



Springfield Preservation Trust

S P T

January 2012

Save the Date - Winter Fundraiser

The annual Winter Fund Raiser will be held Sunday, January 29, 2012 at 3:00 P.M. The gala event will be hosted by Jim and Linda Craven in their Sumner Avenue Colonial Revival style home.



Hors d'oeuvres, wine, and nonalcoholic punch will be served. Tickets are \$35 for SPT members and \$40 for nonmembers. Tickets can be ordered by mailing a check to SPT at 74 Walnut Street, Springfield 01105 or by going to our website at www.SpringfieldPreservation.org. Tickets are limited and must be ordered by January 20th.

Proceeds from the event will go to preservation efforts at 77 Maple Street, Springfield's oldest remaining school building.

SPT Annual Meeting

The Springfield Preservation Trust 2012 Annual Meeting will be hosted by the Community Music School on Sunday February 26th, 2:00 P.M., 127 State Street.



Join us at this lovingly restored Art Deco landmark. Annual elections will be held for the Board of Directors and a review of the past year will be presented. Look for your invitation in the mail closer to the date of the meeting.

The Community Music School building was built in 1932-1933 for the Springfield Safety Deposit and Trust Company. It was designed by Boston firm of Thomas James Company in the Art Deco style. The exterior is clad in Indiana limestone and the interior is covered with Numidian marble. A large mural, entitled "The Modern Impulse Made Possible by Modern Banking" by Boston artist Carroll Bill, fills the rear wall. The Music School has received a SPT Preservation Award for the renovation of the banking hall into a performance space.

The SPT Annual Meeting is being generously underwritten by the Springfield Business Improvement District.

Preservation Massachusetts Most Endangered List

On the evening of Thursday, November 10th, the statewide non-profit historic preservation advocacy group, Preservation Massachusetts, held its annual "Believe in Preservation" event at the Basketball Hall of Fame in Springfield. The event was well attended by the preservation community in Western Massachusetts along with many SPT members.

At the event, Preservation Massachusetts presented SPT with a Community Spirit Award to recognize the important preservation work that our organization has been able to accomplish, including helping to survey historic properties damaged by the June 1st tornado.

"Believe in Preservation" also featured this year's list of 'Massachusetts' Most Endangered Historic Resources'.

Preservation Massachusetts dedicated the endangered list to the areas in Western and Central Massachusetts impacted by the June 1st tornado. The list is meant to encourage collaboration, restoration, and opportunity for revitalization. SPT nominated four historic places in Springfield and another property, the old MacDuffie Campus, was also nominated. Preservation Massachusetts chose to include all the nominations in this year's list. The listed properties in Springfield are



the Howard Street School (old Zanetti School), the Howard Street Armory (South End Community Center), the Six Corners Neighborhood, the Junior Officer's Quarters on the Springfield Technical Community College campus, and the former MacDuffie Campus on Maple Street.

Along with these five historic places in Springfield, Preservation Massachusetts also included the Adams Cemetery in Wilbraham, Downtown Monson including town offices, and the Springfield Boys Club Camp in

Brimfield; all tornado damaged. Below are the descriptions of these Springfield historic places, which are on the list of Massachusetts' Most Endangered Historic Resources.

The Howard Street Armory

The Springfield State Armory on Howard Street was designed by the Boston-based partnership of Robert Wait and Amos Cutting and constructed in 1895. Its Romanesque Revival style is a continuation of the picturesque tradition in building armories resembling a granite castle from a bygone era. Springfield residents first marched from its doors for military service during the 1898 Cuban campaign, again in 1917, and for service in the two World Wars. The armory served the community as a space for social functions and the rear drill hall served as a homeless shelter during floods or fires. Most recently the Armory served as the South End Community Center.

Damage sustained during the tornado severely compromised the rear drill hall which was demolished shortly after the storm. The main building also incurred damage and there is concern that it too may face eventual demolition, leaving a terrific architectural and historical gap in the neighborhood.

The loss of the head house of the Armory would not only be significant to the streetscape, but its absence would diminish the value of the site and the likelihood of it being developed. The unfortunate loss of the drill shed does have a silver lining in that it presents the opportunity for appropriate development which could meet the needs of the South End Community Center while retaining the Armory. Listing is hoped to encourage the restoration of the armory for use again



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as the South End Community Center and to retain this important local landmark.

Howard Street School

The Howard Street Primary School was constructed circa 1905 in response to the growing population in Springfield's South End neighborhood. The school was designed by the local firm of Kirkham and Palette; one of the first of many public buildings the firm designed in the Springfield area. Though the brick, three-story building has lost some details over time, it retains most of its original unique character. It is part of the same historic streetscape as the Springfield State Armory.

The school sustained heavy tornado damage and that, combined with the school's desirable location, raises extreme concern that it will be demolished for new development or a parking lot. Prior to the tornado, a developer for the school had been chosen through an RFP process but it has since fallen through. Losing the school would be detrimental to the neighborhood that is facing strong development pressures and still feeling the loss of St. Joseph's Church. The school itself offers a tremendous opportunity for an adaptive reuse that would meet development needs and retain an important piece of the South End's history.

Six Corners Neighborhood

The Six Corners neighborhood is one of the smallest of the city's seventeen neighborhoods. It contains 274 acres of land and principal boundaries are portions of School Street and Maple Street on the west; State Street on the north; Walnut Street on the east; and the Mill River on the south. Historically, it is tied to the growth of the Armory and Watershops as the area was

developed for housing for workers. Six Corners is the oldest settled area in Springfield outside of downtown and contains most of the Maple Hill and Ridgewood Local Historic Districts and the Watershops National Historic District.

Prior to the tornado, Six Corners was a challenging neighborhood that the city had begun to focus on redeveloping. These initial plans, however, did not encompass historic preservation plans. The historic significance of Six Corners offers opportunities, such as historic tax credits, that combined with rehabilitation and preservation planning could prove to be catalysts for further investment. Similar neighborhoods in communities, such as Providence, have seen the successful results of preservation planning and sensitive redevelopment. Listing is hoped to bring to the table the opportunities preservation can offer the city and work collaboratively toward a vision that benefits Six Corners, its history and all of Springfield.

The former MacDuffie School Campus



The MacDuffie School was founded in 1890 by John and Abigail MacDuffie as a college preparatory school for girls. It was

located on a 15-acre campus in the middle of Springfield's Maple Hill neighborhood, a street lined with late 19th- and early 20th century mansions that were



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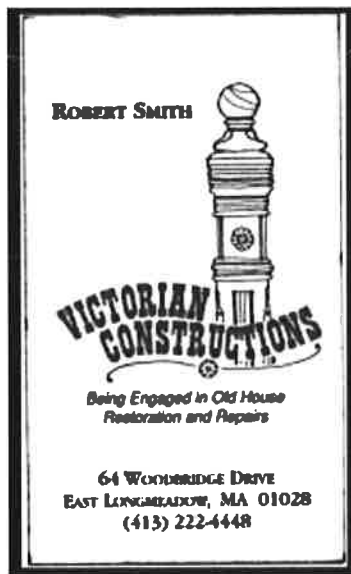
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once homes to Springfield's leading industrialists and businessmen. The MacDuffie School had an international reputation for its rigorous curriculum while the campus includes some of Springfield's grandest homes, mature shade trees, and landscaped grounds.

2010 saw the sale of the MacDuffie name and intellectual rights to a New York company who relocated the school to Granby for the 2011 school year. Local preservationists were concerned that finding an owner willing to undertake the preservation and maintenance of the historic campus would be difficult. One was found with the vision to open a statewide innovation school and restore the campus to what it once was.

Then the tornado struck, destroying the majority of the mature trees on the campus, tearing the roof and attic story from the notable Ames House, and doing major damage to its portico. The tile roof on the Foot-Wallace house sustained major damage, and windows, roofs, and decorative trim were severely damaged on the other campus buildings.

The sale of the campus to its new owner proceeded despite tornado damage, but there is concern that the financial undertaking is extremely great and the new owner will be in need of as much support as possible. Utilization of tools such as tax credits and cooperation with the city will ensure this historic educational campus continues serving its prospective students and surrounding community. Listing amongst the most endangered will hopefully highlight how important this property is to Springfield and the potential success it can and hopefully will achieve.



The Junior Officer's Quarters

Built in 1870, the three story Junior Officer's Quarters occupies a visible corner within the Springfield Armory and Springfield Technical Community College site. Built as a duplex, the building is residential in scale and still boasts original interior details. The building is symmetrical with a party wall as the core, and living and utilitarian spaces surrounding the perimeter of the building.

The condition of the Junior Officer's Quarters is generally poor, mostly due to age and neglect; currently there are no plans for the buildings use or restoration by its owner, STCC. A feasibility study undertaken by DCAM stated that possible use and code compliance would be difficult due to the configuration of the building. Though the building was not directly impacted by the tornado, it will feel the negative after effects as a tight financial climate, limited funding resources, and other concerns around the city will psychologically lower the priority of this building. Regardless of the current lack of reuse plans, the building should be maintained as it is a contributing component to a National Historical Park and a National Historical Landmark.

These properties are representative of the damage done to the historic fabric of Springfield during the June tornadoes that ripped through the city and several surrounding communities. This endangered status is hoped to encourage a restoration ethic and promote the benefits that rehabilitation can bring to a community.

McKnight Twilight Tour

The McKnight Twilight Tour on October 23 drew nearly four hundred people to view six Victorian

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homes on Florida Street, Ingersoll Grove, Worthington Street, Clarendon Street, and Dartmouth Terrace.

Baystate Health once again generously underwrote the cost of mounting the tour.

Thanks go to the homeowners who shared their homes: Fawzia Curley, Stephen & Gayle White, Ed Zuckerman, Larkin Mayo & Gary Yuschalk, Paul Kenney, and James DeLorge & Phillip Baribeault.



Progress Report - 77 Maple St.

We have good news on 2 fronts:

A. The building came through the "5 disasters" (tornado, hurricane remnants, earthquake, microburst, "freak Nor'easter") well. Some of these were severe events and the path of the tornado came very close to 77, but

the building lucked-out. Total impact on 77: 1 window-boarding pulled off, 1 loose, and some tree debris in the yard.

B. Work is starting in mid-December on several incremental projects:

1. Restoration of 3 more windows.

This work will include the final 2 windows on the front (West side) of the Main Building, and our 1st one on the South. With this, the Main Building's windows on the North and West sides will be completed, which is a nice milestone to reach.

2. Start restoration of Cornice Trim, at roofline.

After 180 years, a good many of those being rough ones, the Trim is very ready for some work. Existing material will be repaired as much as possible; where necessary, new, matching pieces will be made. And, the whole thing will receive a thorough paint job. Ultimately, of course, this kind of work will be carried all around the building.

3. Put clear security glazing on most restored windows.

During SPT's ownership, a great amount of money has been spent on the building, mostly fixing major structural problems. This is essential early work, but it doesn't "show". Some of our funding sources and other supporters have mentioned this problem.

The true, but flip-sounding, response is, what "shows" is the building itself; without this structural work, major portions of the building were likely to collapse, killing the entire project and losing a wonderful, unique, historic building. But, that was small comfort to people hoping to "see the results". Meanwhile, we did have some windows restored, but for security's sake, they needed to be boarded-up when completed.



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Now, we are going to expose these finished windows. The "boards" will be replaced with **Lexan**, a clear, shatter-resistant "security glazing", so the windows will "show", yet still be secured. This will be done on the Main Building's 7 North windows and 5 West (front) windows.

4. Work completion.

The above work is scheduled to be completed in the Spring. Naturally, such Winter work is subject to weather...

5. Paint colors.

Colors have been selected for the building's "body" (brick), and windows, and approved by the SHC, the Springfield Historical Commission. We are now working on a color for the Trim. The body color is a mustard-yellow, and the windows are done in a dark green. The Trim color will need to relate to these, and link the body color to the black, shingle roof, all while relating to documented precedents on existing "fabric" (building materials)..

6. Paint colors' services donated.

SPT has received services on the paint colors, donated by Greg Farmer, Historical Consultant. His company is **Agricola Corp.**, of Chicopee. He also did some digging on 77's history, gathering a series of historical images and notes on our building. He knows this stuff, and is a great asset to our project. Please keep him in mind if you have questions on an historic property.

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Monthly meetings of the Springfield Preservation Trust are held on the first Wednesday of each month at 6:30 p.m., at the Mason Wright Retirement Center, 74 Walnut Street. All Trust members are welcome.

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