

SPRINGFIELD PRESERVATION TRUST, INC.

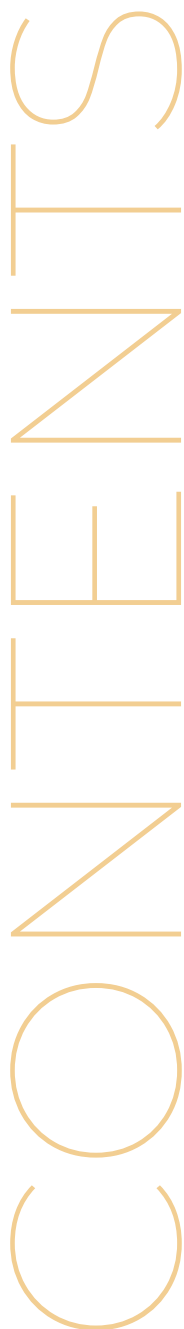
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# Annual Report

# 2024



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## Preserving the Past to Build Our Future

In 2023, the Springfield Preservation Trust (SPT) took a bold step forward in preserving our city’s rich history by acquiring 7-9 Stockbridge Street, the third-oldest building in downtown Springfield. As we began its rehabilitation, we quickly discovered structural concerns. Instead of seeing a roadblock, we saw an opportunity—to strengthen not only this historic landmark but also our commitment to preservation.

Rather than being discouraged, we leaned into our mission, partnering with expert consultants to diagnose the issues and craft a thoughtful plan for restoration. Just as we reinforce the Stockbridge building to stand for generations to come, we have also been strengthening our organization from within.

For over 50 years, SPT has been the only nonprofit, non-governmental advocacy group dedicated to historic preservation in Springfield. Like any long-standing institution, much of our knowledge has lived in the minds of a few dedicated leaders. Recognizing the need for sustainability, those leaders have worked tirelessly to recruit new voices, share institutional knowledge, and build a strong foundation for the future.

In 2023 and 2024, our committees have infused fresh energy and capacity into our work—ensuring that we not only uphold our mission but elevate it to new heights. Through advocacy, community events, educational programs, photographic archiving, and the Stockbridge rehabilitation, we’ve reinforced our impact and positioned SPT for lasting success.

Looking ahead, 2025 promises to be a year of growth, resilience, and gratitude. With new programs, a stronger financial focus, and deeper engagement with our members and community, we are excited for the future. None of this would be possible without you—our dedicated supporters. Thank you for being part of this journey. Together, we are preserving history and building a legacy that will endure.



# MESSAGE FROM OUR PRESIDENT

## United by a Shared Mission

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Over the past year, I have been both inspired and humbled by the passion, dedication, and bold vision of our leadership and volunteers. The Springfield Preservation Trust has long been a grassroots force for historic preservation, powered by individuals who bring a remarkable breadth of skills and expertise to our shared mission.

From archival research and technical writing to event planning, financial stewardship, photography, and web development—our volunteers do it all. Their talents, combined with an unwavering commitment to protecting Springfield's historic places, make us a formidable force for preservation. Together, we are not just saving buildings; we are safeguarding the stories, craftsmanship, and heritage that define our community.

As we move into the coming year—a crucial one for the Stockbridge Rehabilitation project—I encourage you to stay engaged and bring your best efforts to this shared endeavor. With your support, we will raise the necessary funds, complete the rehabilitation, and open the doors to a new era for the Trust. What we accomplish today will shape the preservation movement for years to come.

Thank you to our members, sponsors, donors, and volunteers—your generosity and passion make this work possible. Together, we are ensuring that Springfield's historic treasures remain a vital part of our community for generations to come.

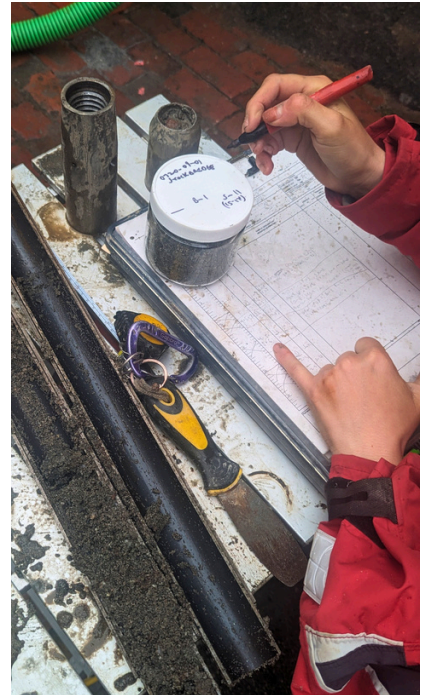


The Stockbridge Rehabilitation is a testament to our collective dedication to history and our future.

—Erica Swallow,  
*President*

# STOCKBRIDGE REHABILITATION

Structural issues at 7-9 Stockbridge Street extended the rehabilitation timeline.



## Stabilizing Stockbridge Street

Our most ambitious current project is the rehabilitation of 7-9 Stockbridge Street, the third oldest building in downtown Springfield. Built in 1845 and known as the Guenther and Handel's Block, it was built as one of a series constructed on Stockbridge in the 1840s. We are rehabilitating it into a three-unit building, with our office and historic preservation education center on the first floor, and two residential units on the upper floors. Once complete, rental income will offset building operation costs.

After acquisition and a strong start to fundraising in 2023, we ran into unexpected structural issues as we kicked off the project. We were able to adjust our \$100,000 Springfield Historic Preservation Trust Fund grant to include structural studies and rehabilitation. Working with architect Steve Jablonski and environmental engineering firm O'Reilly, Talbot & Okun Engineering, crack monitor and soil boring tests were conducted, with the ultimate prognosis that foundational movement is likely to continue. A stabilization plan has been drawn up and we are pursuing CPA funding in 2025. Having identified a solution, the original exterior work will move forward. Roof replacement and masonry repair will commence in Spring 2025.

# EDUCATIONAL PROGRAMS

Record-high attendance continued with our educational programming, including virtual lectures, Second Saturday Walking Tours, and the annual "Voices from the Grave" tour.

01

## Virtual Lecture Series

We kicked off the year with our monthly virtual lecture series, to engage the community during the colder months. Sessions included:

- **Built in Springfield: Colonial Houses from Springfield's Original Borders**, with Derek Strahan (Jan 18)
- **The Legacy of Primus Mason... Revised**, with Regine Jackson, for Black History Month (Feb 22)
- **Nurturing Minds: A History of Women's Education & Institutions in Springfield**, with Kate Benson, for Women's History Month (Mar 14)

02

## Second Saturday Walking Tours

Co-presented by the Springfield Museums and generously sponsored by the Daboul Family Charitable Trust, the 2024 Second Saturday Walking Tour season saw record-setting attendance yet again. Our seven tours included:

- **Forest Park Photography**, with Kate Benson (Apr 13)
- **Ames Hill/Crescent Hill & Valentine Mansion**, with Derek Strahan (May 11)
- **Underground Railroad Tour**, with Sam Bradley & PAHMUSA (Jun 8)
- **Food History Tour**, with James 'Sean' Johnson (Jul 13)
- **Victorian Era Churches**, with Bob McCarroll (Aug 10)
- **Springfield Armory**, with Armory Staff (Sep 14)
- **Springfield's Gilded Age: Art & Architecture**, with Guy McLain (Oct 12)

03

## Annual "Voices from the Grave" Tour

The annual historic cemetery tour, "Voices from the Grave" took place at Springfield Cemetery on October 20. We offered five tours with docents and costumed interpreters. Focus Springfield filmed the resident stories—those can be found on YouTube.











# COMMUNITY CONNECTIONS

## Historic preservation takes a community.

We engaged the public, historic home owners, city leadership, and local businesses in our mission through ongoing programming this year. Two new offerings included boothing at Forest Park's Illumination Night and President Erica Swallow and Executive Vice President James 'Sean' Johnson speaking on "Strategies for Inclusivity in Your Historic Advocacy Group" at the Mass History Conference in Devens, MA.

01

### 2024 Preservation Awards

This year's Preservation Awards were held at Loophole Brewery (51-59 Taylor Street) on May 14.

02

### Historic Homes Tour & Social

Our annual Historic Homes Tour, with a post-tour social, took place in the Quadrangle-Mattoon Street Historic District.

03

### Winter & Garden Party Fundraisers

The "For the Love of the City" Winter Fundraiser took place at Valentine Mansion, and the "Linen & Lace" Garden Party Fundraiser took place at Le' Chateau Douillet.

04

### Springfield Museums Exhibit

We developed a Springfield Museums exhibit to highlight the 2024 Preservation Awards honorees.

05

### Other Offerings

We also engaged the community through our 2024 Annual Meeting, annual "City of Homes" calendar, Mass History Conference speaking, and booths at the Mattoon Street Arts Festival and Forest Park's Illumination Night.







The 2024 Historic Homes tour took place on June 2nd in the Quadrangle-Mattoon Street Historic District, which received its local historic district designation in 1972 and was added to the National Register of Historic Places in 1974. The tour was followed by a social gathering at the Springfield Museums Quadrangle, featuring the Nick Di Maria jazz quartet, from New York City.











SPRINGFIELD MUSEUMS EXHIBIT, 2024 ANNUAL MEETING, BOOTH ENGAGEMENTS, AND THE 2025 "CITY OF HOMES" CALENDAR



Our Springfield Museums exhibition featured 2024 Preservation Awards winners and our "Homes of the City" feature film. Volunteers staffed booths at Illumination Night and the Mattoon Street Arts Festival. Our 2024 Annual Meeting included a guest talk from Pioneer Valley Planning Commission's Catherine Ratté and a tour of Kimball Towers by SPT Board Member Robert Louder. The 2025 "City of Homes" calendar features the Quadrangle-Mattoon Street Historic District.

# ADVOCACY MILESTONES

Each year, Springfield Preservation Trust identifies its "Most Endangered Historic Resources List," along with a "Watch List."

We monitor properties for deed changes and on-site activity, and also communicate with owners or potential buyers/developers when possible. While keeping tabs on properties, we also actively advocate at City Hall and the Springfield Historical Commission (SHC) for preservation measures.

ADVOCACY	ACTIVITY	OUTCOME
Stearns Square Bench	<ul style="list-style-type: none"> <li>Hosted press conference to demand return of the bench</li> <li>Secured media and widespread support</li> </ul>	Metro Center Association is applying for a CPA Grant for the bench's return
2024 SPT Most Endangered List	<ul style="list-style-type: none"> <li>Announced the list</li> <li>Secured media coverage</li> <li>Monitored deeds</li> <li>Tracked statuses via owner communications</li> </ul>	<p>Removed Underwood Building and Apremont Triangle &amp; Surrounding Buildings</p> <p>Added Campanile</p>
Maple Street Rowhouses (174-184 Maple Street)	<ul style="list-style-type: none"> <li>Monitored &amp; alerted city officials of multiple fires at city-owned units (174-176)</li> <li>Supported Maple Street Rowhouses, LLC CPA application (178-184) and RFP to the City to purchase its units.</li> </ul>	Maple Street Rowhouses, LLC received a \$300K CPA grant and was chosen as the Preferred Developer for 174-176 Maple Street, which has a \$300K CPA-funded redevelopment incentive.
Isolation Hospital (1400-1414 State Street)	<ul style="list-style-type: none"> <li>Monitored &amp; alerted city officials of security issues at the property</li> </ul>	Conveyance from Vibra Hospital to Springfield Redevelopment Authority is delayed due to a delayed mortgage discharge.
Historic Preservation Ordinance Amendments	<ul style="list-style-type: none"> <li>Engaged in SHC project to amend city preservation ordinances &amp; proposed greater protections</li> </ul>	Proposed amendments received by SHC and zoning consultant for consideration

# ACKNOWLEDGEMENTS

Thank you for your continued support.

## SPONSORS & DONORS

Bob McCarroll  
Valentine Mansion  
Le Chateau Douillet  
DIF Design  
Turnberg & Swallow Team | CB  
Fontaine Community  
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Ventures  
Daboul Family Charitable Trust  
Crystal Miller Photography  
First Resource Companies  
Seven Roads Media  
Turnkey Media  
Springfield Commonwealth  
Academy  
Katherine Anderson Benson  
Newell Murri  
James 'Sean' Johnson  
Rockstar Cinema Productions  
Erica Swallow  
Jim Boone  
Robert Louder  
Nathan Andary  
Springfield BID  
Gallagher Real Estate  
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Opal Real Estate Group  
SR Commercial  
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Derek Strahan  
Hope Lewis  
Nadim's Downtown  
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Metro Center Association  
Mulvey Realty Corporation

## LEADERSHIP CIRCLE (\$1,000+)

Bill & Patti Kelliher  
David & Virginia Neill

## TUDOR (\$500)

Mark Fuller  
Nathan Andary

## GREEK REVIVAL (\$200)

Angelene Huang  
Ben Murphy & Brian Connors  
Dennis Duquette  
Eden Frye  
Marc Prince  
Paul & Jane Hetzel  
Paul & Linda Phaneuf  
Richard Mahan  
Robert Louder  
Roger Roberge  
Stephen & Karen Bosworth

## ITALIANATE (\$120)

David & Jacqueline Pleet  
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James & Linda Bartlett  
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Judy Matt  
Kathleen Pellegrino  
Leon Charkoudian  
Mr. Michael Marcinkewich  
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Sandra Vella

## VICTORIAN (\$60)

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Catherine & Glen Rossi  
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Laura Spaulding  
Linda Cleary  
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Martha Coons  
Maura Auchuleta  
Peter & Medina Flanagan  
Philip Contant  
Robert McCarroll  
Rosemary Morin & Alicia Zoeller  
Steve DelAcqua, Manhattan  
Restorations  
Thomas O'Neil  
William & Fidele Malloy

## COLONIAL (\$30)

Abram & Shahua Kirby  
Adister Pineda & Eduardo  
Monzon  
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Annemarie Tucker  
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Bivian Rojas-Gonzalez  
Cassi Stewart  
Cleotha Robertson  
Dave Robison  
David & Deborah Premont  
David Bogan  
David Russo  
Debbie Oppermann  
Deborah Antinori  
Derek Strahan  
Diane Fisher  
Donald Clark  
Dora Campbell  
Doreen Gonyea  
Edward Pomeroy III  
Edward Watson  
Eleanor Cress

Ellen Berry  
Emmanuel Owusu  
Erica Swallow  
Estella Zuniga & Jose Zuniga-Cantor  
Ezekiel Caedona  
Feliciano Bonilla  
Frank Dibenedetto  
Hannah Hermanson  
Helen Symons  
Holly Blair  
Hope & Fred Lewis  
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Jeff Morgan  
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Joseph & Judith Bernard  
Joseph Pellegrino  
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Kathy Fyhr  
Kevin Mccarthy  
Laura Manship  
Linda Abbott  
Lizy Ortiz  
Louis Cassy & Mivida Domercant  
Magaly Torres  
Margot Eckert  
Marianyelly Rivera-Cruz & Mickey  
Rivera  
Marlene Chretien  
Martha Sabin  
Matthew & Crystal Certain  
Melissa Benerakis  
Melvin & Suzanne Edwards  
Mirlene Noelle  
Miss Sylvia Cooley  
Mollie Thonneson  
Muhammad Syed  
Nichelle Jones & Shauna Minto  
Nicole Blais  
Nilda Jimenez  
Noreen Miller & Suzanne Pace  
Patricia Triggs  
Paul Meagher  
Raymond Peck  
Rosario Blas  
Rosemary Polletta  
Rusty & Sidharth Polsgrove  
Sandra Shooshan  
Shannon Cavanaugh  
Sheila Cress  
Stephen Cress  
Susan Mulvey  
Tamara Cabey  
Veronique Conus  
William & Amber Lucas  
Xiaomao Wang & Qian Hong



# ACKNOWLEDGEMENTS

(Continued)

## LEGACY SPONSORS

We extend special and ongoing gratitude to our legacy sponsors, who are no longer with us, but bequeathed gifts to the Trust through their wills, memorial donations, and/or establishment of charitable funds.

Hilton Abbott

Donald Campion

Robert Holbrook

George Pooler

Edward Sims

*If you would like to discuss setting up a legacy fund, memorial donation, or will bequeathment, please reach out to [advocacy@springfieldpreservation.org](mailto:advocacy@springfieldpreservation.org).*

## 2024 BOARD OF DIRECTORS

Erica Swallow, *President*

James 'Sean' Johnson, *Exec. VP*

Hope Lewis, *Treasurer*

Mike Stevens, *Secretary*

Robert McCarroll, *Officer-at-Large*

Katherine Anderson Benson

Jim Boone

Stephen Davis

Melvin A. Edwards

Nels Frye

Walter Kroll

Fred Lewis

Robert Louder

Tonya McFall

Bryan McFarland

Paul J. Meagher

Thomas O'Neil

Jennifer Rao

Derek Strahan

Marilyn Sutin

## 2024 COMMITTEES

Advocacy (Co-Chairs, Jim Boone & Jennifer Rao)

Community Events (Co-Chairs, Sean Johnson & Nels Frye)

Educational Programs (Chair, Derek Strahan)

Photographic Archiving (Chair, Marilyn Sutin)

Stockbridge Rehabilitation (Chair, Thomas O'Neil)

## STAFF

Kira Holmes, *Advocacy & Community Engagement Director*

Devon McDaniel, *Archival & Marketing Design Intern*



## Looking to get more involved in the Springfield Preservation Trust?

### Become a Member.

SPT relies on the support of our members through annual dues. These funds help us continue our advocacy and community outreach work. Support SPT by becoming a member today: [springfieldpreservation.org/membership](https://springfieldpreservation.org/membership)

### Join a Committee.

Get more deeply involved by joining a committee or the Board of Directors. Committees and the Board meet monthly and set the stage for programming and strategic focus.

### Volunteer at an Event.

We have multiple opportunities throughout the year for members to volunteer, including through leading walking tours, hosting virtual lectures, staffing event booths, or contributing their talents in other ways. Email us (below) to discuss your interests!

*Thank you for your continued support in our efforts to preserve, protect, and promote Springfield's historic properties.*

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## CONTACT

Springfield  
Preservation Trust

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[advocacy@springfieldpreservation.org](mailto:advocacy@springfieldpreservation.org)

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