

THE PRESERVATIONIST

Newsletter of
THE SPRINGFIELD PRESERVATION TRUST

Summer 1998

HOUSE TOUR BRINGS THE MAPLE HILL TOUR GUIDE ANOTHER STEP CLOSER TO THE PRINTER'S PRESS

Hundreds of people thronged the sidewalks for three hours during the SPT's "High Tea on Maple Hill" Tour held on Sunday May 3rd. Six homes atop historic Maple Hill were opened for public viewing including the home of SPT Board Member Ted Jarrett where High Tea was served in the dining room.

The Maple Hill Historic District has some of the largest and grandest houses in the Pioneer Valley. The area was developed over the course of 100 years between the 1820's and the 1920's. It contains a variety of residential architectural styles and tastes. Featured on the tour were examples of the Queen Anne style (310 Pine Street and 5 Crescent Hill), the Colonial Revival style (355 Maple Street and 37 George Street), the Carpenter Gothic Style (357 Maple Street), and the Italian Villa style (3 Crescent Hill).

Many thanks go to those who shared their homes: Michael Tourville, Gary Watson, Lisle & Mary Bean, Howard & Anita Golberg, Kristine Buck and Ted Jarrett & Rob Johnson.

The tour helped focus attention on the Maple Hill District and raised more than \$2000.00. The proceeds will

be used for the production of a self-guided walking tour map of the neighborhood similar to the one recently published for historic McKnight.



Polished silver and gleaming crystal greeted guests at in the dining room of 37 George Street.

1998 PRESERVATION AWARDS TO BE HELD AT THE BARNEY CARRIAGE HOUSE.

We are excited to announce that the 1998 Annual Meeting, scheduled for Sunday November 22, 1998, is going to be held in the newly restored Carriage House at the Barney Estate. Located in historic Forest Park, the Barney Carriage House is the only surviving structure from the Everett Barney Estate.

Restoration on the carriage house was completed this past May when it opened as a facility for events and ban-

quets. Great effort was taken to balance the need for a modern facility and preserve its architectural integrity.

The evening will be catered by Caffeine's with a cash bar. Tickets for the event will be \$10.00 per person and may be purchased through the mail or by calling the SPT voice mail at (413) 747-0656.

We look forward to seeing you there!

1998 PRESERVATION AWARDS NOMINATIONS DUE IN SEPTEMBER.

The Board of the SPT is currently accepting suggestions for nomination for the 1998 Preservation Awards including:

Awards for Restoration

- the address of a finished restoration project, commercial or residential, completed in 1998.

Awards for Stewardship

- the address of a property, public or private, which has been meticulously maintained protecting the original character of the building and integrity of the original design.

Awards for Excellence in Preservation

- the name of an individual or group or people who have performed exceptional work in historic preservation.

If you know of someone or someplace that deserves to be recognized write the SPT, 979 Main St., Spfld., MA 01103 or call 413 747 0656 and leave a message. Suggestions must include the address and the name of the owner of the property to be nominated. Also please include your own name, address and evening telephone number.

This newsletter has been produced with the cooperative effort of the following SPT members:

Jim Boone
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RESTORATION PROJECT CONSIDERED

For five months many members of the SPT have been working to put together a proposal to restore 96 Florida Street in the McKnight Historic District. At first glance this house looked only moderately deteriorated but definitely in need of a total restoration. The roof was left open and leaking for several years and moisture had caused considerable damage. With permission of the City, current owner of the property, further exploration was done and serious structural problems were uncovered. The final list included new bathrooms, new kitchen and all new mechanicals. The entire interior was a total gut job in addition to a new roof and totally new soffit all around the house. The removal of an old in ground oil tank rounded off the list of items that needed to be addressed. All of this did not discourage the SPT nor the City which was willing to provide financial assistance for a project costing more than \$120k with a selling price that would be no more

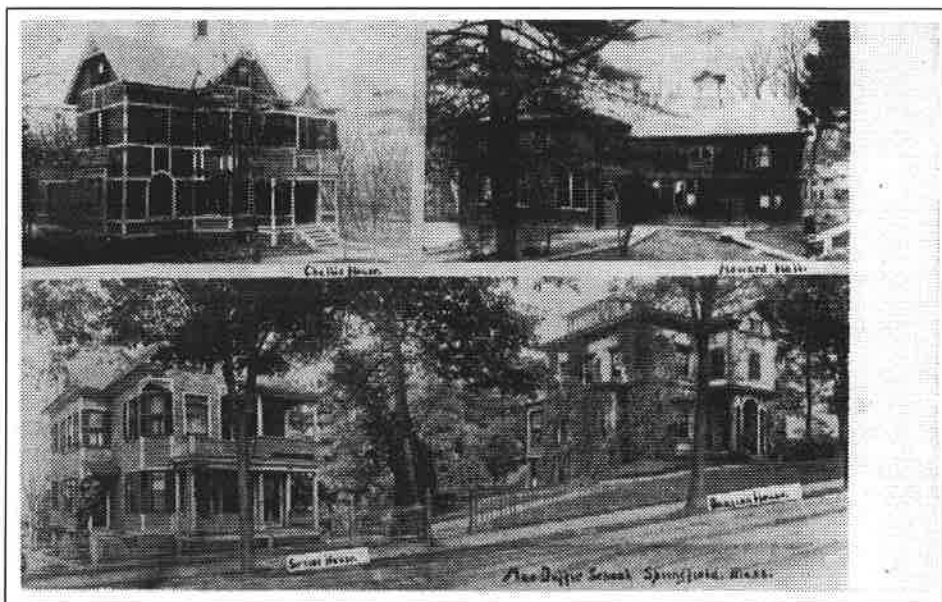
than \$78k due to income guidelines attached to the City Housing money. (the finished appraisal was \$95k). Despite the discouraging financial picture the project seemed worth while until it was discovered that the City funding came from a program which required that the property be totally delead-ed. This meant that all demolition work as well as deleading work be done by a licensed deleading contractor. Next came the Lead Inspection and estimate to delead. The estimate came in at \$58k! The total cost of rehab was well over 180k!

It has been decided, after much debate that to spend over \$180k on this particular project did not make sense when there are more significant properties in need of a rescue. Many thanks go to Bill Devlin, Hank Thorburn, Jim Boone, Roger Harris, Rosemary Morin, the City Housing Office and the entire SPT Board for all their hard work trying to make this project work. There will be others.

IS SPRINGFIELD BETTER OFF WITHOUT THESE BUILDINGS?

Do any of these buildings look familiar to you? Many of you may recognize the Bowles House, that became McDuffy School, and was at the center of an SPT law suit in 1979-80 as the SPT tried to prevent its demolition. But there was more, the Bowles house was only the final building to suffer the wreckers ball. As you can see from the Real Photo Post Card from 1908, the entire campus of the school was there on Central Street, above Maple, on the left side. Behind The Mansion House stood the old Carriage house, known as Howard Hall which was used for both dormitory space and class rooms. There were also two other very attractive Queen Anne Style residences that had been converted to Dormitory space. All of these fell in the 1970's as their usefulness to the school dwindled. Though the SPT did not win the law suite to save the Bowles House, the action did lead to a change in State Law that gave organizations such as the SPT legal standing in order to pre-

vent further losses. The next time you drive up Central Street and see the empty condos and the vacant lot, ask yourself if Springfield is better off without these fine old buildings.



Postcard

MATTOON ARTS FESTIVAL

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10am-5pm

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“CAN YOU GUESS THIS ADDRESS?”



This apartment block on Byers Street is one of the most exciting rehab projects happening in Springfield today. Thirty six units of market rate housing have been developed in this one time vacant apartment building. Look for the “After Rehab” photo and story in the Fall Issue.