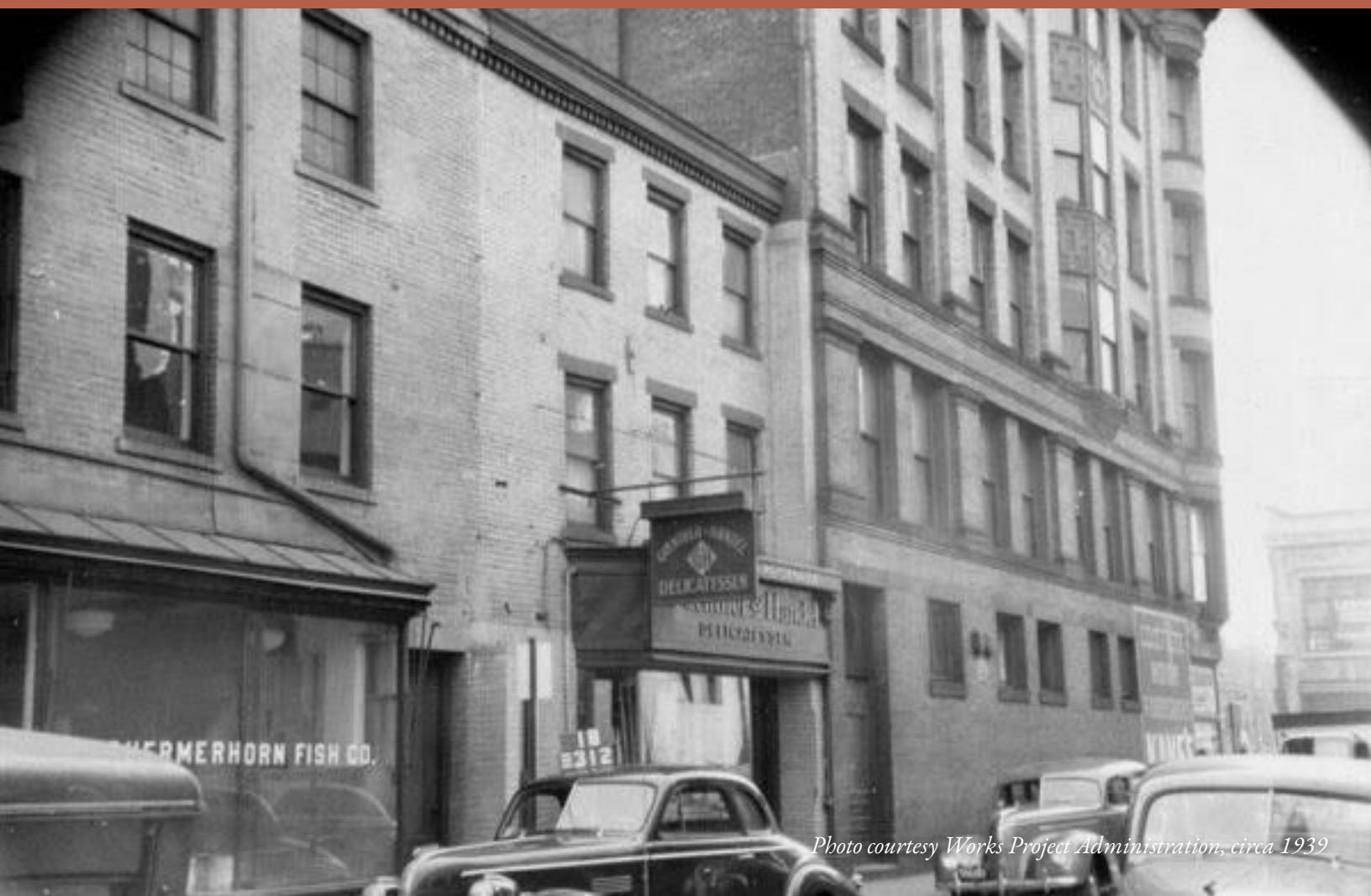


# PRESERVING A SPRINGFIELD LANDMARK

Stabilization and Restoration  
of 7-9 Stockbridge Street

By the Springfield Preservation Trust



*Photo courtesy Works Project Administration, circa 1939*

# HELP US PRESERVE A HISTORIC SPRINGFIELD LANDMARK!





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# PROJECT OVERVIEW

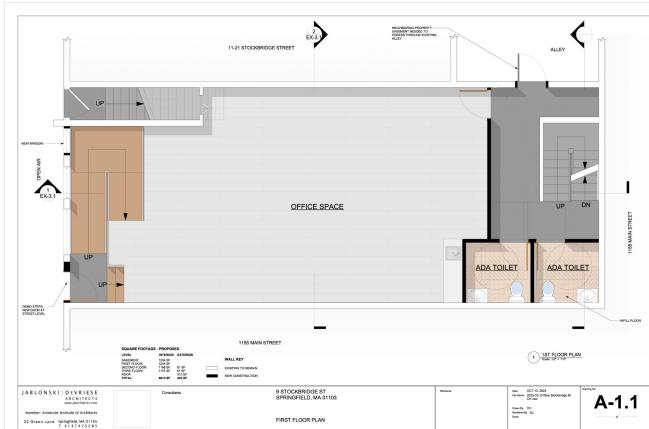
7-9 Stockbridge Street, constructed in 1845, it is the third oldest building in Downtown Springfield, predicated only by Old First Church and the Byers Block. Formerly home to Guenther & Handel's Deli and later renovated by Peter Zorzi of Studio One Architects in 1977, the structure has long been a pillar of the community. However, years of neglect left it deteriorated and bank-foreclosed before the Springfield Preservation Trust (SPT) acquired it in April 2023.

The Trust envisions a future where this historic resource is preserved and revitalized.

## Plans include:

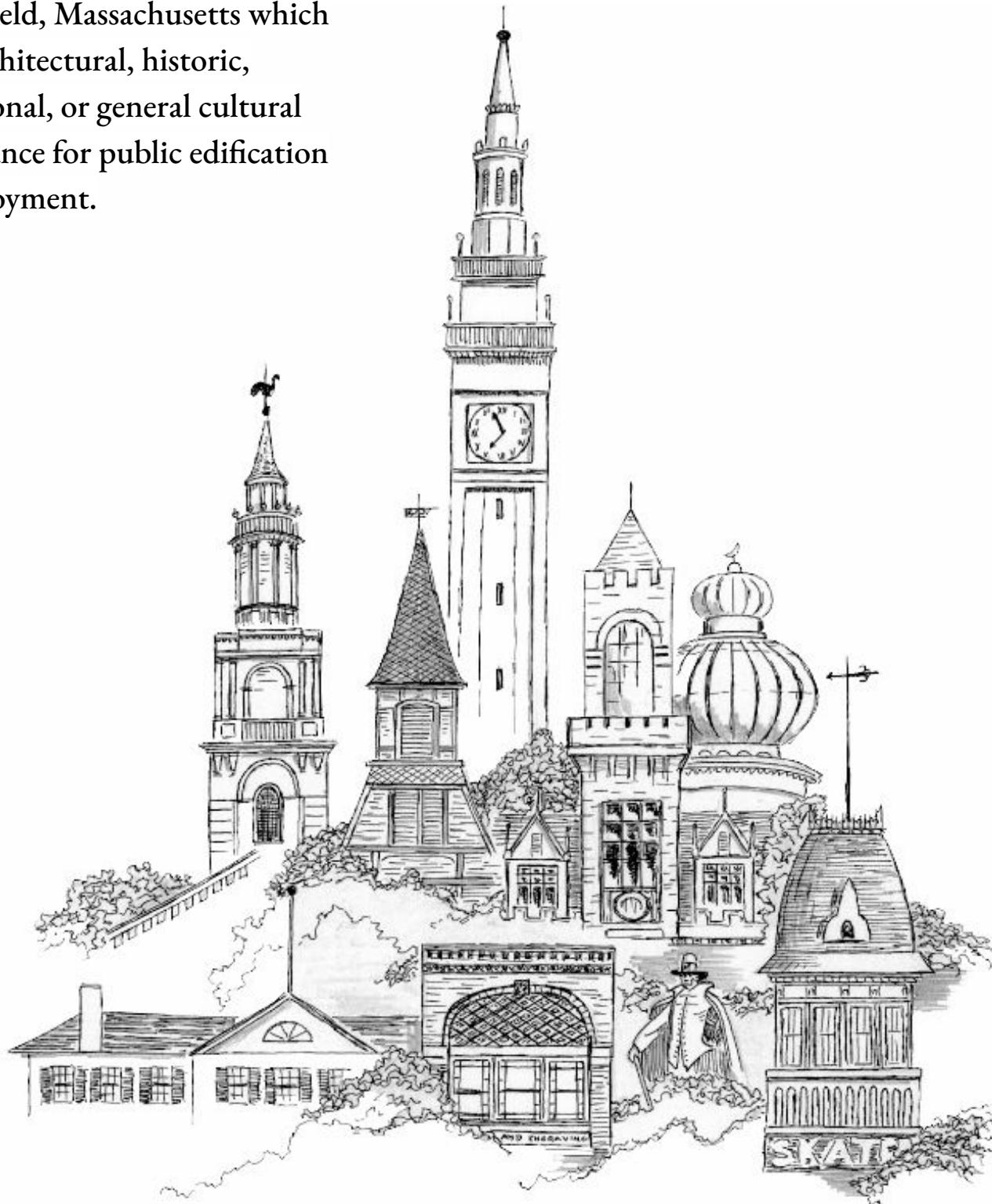
**First Floor:** SPT office and event space for lectures, photo exhibits, and community programs.

**Second & Third Floors:** Two rental apartments to contribute to downtown housing.



# MISSION & HISTORY

The mission of the Springfield Preservation Trust is to preserve, protect, and promote properties in Springfield, Massachusetts which have architectural, historic, educational, or general cultural significance for public edification and enjoyment.



# Four Strategic Pillars

The Trust's work is built on four pillars: advocacy, community engagement, educational programming, and historical and archival resources. We maintain a robust calendar of events and programs to accomplish our mission, engage the community, raise funds, and educate the public.

## 1. Advocacy

Each year, we produce the Most Endangered Historic Resource List, highlighting the most endangered historic buildings in Springfield. We also host the Preservation Awards, an annual celebration of the most impactful historic preservation work in the city. Throughout the year, we actively engage officials at city, state, and federal levels to support policy and regulations in line with historic preservation best practices. We advocate most actively at the Springfield City Council and Springfield Historical Commission but also engage with relevant state and local offices, divisions, and representatives.

## 2. Community Engagement

We engage the community on many levels, including through an annual exhibit at the Springfield Museums, production of an annual "City of Homes" calendar featuring Springfield's historic homes, and boozing activities at various neighborhood gatherings, including the Mattoon Street Arts Festival, McKnight Neighborhood Block Party, and Forest Park Neighborhood Illumination Night. Our efforts are further supported by our two annual fundraisers: Winter Fundraiser and Summer Garden Party Fundraiser. These are themed events and garner quite the crowd, in celebration of some of Springfield's most beautiful and beautifully stewarded historic homes.

## 3. Educational Programming

Our education efforts span all of our work but are best exemplified in our educational programming, including our Winter Lecture Series, Second Saturday Tour series, and our annual "Voices from the Grave" cemetery tour and Historic Homes Tour. Winter Lecture Series features engaging virtual lectures that delve into the rich history and heritage of Springfield. The Second Saturday Tour series features six monthly walking tours through Springfield's downtown and historic areas. The "Voices from the Grave" cemetery tour highlights influential past residents of Springfield, through a costumed, interpreted tour in one of Springfield's historic cemeteries. Finally, our annual Historic Homes Tour welcomes guests inside a half dozen historic homes each year to experience these beauties from the inside.

## 4. Historical & Archival Resources

The Trust works to collect and digitize historical and archival resources regarding Springfield's built environment. The Springfield Preservation Trust has taken on an effort to digitally scan the city's Works Progress Administration images, a collection of every building in the city circa 1938-39. This project is ongoing, with digitized images available by street on our website. Most recently, the Trust is working to digitize more than 1,800 historic Springfield postcards, in partnership with Digital Commonwealth and the Boston Public Library. This archive should be made available to the public in late 2026.

These pillars guide our non-profit's activities and underscore our commitment to fostering community awareness and involvement. We believe that education is key to understanding the importance of historic preservation.

The Trust collects funds through various channels, including donations, grants, membership, sponsorship, fundraisers, events, and online resources, all designed to engage the public and educate them about the importance of historic preservation.

We are committed to ensuring that properties with architectural, historic, educational, or general cultural significance are preserved and made accessible for the public's inspiration and connection.



## Trust History

In 1972, a group of concerned Springfield residents created the Springfield Preservation Trust as a reaction to the destruction of historic buildings. The Trust purchased key historic properties to preserve and encouraged others to do the same. As the only non-profit/non-government advocate group for historic preservation in Springfield, the Trust has been a beacon of hope for the city, inspiring us all to work towards a better future. We will continue to be the voice of preservation in the future, and we are proud to have your support in this crucial mission.

## Work Structure

The Trust accomplishes its work through an active board of directors, passionate volunteers, and one part-time staff member. The Trust additionally has dedicated committees including Advocacy, Community Events, Educational Programming, Photographic Archiving, Membership, and Stockbridge Rehabilitation. One staff member works 15 hours per week, and a donation is given each year to pay for that individual's salary of \$23,400.

## Members, Partnerships & Sponsors

The Trust is a member-based organization, thriving from membership dues and donations, as well as volunteerism. We also collaborate with content and programming partners, such as the Springfield Museums, Springfield City Library, Pan African History Museum USA, Concerned Citizens for Springfield, and the various neighborhood councils, including McKnight Neighborhood Council, Forest Park Civic Association, and Metro Center Neighborhood Council, among others.

Finally, we are grateful to have many sponsors of our work, including major donors, as well as local businesses. (For a full list, see our Annual Report.)

## DOWNLOAD THE ANNUAL REPORT

To learn more about our most recent work, download our current and past annual reports at:

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



## PAST RESTORATIONS & PRESERVATION EXPERIENCE

While the Trust is very engaged in advocacy, community engagement, educational programming, and historical and archival resources as the four pillars of its mission today, active building restorations are a core of our organization's history.

Since the Springfield Preservation Trust's founding in 1972, we have not only advocated for historic preservation, but have also been active participants in the restoration of **12 vacant, deteriorating historic properties in Springfield**.

In 1979, the Springfield Preservation Trust started a housing rehab program, assisted with Community Development Block Grant funding. There were 35 vacant, deteriorated, boarded up houses in the McKnight Historic District at the time. We purchased a vacant, deteriorated house on Westminster Street. After renovation, the house was sold to owner-occupants. Proceeds from that sale were then used in a revolving fund to do the next one—and so our process continued.

All in all, we saw the rehabilitation of 12 vacant properties through the program. Some were rehabilitated soup to nuts; others underwent major work and then sold to new owners to complete, three were even moved (two by SPT, one by an owner-occupant) to save them from being demolished for parking lots. Most of the properties we worked on were in McKnight; one in Old Hill, and one on Maple Street.





Learn more about our past restorations at:

[springfieldpreservation.org/advocacy/past-restorations](http://springfieldpreservation.org/advocacy/past-restorations)

The Trust's project at 7-9 Stockbridge Street is our largest restoration project yet, and is a way for our organization to revisit its roots in hands-on restoration, while marrying this effort with our contemporary strengths in advocacy, community engagement, educational programming, and historical and archival resources.

This building, too, is central to our history, as it was the central meeting place for our Board of Director meetings in the 1970s, when our grassroots preservation advocacy work was first taking root.

# PROJECT PHASING

The rehabilitation project is being completed in two phases. The Trust has secured most funding for the first phase of stabilization. While we shore up funding for the remainder of phase one, we are seeking funds for phase two, the build-out of spaces.

## Phase 1: Stabilization

Secure the building, restore exterior, environment abatement & structural stabilization.

- A. Roof, Masonry & Environmental Assessment (Completed)
- B. Environmental Abatement (Bidding / Partially Funded)
- C. Structural Stabilization (Funded)
- D. Windows, Doors & Painting (Partially Funded)

## Phase 2: Build-Out

Restore functionality (utilities), launch the office space, complete the building, including interior restoration of apartments. Introduce naming opportunities (i.e. library/bookcases, board room, donor recognition wall, entry bricks)

- A. SPT office renovation (Seeking Funds)
- B. Rental apartments renovations (Seeking Funds)



# PROJECT BUDGET

The total rehabilitation cost is estimated at \$2.84 million, with \$760,920 raised to date, leaving a fundraising need of \$2.08 million to support the full redevelopment of the building. Budget available to review.

## Fundraising Timeline

### April 2023

Building purchased with \$200,000 zero-interest, zero-payment forgivable loan from major donor

### September 2023

\$150,920 awarded by Community Preservation Committee for exterior restorations

### May 2025

\$10,000 awarded by MassDevelopment to cover consulting fees for the development of an operating budget and proposed financing plan for the building

2023

2024

2025

2026

### August 2023

\$100,000 awarded by Springfield Historic Preservation Trust Fund for exterior restorations and environment assessment and remediation

### June 2025

\$300,000 awarded by Community Preservation Committee for structural stabilization



# PROJECT SUSTAINABILITY

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For the 7-9 Stockbridge Street rehabilitation project, we not only selected a building with historical significance, but one which would provide income to cover the costs of building operations and maintenance. The building includes three units, one intended to hold the Trust's community and office space, and two units to be rented to residential tenants.

Once the rehabilitation project is complete, rents from the two residential units will cover the building's operation expenses.

Once renovated, the building's rental income should cover operating costs. Estimated post-rehab, first year income and expenses are as follows:

## Expense

Taxes	\$10,300
Insurance	\$5,000
Water/Sewage	\$1,200
Electric	\$1,200
Heat	\$3,000
Trash	\$600
Grounds	\$1,000
Maintenance	\$3,600
CapEx	\$1,800
Property Mngt	\$3,600

**TOTAL: \$31,300**

## Income

Floor 2	\$16,800
Floor 3	\$16,800

**TOTAL: \$33,600**

The two residential units would be expected to generate **\$33,600 annually**, listed at a minimum of \$1,400/month per unit. Total annual expenses would total **\$31,300 annually**, assuming:

1. Taxes are based on the current assessment. We assume we would be liable for taxes, but will inquire with our accountant and the city as to the potential of allotting “profits” toward a restricted historic rehabilitation fund.
2. Maintenance (repairs, servicing) is allotted at 10% of annual rents.
3. Capital expenditures (building updates) are allotted at 5% of annual rents.
4. Springfield Preservation Trust does not want to be an active landlord and will hire a property management company, estimated at 10% of annual rents, based on industry averages of between 8-12% of monthly rents collected.
5. Grounds entails landscaping (maintaining shrubbery out front) and snow plowing.
6. Rental property income is based on 2-bedroom, 1-bathroom median rents in Springfield.

# COMMUNITY IMPACT

Restoring 7-9 Stockbridge Street is about more than preserving bricks and mortar—it's about revitalizing Downtown Springfield and strengthening its cultural identity. The project will:

- A. Preserve a Landmark:** Safeguard a historic structure that embodies Springfield's architectural and commercial history.
- B. Create Housing:** Provide two rental apartments in the heart of downtown.
- C. Establish a Community Hub:** Serve as SPT's headquarters, hosting lectures, tours, and preservation initiatives.
- D. Support Economic Revitalization:** Complement adjacent renewal projects, including the MGM Springfield Court Square development.



## Why Fund This Project?

Springfield's historic fabric is irreplaceable. Every building lost is a piece of the city's history erased. By investing in 7-9 Stockbridge Street, we ensure that future generations can appreciate and benefit from its rich past.

We urge you to support this project and join us in preserving Springfield's heritage for generations to come. Your investment will have a lasting impact, protecting an irreplaceable part of downtown and demonstrating the power of historic preservation to shape a city's future.

## Contact Us

To discuss philanthropy and financing of the 7-9 Stockbridge Street project, please reach out to:

**Erica Swallow**  
President of the Board  
(870) 565-5200

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

## NOTES

# Springfield Preservation Trust

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

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