

# SPRINGFIELD PRESERVATION TRUST

NEWSLETTER

\*\* Fall, 1981 \*\*

## TRUST ACQUIRES THIRD PROPERTY FOR REHABILITATION

On August 5, 1981, the Springfield Preservation Trust acquired the vacant and boarded-up property at 134 Buckingham Street.

The house will be restored

as a two family property and will be offered for sale in late spring, 1982.

In charge of rehab will be James Boone, Vice President of Restoration, who also

was responsible for the restoration of 173 Bay St. located across a small park from the Buckingham Street property. Said Jim Boone, in discussing the new acquisition,

"This lovely but very run-down house has been tax delinquent and vacant since

Continued on P.3, Col.3

## SPT WINS SKIRMISH IN BATTLE TO SAVE YMCA

The old YMCA at the corner of Chestnut, Bridge and Hillman Streets has received a temporary reprieve from the wrecker's ball, due in part to action by the SPT.

The City had earmarked the 60 year old landmark for demolition to provide space for a parking garage for #1 Financial Plaza, located three blocks away. Source of the funds for the demolition were an Urban Renewal Project assisted by an UDAG.

## COMMUNITY GRANT WILL AID SPT REVOLVING FUND

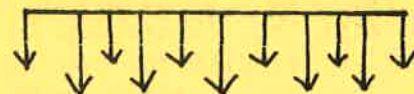
The Community Development Department of the City of Springfield has allocated \$25,000 to SPT in the 1981 budget year. The money will be placed in the SPT revolving fund.

The revolving fund provides money for the purchase and rehab of severely deteriorated homes, a major SPT goal.

Jim Boone placed the SPT on record as opposed to demolition at a public hearing before the City Council. The Council, however, voted narrowly (5 to 4) for demolition. Voting to save the building were Councillors Coughlin, Hurley, Markel and Jurzynski.

Members of the Advocacy Committee, Ed Londergan and

Continued on P. 4 Col. 1



## BEFORE-AFTER OPEN HOUSES SCHEDULED FOR SEPTEMBER 20

On Sunday, September 20th, SPT will host a Before and after joint OPEN HOUSE to be held at 134 Buckingham Street, the "before" rehab, and 173 Bay Street, the "after".

The dual event is from 1 to 4 and refreshments will be served.

**seven stockbridge st.  
springfield, mass. 01103**

TRUST REPORTS MEMBERSHIP INCREASE OF 67%  
SINCE BEGINNING OF YEAR

The number of members of the Springfield Preservation Trust has increased from 99 to 166 in the past year, reports Membership Chairman Faye Dixon. This is a percentage increase of 67%.

"The biggest help in increasing our membership have been the Trust Coffee Hours held in the homes of a dozen various members since the beginning of the year. These coffees have offered local residents a chance to view a slide show and presentation concerning the changing and growing Springfield neighborhoods. They have proved to be a resounding success, as 41% of our new members joined as a result of attending a coffee. If any members are willing to host a Coffee Hour for the Trust, call Ellie Dashevsky at 785-1636 or 739-3574" says Faye. "We promise your friends a lively and interesting hour."

Past coffees that have served as successful recruitment efforts have been attended by as few as five or as many as 20 persons. Now -- coffee, anyone?

RAIN FAILS TO DAMPEN  
SPIRITS OF  
SPT PICNIC REVELERS

Threatening skies and sprinkles of rain failed to place a damper on the SPTS's cooperative picnic which was held on Sunday afternoon, August 30th. The event took place at the 1887 Queen Anne house of Jim and Merry Boone on Florida Street.

About 40 members and their families were on hand, each participant toting his or her own favorite dish for sharing plus liquid refreshments for personal use.

The Boones generously offered the use of their backyard barbecue as a cookout center, and invited the membership to tour their home, with its remarkable stained-glass collection.

Departing guests sang praises of the picnic and voted for a repeat event next year.

MEMBERSHIP FORM

- |                           |                            |
|---------------------------|----------------------------|
| <u>  </u> Student \$5     | <u>  </u> Patron \$25      |
| <u>  </u> Individual \$10 | <u>  </u> Supporting \$50  |
| <u>  </u> Family \$15     | <u>  </u> Benefactor \$100 |

Any suggestions, comments and ideas?  
Do you have special areas of interest?

.....  
.....

Mail your check to: Springfield Preservation Trust, Inc.  
7 Stockbridge Street, Springfield, MA 01103

WILL OLD MOTOCYCLE PLANT BE THE NEXT INDIAN TO VANISH?

Springfield Preservation Trust has taken up the cudgels on behalf of yet another threatened building of historical significance, the old Indian Motorcycle factory. This cornerstone building of Winchester Square is included in the National Register of Historic Places and is now threatened with demolition.

The City which owns the building, had decided to demolish it for two reasons: They believe that it is not economically feasible to find a tenant or developer to create the proper mix of retail, light industrial to which the building would be best adapted; and, secondly, the City has produced a traffic proposal calling for the re-routing of State St.

eastward -- in fact, right through the site of the old Indian plant.

On July 23rd the Advisory Council on Historic Preservation, a Federally supported agency, met with City officials and representatives of the State Historic Preservation Office. The meeting was triggered because the City wishes to use Federal CD funds for the demolition. This requires the city to seek the advice, not necessarily the consent, of the Advisory Council.

Four neighborhood councils sent spokesmen to the meeting. The gist of their arguments was that the City had not aggressively sought alternative uses for the building before opting for demolition and that the traffic pattern could be reworked without

tearing down the Indian building. Dave Sanborn, VP of the Advocacy Committee, and Hilton Abbott, Committee member, represented the SPT.

Continued on P 4 Col. 3

TRUST ACQUIRES ---

Continued from P. 1

1976, and a continuing blight on the McKnight Area.

"The house is already completely gutted to the studs. Because of its large size, a zoning variance has been obtained to convert it to two-family use.

"There is space available for two completely separate five-room apartments each with a bath and a half, its own basement and attic areas and its own utilities."

The rehabilitation timetable calls for construction of a new roof and installation of new windows before winter descends, Boone said.

Built in 1881, 134 Buckingham Street is known as The Breck House, from the name of the original owner.

SPT SCHEDULES TRIP TO BERKSHIRES OCTOBER 18TH      FOLIAGE/HOUSE TOUR

SPT is sponsoring a repeat of last autumn's successful Fall Foliage/Historic House Tour of the Berkshires on Sunday, October 18th. A chartered bus will leave Classical High School on State Street at 9:00 AM for an all day drive through the Berkshires at the height of their foliage. Stops are planned at the William Cullen Bryant homestead in Cummington, The Mission House in Stockbridge, and a third house still to be selected. Light refreshments will be available, but each tripper should bring his own box lunch. Cost is \$15.00 for members; \$20.00 for non-members, and the price includes all admissions to the houses. Make your reservations early by calling Betsy Kashman 736-7514 or Bob McCarroll 736-0629. After September 24th, unreserved seats will be made available to the general public. Sign up now for a fun Sunday!



## PRESERVATION SUCCESS STORY ON TEMPLE STREET



After almost five years of threatened demolition, four townhouses on Temple St. which date from the 1870's have been rehabilitated and divided into condominiums. They are now being offered for sale.

In 1977 the townhouses were vacant, vandalized and threatened with demolition as safety hazards by the City Building Department. City Planner Bob McCarroll, perceiving the irreplaceable value of the buildings, secured the cooperation of then CD Commissioner Stephen Pitkin in boarding up and securing the buildings while alternatives to demolition were sought.

Attorney Mary Hurley then a Law Department lawyer and now a City Councilor, obtained a reprieve for the condemned buildings in the Housing Court from Judge Edward Peck while the City worked toward a solution.

Two years later, the buildings were foreclosed for back taxes and sold at public auction. The purchasers, John Stumpf and Judy Matt, local preservation developers, are members of the SPT.

Aided by a grant of \$20,000 from the Springfield Historical Commission, the developers be-

gan renovation. Completed this summer, the facade of the structures reflect the architectural integrity of the 1870's. Inside they have been divided into 16 one bedroom condominiums.

Hats off to all who had the vision and the determination to see this preservation success story through to its happy conclusion!

INDIAN - Cont'd from P. 3

Dave recommended that the building be mothballed for a period of at least two years while the search goes forward for a tenant, and in the hope that meantime a better economical climate may arrive.

Mr. Joseph Hough, representative of the Advisory Council, pointed out to the attendees that whatever the Council decides, it has no power of enforcement. However, 99% of the time, local authorities follow the Council's recommendations.

Following the meeting, Dave Sanborn sent a letter to the Advisory Council restating the SPT's position. His letter further suggested that the Dept. of Transportation become involved at this stage, because DOT funds will be requested to complete the road work if the old Indian is leveled.

The next step is for the Advisory Council to advise the City of its decision. And the step after that may be the wrecking ball .. or, if SPT has its way, it will be the moth ball.



YMCA Cont'd from P. 3



Steve Wallace, researched and composed a report on which the Preservation Trust's Board took its stand. The report noted that the historic impact of the demolition had received inadequate consideration, and the environmental impact report was incomplete.

SPT advised seven local, regional, state and federal bodies of the finding of the Advocacy Committee, with the result that the Lower Pioneer Valley Regional Planning Commission adopted the SPT's position. More importantly, the Massachusetts Environmental Protection Agency has ordered a full environmental impact study, which will require six months to a year to complete. Such a study is required before demolition

may proceed.

The Gralia Group, owners of the building and contractors for such preservation projects as Armoury Commons and Stockbridge Court, are willing to rehab the old "Y" for market rate housing, providing suitable financing can be found. The City's CD office has challenged this assumption, however, and has reiterated that the site is needed for a parking garage.

The Mayor's Office has announced that it is looking for alternate sites for a garage. Should one be found and should the Gralia Group be able to finance its plans, the old "Y" may find a new lease on life.

SPT DISPLAYS SPRINGFIELD'S HISTORIC DISTRICTS TO ARCHITECTS

A group of 33 members of the Western Massachusetts Chapter of the American Institute of Architects toured four of Springfield's Historic Districts under the auspices of the Springfield Preservation Trust on August 30th. SPT secured invitations for the group to visit the interiors of a house in each of the Historic Districts: Ridgewood, Maple Hill, Mc Knight and Forest Park Heights. Al Nardi, AIA member, requested the tour, which was a highlight of the Western Mass. Chapter's Conference Meeting. Planning and arrangements were handled by Elaine Godek, SPT's Publicity Chairman.

SPT OFFERS 25% DISCOUNT ON MEMBER SUBSCRIPTIONS TO :

CITY PLANS TO DEMOLISH

FORBES & WALLACE COMPLEX

SPT offers members an opportunity to subscribe to the one and only "Old House Journal", the monthly that tells you everything you need to know about the care and repair of old houses at a cost of only \$12.00 per year.



Since the regular subscription rate is \$16.00 per year (\$2.00 per issue on the newsstand), this is a real bargain. Plus, "The Old House Journal" offers a bonus premium to SPT for each member's subscription. Help yourself, and help SPT by subscribing before November 10, 1981!

NEW SPT MEMBERS

New members joining SPT in 1981 include, in February Mr. and Mrs. Ted Morehead; in March, Richard Prunty, Gary McKie\*, Mr. and Mrs. Dieter Lutz, Richard Veronesi, and Dorothy Lortie.

The same urban renewal plan which would acquire the YMCA would also acquire the Forbes & Wallace complex on the corner of Main and Vernon Streets, one of Springfield's downtown landmarks.

The eight-story complex would be demolished to provide a site for a new six story office building, owner and principal tenant would be the First National Bank of Boston. The City is applying for a UDAG grant to aid in the acquisition and demolition of the Forbes & Wallace building.

The SPT Board of Directors voted to write a letter to the CD office countering the City's view that the project does not have any historic impact. The City has thus far failed to provide any research to determine whether the F&W complex is eligible for the National Register of Historic Places. The City had also failed to consider the impact on the Haynes Hotel, a National Register building to which F&W is attached.

Fill out coupon below and mail to: OHJ SPT, 7 Stockbridge St., Spfld, MA. 01103

In April, Mr. and Mrs. Philip Burdick, Thomas and Jody Cahill. In May, Barbara and John Foster\*\*, Paul McKenney, Mr. and Mrs. John Pierce Lynch, William and Jocelyn Yates\*\*, Leo-

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

STATE & ZIP \_\_\_\_\_

\*Supporting Member  
\*\* PATRON

Continued on P.6, Col.1

New Members Joining SPT

Continued from Page 5

nard Jaskiewicz, and Peter and Judith Hourihan. In June, Gert Joffe, Kenneth and Marion Ralph, Patricia and Christ Kamages, Linda and Thomas Egan, M. W. Senor, T. J. Hobak, Mr. and Mrs. Kenneth Kinsley, Judd and Rhoda Peskin, Philip and K. Georgia Bratty, Richard and Paula Puzzo, and Barbara Garvey.

In July, Larry and Judy Conti, Patricia and Robert Duquette, Patricia Mallette, Sharon and Stanley Gazda, Kathryn and Richard Charles, Mr. and Mrs. W. Baker. Howard Caswell renewed his membership as a Patron.



Also note that members get a \$5.00 discount on the Berkshire Trip, as well as the 25% discount on the Old House Journal Subscription ... and all other membership benefits as well. Mention the Preservation Trust to your friends and urge them to join you and us in supporting the SPT.



**SPRINGFIELD  
PRESERVATION  
TRUST**

**seven stockbridge st.  
springfield, mass. 01103**

SPT Newsletter

Editor: Pat Mallette  
732-5953

Assistant: Ellie Dashevsky  
785-1636, 739-3574

Published quarterly for the members of the Springfield Preservation Trust