



Springfield Preservation Trust

S P T

April 2012

Mid-Twentieth Century Homes Tour

As the Trust turns 40 this year, our spring tour on May 6 will break new ground by featuring homes developed following World War II. The event will be from 1:00 PM to 4:00 PM. Following the war, there was a pent up demand for housing. Ascendancy of the automobile opened new areas not previously accessible by bus and streetcar. It also allowed larger lots with less compact houses since walking to public transit was no longer required.



decorated with Colonial Revival features rather the more stark Modern forms found in other regions. Featured on the tour will be Pondview Drive and Ridgeway Circle, both off Roosevelt Avenue. Two more houses are being sought at press time.

Homes from the late 1940s and early 1950s include Ranches (one floor) and Executive Capes (two floors). In Springfield, these homes usually were



Advance tickets will be available for \$15 in late April at Flowers Flowers, 758 Sumner Avenue; The Flower Box, 596 Carew Street; and www.SpringfieldPreservationTrust.org. Tickets can be purchased for \$20 on the day of the tour from 12:45 p.m. until 2:30 p.m. in front of 24 Pondview Drive. SPT members receive a discount. Since this is a tour of suburbia, plan on driving between streets.

Circle the Date

The 2012 Garden Party will be held at 208 Longhill Street, hosted by John Murray and Carl Standen, on June 24 at 3:00



PM. Their 1912 stucco Arts & Crafts style home was designed by G. Wood Taylor, architect for many fine homes in Forest Park, McKnight, and Ridgewood.

The yard and pool, with spectacular views of the Connecticut River Valley, will be a wonderful spot to celebrate the beginning of summer!

Ticket information will be mailed to trust members as well as placed on our web site in late spring.

Save the Date – Annual Preservation Awards

This year's Annual Preservation Awards Ceremony will be held on the evening of Wednesday, May 30th, at Tower Square in Downtown Springfield. SPT is currently in the process of selecting awardees from a list of nominated properties. Every year the Trust showcases

exemplary properties that represent the best of preservation in Springfield over the previous year. Join us in honoring the people and organizations that are preserving historic places in Springfield.

Tornado Aftermath, working with McDuffie Property Owner

The Trust has taken an active roll in working with the new owner of the former McDuffie School grounds. The



The new owner is Commonwealth Academy, led by John Foley, long time leader in the social service field in the region.

Much concern had been raised that there was little progress being made in securing the

buildings. The Trust met with John and his staff, got them involved with the Historical Commission, set up meetings with, and gained support from PreservationMass who have offered technical support.

As with so many stressed properties, further work has been held up as conflicts with insurance companies over settlements are negotiated. Commonwealth Academy and One Ames Hill, former owners of McDuffie, have been working closely with a professional insurance adjuster to resolve these issues and commence with full restoration of the property.

It is the goal of Commonwealth Academy to fully restore the campus. They clearly respect the historical and cultural value of these buildings and are as frustrated as we are all with the slowness of the process.

John Foley reports that their roofing contractor has done a resurfacing with a synthetic material on the roof of the Wallace House to replace the inadequate cover put up right after the storm. Also, the roofs at Lemire and Tift have been re-secured. Designs are being drawn to better secure the roof at Ames House, the most significantly damaged of all the buildings. John's

architect, Tim Murphy of Holyoke, has done a study of each and has an extensive restoration plan for the roofs of the buildings.

John reports there is currently no water infiltration going on in any of the buildings and that he has a full time caretaker on the property that checks all buildings every day.

There will be a Walking Tour of the campus, sponsored by the Quadrangle/Mattoon group on May 12. Come and see the campus for yourselves, meet the owner, and hear about his plans.

2012 Walking Tours

2012 marks the seventh year that the Springfield Museums and the Armoury-Quadrangle Civic Association (AQCA) have worked together to host Second Saturday Walking Tours. The tours are held the second Saturday of each month, April through November, rain or shine. Topics include history, architecture, nature, and art. The attendance has grown steadily over the years and last season averaged 35 people per tour.

All tours start at the Springfield Museums' Welcome Center on Edwards Street, where free parking is available. The tours begin at 10:30 AM and wrap up around noon. Admission is \$5.00 per person, but free for AQCA or Springfield Museums members. If you're interested in one of the tours but have concerns about the amount of walking involved, you are very welcome to drive to any or all of the stops. Just ask the tour leader where the first stop is after you buy your ticket.

The 2012 schedule is:

April 14: Arax Charkoudian, Personal History of Downtown Springfield

May 12: William Hosley, The MacDuffie Campus

June 9: Sue Heller, Modern Architecture in a Walkable Area of Springfield

July 14: John Morse, Merriam-Webster

August 11: Bob McCarroll, The Oldest Buildings in Downtown Springfield

September 8: Henry Duffy, Saint-Gaudens' "The Puritan"

October 13: Wayne Phaneuf, Springfield & the Civil War

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November 10: Ed Lonergan, Springfield Cemetery

For more information, or to volunteer to lead a tour in 2013, please contact Trust member and AQCA volunteer Erica Walch at eiwalch@verizon.net or (413) 747-3830.

Forest Park Heights Walking Tour Brochure

After many years of work by many people from Forest Park and the Preservation Trust, the Walking Tour Brochure is finished and enclosed for your pleasure. This is the newest of the brochures produced by the Springfield Preservation Trust and joins the McKnight and Maple Hill tour guides.

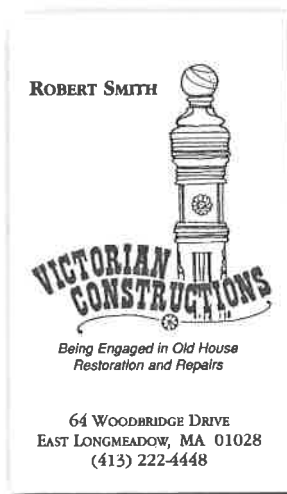
These brochures are made available to the neighborhoods, local Realtors, and are distributed at the visitor's center at the Hall of Fame.

Neighbors often comment that they see people driving in their neighborhoods with the guides in their hand. This is a great tool for exposing people to our wonderful neighborhoods.

The Forest Park brochure was paid for from the money generated by several Forest Park House Tours (sponsored by the Trust and the Forest Park Civic Association) and by a generous contribution from the Concerned Citizens for Springfield. Thanks to all the Trust members and Forest Park residents who worked to put this brochure together and to Design Workshop for their excellent design work.

Winter Fund Raiser

Sixty SPT members and friends attended the Winter Fund Raiser on January 29 at 96 Sumner Avenue, an elaborate Colonial Revival style home in the Forest Park Heights Historic District. The event benefited renovation of the Female Seminary at 77 Maple Street.



Special thanks go to Jim and Linda Craven for sharing their lovely home; board member Bob Holbrook for coordinating the event; Nicole Ferrill at Texas Roadhouse, Lynn Bolton at Friendly's Corporation,



and Betti Boggis at the Big Y for donating raffle items. As always, Cecy Galvin-Perry of Al Dente Catering did a great job.

Annual Meeting

The Trust held its annual meeting at the Community Music School, 121 State Street, on February 26. Elected were Benjamin Murphy, President; Michael Marcinkewich, Treasurer; and Robert McCarroll, Clerk. Board members include Joanne Cardell, Don Courtemanche, Trudy Fernandes, Robert Holbrook, Denise Moccia, Kathleen Pellegrino, Mike Stevens, Marilyn Sutin, and Gayle White.



President Ben Murphy gave an overview of the Trust's activities over the past year, followed by a presentation by *Republican Executive*

Editor, Wayne Phaneuf. He talked about his recent books on Springfield's 375 years and the June 2011 tornado. The meeting ended with punch and birthday cake to begin the year-long celebration of SPT's 40th anniversary.



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Progress Report, 77 Maple St

Work continues mostly on the front of the building. An additional 3 rehabbed windows are nearly complete and the first of our cornice fix ups is about to start; some of its staging is already in place.

The Springfield Historical Commission approved the "major-trim" color last night, so Mr. Hamm should be ready to steam ahead. The color is a deeper-gold version of the building's "body" color. Lexan will be applied to the 3 upstairs windows only, and the 2 first-floor windows will remain boarded-over. 2 of the upper banners will be relocated to these windows.

And that, folks, represents the end of our current funding! Work must pause when this is completed.

77 Maple St. Curiosities: What's "Original"?

Here's an interesting and unsolved, possibly unsolvable, set of concerns / questions....The 1890 engraving of the 1832 building shows it as 3 stories high and 3 windows deep, front-to-back. We have 2 stories by 3 windows deep.

The 3rd floor was removed in the 1850s or '60s, in the building's early residential days. The old 3rd floor probably was full of great "construction clues"... City records, if any went that far back, were lost in the 1905 City Hall fire. The Female Seminary opened in 1832 with the 3-x-3 building shown in 1890. Real Estate records seem to reliably indicate there was no building on the site prior to 1832. Could it have been moved, and added to?

Here's the main curiosity today; the building was clearly designed, and built, as 2 windows deep. Look at the

engraving, or the building itself; its end views (North or South) are NOT symmetrical. The chimney, and the windows, are off-center. But, the forward 2 windows ARE centered on the chimney. And inside, the framing supports a 2-window depth. The portion behind that has different framing was clearly added. There's even a section of original rear cellar wall, on that "2-window rear" line. Yet, major girders (beams carrying other beams) run as single pieces from front to back.

If the building wasn't moved, or "pre-existing" on-site, one can only imagine the 2-window job nearing completion, with a head-master running in, saying enrollment's really taking off, and the building needs to be expanded, now! Dramatic? Sure, but --- can someone beat that scenario, with new information? If **you** have the time and resources, please consider:

Ideas for research:

1. Library...Spfld. Republican Newspaper, on microfiche (paper founded 1824)
2. City School Dept. records, as girls were being admitted to public High School
3. Records of Builder Simon Sanborn, here, in Boston, or ?
4. Real Estate records of adjacent properties
5. Root around in the Connecticut Valley Historical Museum
6. Any other suggestions?

Planned Giving

Springfield Preservation Trust is committed to protecting Springfield's architectural history. We have renovated several homes in Springfield, given house tours to showcase Springfield's wonderful built environment, presented lecture series on topics valuable to historic home owners, produced a Guide to Residential Architecture and Walking Tour Brochures of historic neighborhoods, and annually recognize individuals and organizations who have actively protected their properties.

Protecting Springfield so others can experience this wonderful city comes with a price tag. Funds are raised through events, tours, memberships, and planned gifts.

See you at Brimfield
May 8-13 July 10-15 September 4-9
At the Brimfield Antique Center

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Planned gifts include gifts through a will, charitable annuities, gifts of life insurance, charitable trusts, etc. Some of the most common types of assets that are donated to charities may have implications that perhaps require professional advice. The following list includes some types of giving: Cash & cash equivalents; Publicly traded securities; Closely held securities; Life insurance; Real estate; Personal property; Retirement assets; In-kind gifts & pro bono services; Volunteer time.

It is important in planning gifts that thought be given to those important interests previously supported by you in the past and that consideration also be given to continuation of support to those worthwhile causes today; perhaps through ongoing gifts, bequests in your will or other estate vehicles.

The following definitions are helpful in understanding some oft overlooked gifting methodologies:

Specific Bequest – The donor designates a specific dollar amount or specific property to the non-profit.

Residual Bequest – The donor's estate will pay all debts, taxes, expenses and specific bequests. The remaining amount – the residue will be transferred to the non-profit.

Contingent Bequest – A donor decides to give the designated non-profit all of their estate but only under certain circumstances. For example, naming the non-profit as a beneficiary of the estate only if there are no surviving close family members. Childless couples sometimes provide for the entire estate to the surviving spouse, or if the spouse does not survive, to one or several nonprofits.

Life Income Gift – Another way for a donor to contribute. In this the donor irrevocably transfers some assets to the non-profit now, and in return the donor and a survivor, if they wish, receive income for life. An example of a life income gift is called a Charitable Gift Annuity. In exchange for the gift of marketable securities for instance, the non-profit agrees to pay the donor (and a survivor) a fixed amount annually for their lifetime. The transfer is paid for by purchase of an annuity. The rate of return is attractive and the payment is guaranteed for life.

Gift Life Insurance – Is another gift some donors give when they find they no longer need their life insurance coverage that was purchased years ago to fund for their children or other family members. The donor is allowed to claim a charitable deduction for approximately the policy's cash surrender value, and the policy is completely removed from their estate.

Planned Giving does allow donors the opportunity to support non-profits whose missions they believe in on an ongoing basis.

Advertising

If you are interested in advertising in our newsletter, the cost is \$35 per issue for a business card size ad. Contact jimboone@hotmail.com if you would like to join the group of advertisers that support the Trust and want to have our members as customers.

Enewsletter

Save a tree and please consider opting to receive the Trust newsletter by email only. Sign up for the enewsletter at www.springfieldpreservationtrust.org; just fill out your name and email address under the eNews Sign-Up banner on the left side of the page.

You can also find us on FaceBook, www.facebook.com/PreserveSpringfield

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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