- The Edward Sims Award for Stewardship went to Victor & Frances Gagnon for 1120 Worthington Street.
- The Robert Holbrook Award for Stewardship went to Alex & Charlotte DeVillier for 125 Atwater Road.
- The George Pooler Award for Stewardship went to David & Jacqueline Pleet for 70 Bellevue Avenue.
- The Donald E. Campion Award for Outstanding Achievement in Historic Preservation went to Ralph Slate

## SUPPORTERS

Beate Bolen &  
Matthew Forte

~

Stephen Bosworth

~

Jane & Paul Hetzel

~

Carol & Ken Kinsley

~

Bob McCarroll

~

Mark & Sara Mullan

~

Benjamin Murphy &  
Brian Connors

~

Congressman  
Richard E. Neal

~

Paul Phaneuf

~

David & Jacqueline Pleet

~

Lou & Lynn Pronovost

~

Thomas A. Valentine

## SAVE THE DATE: SUMMER FUNDRAISER - AUGUST 21

The Springfield Preservation Trust will host its annual summer garden fundraiser on Sunday, August 21 at the home of David Hall, 2 Glen Road. The event, which begins at 1PM, is part of the McKnight neighborhood celebration of forty years as a historic district.



The home was built in 1899 in the Colonial Revival Style by Mary McKnight. This charming house is bordered by a dingle on one side

and looks out onto the McKnight neighborhood. It is fitting that the annual summer fundraiser is here since Mary McKnight was one of the founding members of the neighborhood.

Admission is \$35 for SPT members and \$40 for nonmembers. Reservations can be purchased online by visiting [springfieldpreservation.org](http://springfieldpreservation.org) or by mailing a check by August 16 to:

Springfield Preservation Trust  
74 Walnut Street, Springfield, MA 01105

For more information call 736-0629 or email [info@springfieldpreservation.org](mailto:info@springfieldpreservation.org).

## SPRING HOUSE TOUR

On Sunday, June 12th the Preservation Trust was pleased to present its annual Spring tour of historic homes. This year, we focused the tour on the McKnight Historic District, which is celebrating the 40th anniversary of creation of the historic district. Six McKnight homeowners were gracious enough to open their beautiful homes; in addition two gardens and Saint Peter's Episcopal Church opened for the tour. The weather was lovely, albeit a bit windy. Approximately 400 people showed up for the tour. Thanks to the homeowners, volunteers, and those that purchased tickets for making this year's home tour an astonishing success.



## MATTOON STREET ARTS FESTIVAL

SPT will again have a space at the 44th annual Mattoon Street Arts Festival on September 10 and 11. Volunteers will be selling 2017 calendars, promoting the October Cemetery Tour, and giving out information about the organization. Anyone interested in helping should contact [info@springfieldpreservation.org](mailto:info@springfieldpreservation.org).

The Mattoon Festival is the oldest arts and crafts show in the region. It will feature more than 100 exhibitors, plus food vendors and musicians, on a historic street lined with restored brick Victorian row houses. Check out [www.MattoonFestival.org](http://www.MattoonFestival.org).

## CPA continued

Local and State CPA funds can only be used for:

- Historic Resources - acquire, preserve, rehabilitate/restore
- Open Space - acquire, create, preserve
- Recreational Land - acquire, create, preserve, rehabilitate/restore
- Community Housing - acquire, create, preserve, rehabilitate/restore, support

Funds cannot be used for maintenance, staffing, or programming. A minimum of 10% of funds must be annually allocated each for Open Space/Recreation, Historic Resources, and Community Housing.

An ad hoc CPA Study Committee has been appointed by City Council President Michael Fenton to make recommendations on the levy percentage and whether any exemptions should be included. CPA may exempt the first \$100,000 of residential valuations, the first \$100,000 of commercial/industrial valuations, all commercial/industrial properties, and/or residences owned and occupied by lower income people. The Committee, which includes former Historical Commission members Bob McCarroll and Ralph Slate, is expected to make its recommendation to City Council in July. The Council will decide by the end of summer whether to place the question on the November 8 ballot.

Once adopted, a CPA committee reviews applications to ensure compliance with State requirements and sends recommendations to City Council. The CPA Committee is composed of members from the Historical Commission, Conservation Commission, Park Commission, Housing Authority, Planning Board, and up to four others members if City Council allows. CPA allocations need approval by City Council.

## BECOME A SUPPORTER

Interested in being listed  
as a supporter in the  
SPT Quarterly Newsletter?

Become a member at the  
Greek Revival level  
or higher to be listed.

Visit

[springfieldpreservation.org/  
membership](http://springfieldpreservation.org/membership)

## **A VIEW FROM DEXTER**

### **THIS EDITION:**

#### **TRACING YOUR HOME'S OWNERSHIP HISTORY**

Our home has great karma. When you walk through the front door, it is a place that evokes good feelings, a peaceful place, where you just know that generations of families and friends have gathered. As we complete house projects and undo a few “improvements” from former owners, I often wonder who they were and what brought them to 32 Dexter Street.

Researching prior owners provides a link to the past and reminds current owners that they are just stewards at a point in time. Tracing the home ownership history of your house is relatively easy and free and, as I found, yields surprising results. I started my search at the Hampden County Registry of Deeds available online at [www.hampdendeeds.com](http://www.hampdendeeds.com).

Using the address search engine, I was able to locate records back to the 1960's. When searching, be creative with your search terms. Try using Dexter St. as opposed to spelling out Street. Eliminating the use of punctuation sometimes yields better results, as does leaving the dates search blank.

For searching records prior to 1950 or if your name or address search is not fruitful, use the Book and Page of the deed recording. The Book and Page can be located on each individual deed and provides a link to the prior deed. Look for language on the deed such as “Being the same premises conveyed to us by deed of XXXX, dated XXX, and recorded in the Hampden County Registry of Deeds, Book XXX, Page YYY.” By clicking on the Book Page search tab, and entering the Book and Page numbers, you will locate an image of the original deed. When the search results are shown, click on the tiny book image to open the document. Use the printer icon in the upper left corner to print a copy. It's amazing to see the handwriting and script change through the decades!

I traced the homeownership history of our home back to 1911 when it was conveyed to Ellen J. Stevens, a single female (uncommon for the time period), who later moved to Pittsfield as a maid and died in 1971 at 92 years old.

Research prior to 1911 will require a trip to the Registry of Deeds because the 1911 deed to Ms. Stevens does not have the prior Book and Pages and the name search did not yield any results.

In 1912, Ms. Stevens, sold the house to Charles Karagozian, a Turkish-Armenian immigrant who worked as a hotel manager and lived in the house with his wife and three children until 1939 when the Union Trust Company of Springfield foreclosed (its only foreclosure). Since 1940, there have been seven additional owners with surnames of many nationalities. We have the distinction of living there the longest.

Once you know who owned the property, curiosity will begin to mount. What did they look like? Where did they work? A Google search of the owners' names (search with the name in quotation marks), opens the door to their individual and family histories. The Census Bureaus records are treasure-trove of information including marital status, race, immigration status, educational attainment, ages and family composition. Try [www.familysearch.org](http://www.familysearch.org) for information on the household.

For a small fee and from the comfort of home, you can search the archives of the Springfield Republican and Springfield Union newspapers from 1824-1989. Use your home address as the search term to find articles that reference your address. Adding quotes and the City narrows the search results. The archive search can be accessed from [www.masslive.com](http://www.masslive.com). I have not paid for full access yet, but the free preview showed a funeral and ads for “houses walkable to work” on Dexter Street.

In the next newsletter, watch for a follow-up as I reach out to prior owners and their families for pictures and stories of their lives on Dexter.

Alicia Zoeller

## CONTRACTOR'S LIST

If you know a skilled craftsman that you would recommend, please let us know.

Please include:

- ~Name of Contractor
- ~Category of work
- ~Phone/Email/website

Send information to  
jimboone@hotmail.com

## SPT BOARD MEETINGS

SPT members are welcome to attend

### **when**

First Wednesday  
of each month  
6PM

### **where**

Mason Wright  
Retirement Center  
74 Walnut Street

## CREDITS

### **Newsletter contributors:**

Don Courtemanche  
Robert Louder  
Bob McCarroll  
Ben Murphy  
Marilyn Sutin  
Alicia Zoeller

### **Photography:**

Ben Murphy  
Marilyn Sutin  
Marilyn Sutin, Editor

## VISIT SPRINGFIELD PRESERVATION TRUST ONLINE

[www.springfieldpreservation.org](http://www.springfieldpreservation.org)

[www.facebook.com/preservespringfield](http://www.facebook.com/preservespringfield)

Springfield Preservation Trust, Inc.  
74 Walnut Street  
Springfield, MA 01105