

**APPENDIX C**

**AGENCY CORRESPONDENCE**



**FEMA**

May 6, 2013

Sherry White, Tribal Historic Preservation Officer (THPO)  
Stockbridge-Munsee Community Band of Mohican Indians  
W13447 Camp 14 Road  
Bowler, WI 54416

Re: Notice of FEMA Funded-Undertaking, DR-1994-MA  
Environmental Assessment (EA) for Proposed Elias Brookings School  
433 Walnut Street, Springfield, Massachusetts

Dear Ms. White:

This letter is being sent to you as the Tribal Historic Preservation Officer (THPO) for the Stockbridge-Munsee Community Band of Mohican Indians, pursuant to Appendix B of the June 27, 2011 FEMA-State Section 106 Programmatic Agreement for Massachusetts to notify you of an Environmental Assessment (EA) being prepared for a proposed New Elias Brookings School (herein referred to as the Brookings School) at 433 Walnut Street in the City of Springfield, Massachusetts. The EA is being prepared because FEMA will be partially funding the rebuilding of the Brookings School; this project is a FEMA Public Assistance Improved Project and an Undertaking per Section 106 of the National Historic Preservation Act (NHPA). In accordance with FEMA's Programmatic Agreement, "FEMA will inform the Tribe [Stockbridge-Munsee] of any Alternate or Improved Project involving extensive land disturbance in Berkshire, Hampden, Hampshire or Franklin County".

### **Project and Property Description**

The existing Brookings School was extensively damaged by tornadoes which struck Western Massachusetts on June 1, 2011. The students are currently being housed in temporary modular classrooms constructed at Ruth Elizabeth Park, located adjacent to the existing Brookings School. The level of damage and educational space constraints at the existing school preclude it from being rehabilitated and reused. As such, the Proposed Alternative is construction of a new school in close proximity to the existing one.

Ms. Sherry White  
May 6, 2013

The project consists of the construction of a new elementary school and associated amenities on 3.97 acres of land in a historically urbanized area of the City of Springfield, MA. The new school property will consist of an assemblage of previously developed parcels, roughly bounded by Walnut Street to the west, Melrose Street to the east, Marshall Street to the north, and Hickory Street to the south. This is considered the Area of Potential Effect (APE).

Currently, the proposed site consists of grassed areas, areas of exposed earth, and a paved parking area with and associated stormwater retention basin. All soils have been previously disturbed within this parcel by past development episodes; previously disturbed soils are less likely to possess intact and distinct soil horizons that may contain archaeological artifacts, features, and phenomena within their original depositional contexts. While we believe that soils in the area may be categorized as low sensitivity for cultural materials, one of the grant conditions will be an inadvertent discoveries clause to address accidental discoveries of both cultural materials and human remains.

### **Finding of Effect**

The City of Spring submitted a Project Notification Form (PNF) to the Massachusetts Historical Commission (MHC) on November 5, 2012. This effort was taken because state funding will also be used for this project and state permits require notification to MHC. A copy of this PNF form is attached to this letter; it provides a locus map of the area, a rendering of the proposed school, and site specific information regarding the project. MHC provided a response letter dated December 7, 2012, regarding the proposed project, indicating that the project would have *No Adverse Effect* on a National and State Register-listed property which is located to the south of the site.

FEMA has also made a finding of *No Adverse Effect* for the Undertaking of new school construction at 433 Walnut Street in the City of Springfield, MA. We respectfully request your comments on the proposed project and any potential concerns you may have about impacts to tribal resources. The City has asked FEMA to expedite the review of this project and the finalization of the EA so that they may begin construction on June 1, 2013. We appreciate any timely feedback that you can provide. Please call or email me if you have questions, concerns or information that you would like to share: [Anita.Uhlan@fema.dhs.gov](mailto:Anita.Uhlan@fema.dhs.gov), 617-470-3909.

Sincerely,



Anita Uhlan, CFM

FEMA Region I

Environmental & Historic Preservation Office

Attachments: PNF for new Elias Brookings School dated 11/5/12  
Response Letter from MHC dated 12/7/12

# Stockbridge-Munsee Tribal Historic Preservation Office

Sherry White - Tribal Historic Preservation Officer

W13447 Camp 14 Road

P.O. Box 70

Bowler, WI 54416

Date 5/29/13  
Project Number DK-1994-MA  
TCNS Number \_\_\_\_\_  
Company Name FEMA

We have received your letter for the above listed project. Before we can process the request we need more information. The additional items needed are checked below.

### Additional Information Required:

- Site visit by Tribal Historic Preservation Officer
- Archeological survey, Phase 1
- Colored maps
- Pictures of the site
- Any reports the State Historic Preservation Office may have
- Review fee of \$300.00 must be included with letter
- Has site been previously disturbed, please explain what the use was and when it was disturbed

### After reviewing your letter:

- We are in the process of gathering more information on this site and will respond to your project request once all information has been gathered.
- This project has the potential to affect a Mohican cultural site, please contact us
- This project is not within Mohican area of interest
- This project is within Mohican territory, but we are not aware of any cultural site within the project area.

Additional comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Should this project inadvertently uncover a Native American site, we require you to halt all construction and notify the Stockbridge-Munsee Tribe immediately.

Please do not resubmit projects for changes that are not ground disturbance

*Sherry White*  
Sherry White, Tribal Historic Preservation Officer



FEMA

RECEIVED

MAY 06 2013

MASS. HIST. COMM

RC. 54189  
+  
RC. 54190

April 30, 2013

Ms. Brona Simon  
State Historic Preservation Officer  
220 Morrissey Boulevard  
Boston, MA 02125-3314

*RE: Determinations of Eligibility for Alfred G. Zanetti School and Elias Brookings School in Springfield, MA*

Dear Ms. Simon,

Following a tornado on June 1, 2011 (DR-1994-MA), Zanetti School and Brookings School in Springfield, MA were deemed no longer safe for occupancy. Temporary classroom structures were built adjacent to Brookings School to fulfill that structure's academic functions, while Zanetti School was only used for storage at the time of the tornado. The City of Springfield, through the Massachusetts Emergency Management Agency (MEMA), will soon request funding from the Federal Emergency Management Agency's (FEMA) Public Assistance grant program in order to address permanent repair activities regarding these two schools. In accordance with Section 106 of the National Historic Preservation Act (NHPA), FEMA has included within this correspondence a Determination of Eligibility regarding each building's status for the National Register of Historic Places (NRHP). FEMA considers this identification process as only the initial step in the consultation process, and as details for both projects develop, FEMA will continue communications with SHPO to solicit concurrences on findings of effects for specific undertakings.

### **Current Situation**

The City of Springfield has requested that disaster repair funds related to the Zanetti School be redirected and applied towards an "Alternate Project"<sup>1</sup> which has yet to be defined. FEMA is waiting to hear further details from the City about the proposed future fate of the Zanetti School.

The City has also requested that disaster repair funds related to the Brookings School be redirected towards an "Improved Project"<sup>2</sup> at a new location. The City plans to build a new Elias

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<sup>1</sup> Generally, an "Alternate Project" occurs when FEMA eligible funds are redirected towards an alternate facility that was not damaged by the associated disaster or towards an alternate approved used pursuant to FEMA Disaster Assistance Policy 9525.13.

Ms. Simon  
April 30, 2013

Brookings School at 433 Walnut Street, a block away from the original school located at 367 Hancock Street. The site of the new school, which is in close proximity to the National Register-listed Water Shops Armory, has been previously reviewed by your office in correspondence with the City dated December 7, 2012 (see attachments). Plans for the original building are not yet fully developed, though minor repair activities have occurred at the facility to date. The building has been properly secured and utilities, such as temperature controls, have remained operational. FEMA is waiting to hear further details from the City about the proposed future fate of the original Brookings School.

### **Determinations of Eligibility**

Neither school is currently listed on the National Register either individually or in a district. For historic and current photographs of each building, and for more details regarding each structure's history and eligibility, please see the attachments.

FEMA has made a determination that the **Zanetti School is eligible for inclusion in the National Register**. The location of the school, in the City's South End, is important as it conveys an association with Springfield's immigrant population, and its setting along Howard Street provides a relation and link to other nearby historic structures, such as the Howard Street Armory. The building's design is unique among schools in the region, since it originally had classrooms only above street level. The school had numerous additions and expansions through the years, but most pre-date the last 50 years, and the building has an overall positive continuity in design, materials, and workmanship (see attachments for detailed history and photographs).

Of special note, the non-profit group Preservation Massachusetts included the Zanetti School (also known as the Howard Street School) on its "Most Endangered List" in 2011. This list included other tornado-damaged structures, including the nearby Howard Street Armory (South End Community Center), and was nominated for the list by the Springfield Preservation Trust, another non-profit historic preservation group. Brookings School was not identified on this list (see attachments).

FEMA has made a determination that the **Brookings School is ineligible for inclusion in the National Register**, as it lacks historic integrity, significance, and character. The design of the building has suffered greatly through the loss of its character-defining windows (loss of materials), and the very noticeable current windows negatively affect the school's original feeling from the 1920s, instead providing a more 1970s institutional feeling. Brookings School is not associated with any important events or people, and conveys an overall generic school-design, common to the era and region (see attachments for detailed history and photographs).

### **Request for Concurrence on Determinations of Eligibility**

Under the terms of the statewide *Programmatic Agreement* and in accordance with 36 C.F.R. § 800.4(c)(2), 36 C.F.R. § 800.4(d)(1), and 36 C.F.R. § 800.5(a), FEMA requests SHPO

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<sup>2</sup> Generally, an "Improved Project" occurs when FEMA eligible funds are used to upgrade the disaster damaged facility or are used for a different facility at a different location that serves the same function.

Ms. Simon  
April 30, 2013

concurrence with these National Register determinations of eligibility/ineligibility for Springfield schools.

If you have any questions please contact Todd Jones at [todd.jones@fema.dhs.gov](mailto:todd.jones@fema.dhs.gov) or (202) 417-0236. I can also be reach via email at [Lydia.Kachadoorian@fema.dhs.gov](mailto:Lydia.Kachadoorian@fema.dhs.gov) or cell (857) 205-2860.

Thank you very much for your time and efforts. We look forward to your response to our preliminary determinations.

CONCURRENCE: *Brona Simon*  
*6/6/13*  
BRONA SIMON  
STATE HISTORIC  
PRESERVATION OFFICER  
MASSACHUSETTS  
HISTORICAL COMMISSION  
*RC. 54189 and*  
*RC. 54190*

Sincerely,

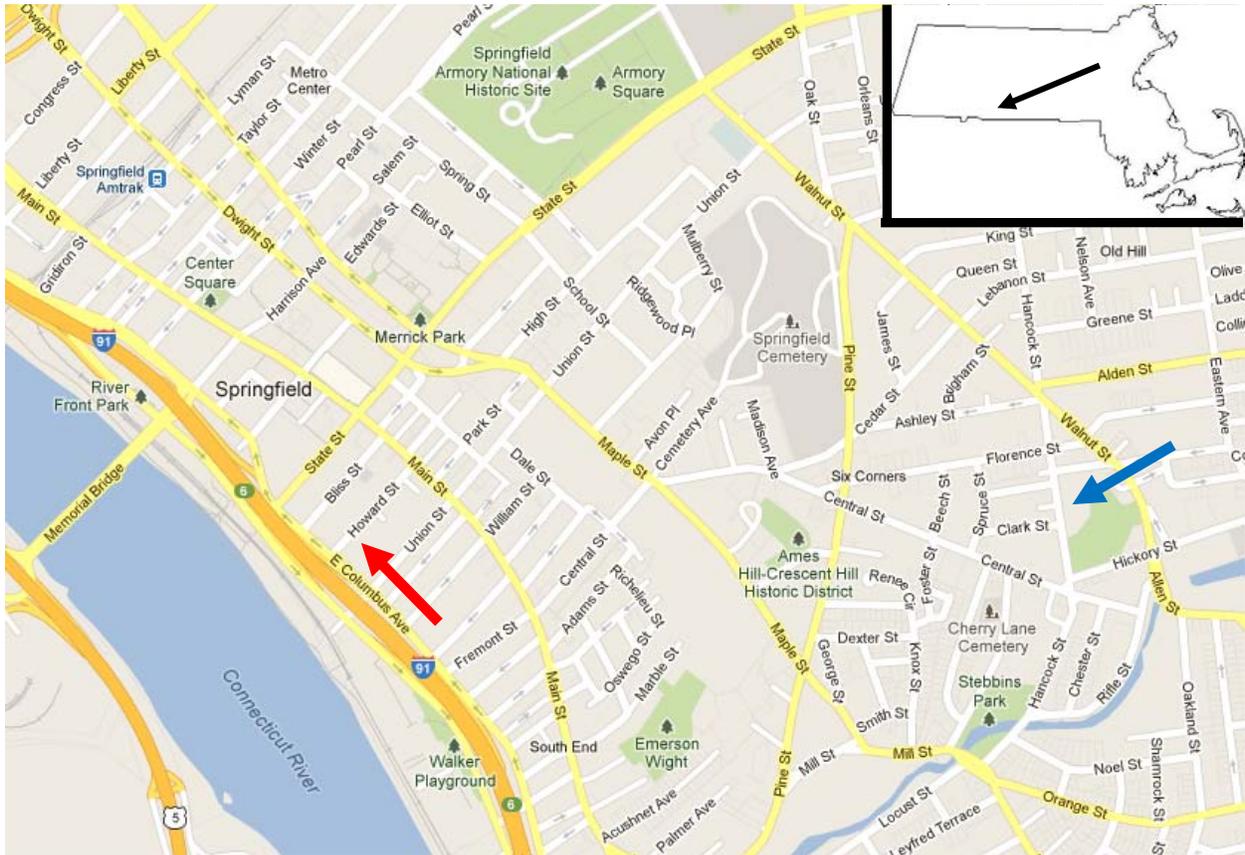


Lydia A. Kachadoorian, RPA  
FEMA Deputy Regional Environmental Officer (DREO)

**ATTACHMENTS:**

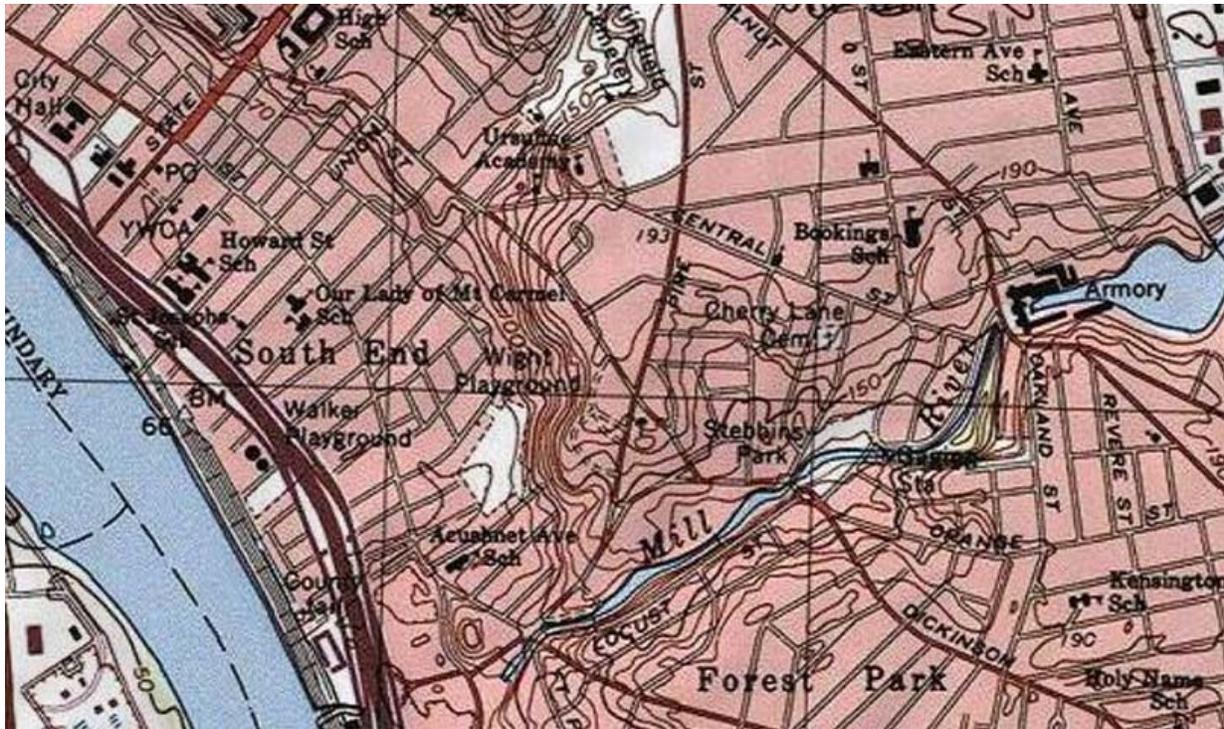
- Location Maps
- Aerial View
- Determinations of Eligibility
- SHPO to City of Springfield Correspondence, December 7, 2012
- Preservation Massachusetts 2011 Most Endangered List (from the online version of Springfield Preservation Trust's January 2012 Newsletter)
- City Assessor Property Cards (online versions)

**Location Maps:**



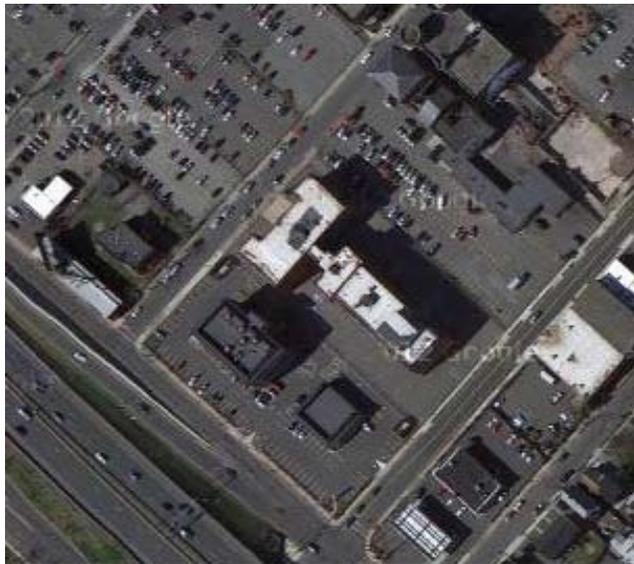
*The red line on the left shows the location of the Zanetti School and the blue arrow on the right shows the location of Brookings School.*

Ms. Simon  
April 25, 2013



The Zanetti School is labeled as "Howard St Sch" near the top left of this topographic map, and Brookings School is labeled as "Bookings Sch" near the top right.

### Aerial Views:

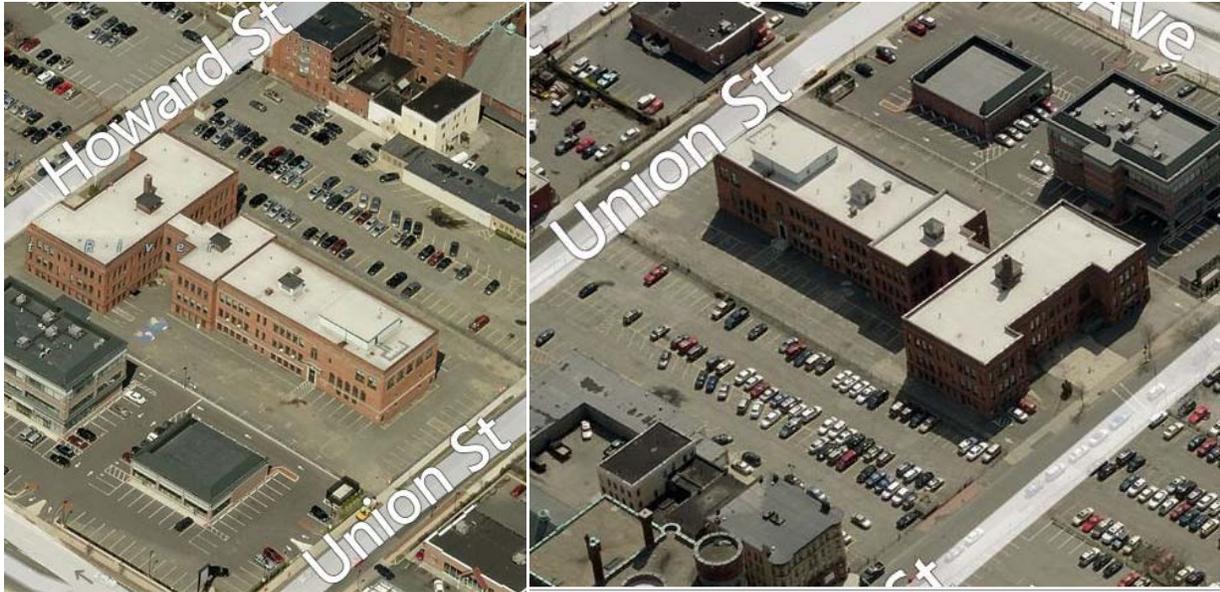


Zanetti School pre-tornado



Brookings School pre-tornado

Ms. Simon  
April 25, 2013



*Zanetti School pre-tornado*



*Brookings School pre-tornado*

**FEMA RECOMMENDATION FOR NATIONAL REGISTER ELIGIBILITY,  
59 Howard Street (Alfred G. Zanetti School),  
Springfield, MA**

**FEMA Recommendation: Eligible**

The Alfred G. Zanetti School was built in 1905 and opened February 12, 1906 as the Howard Street School. The Howard Street School initially had 16 classrooms and was intended to replace an existing school on Elm Street near Court Square.<sup>1</sup> The new school was located in Springfield's South End, which at the time was a heavily-industrialized neighborhood with a high immigrant and ethnic population that continued to expand through the early twentieth century. As a result, the school immediately proved insufficient in size, and was quickly expanded by four classrooms in 1907.<sup>2</sup> Additional expansions and renovations occurred in 1916 and 1932, eventually forming the building's current "T" shape.<sup>3</sup>

The school played a crucial role in the immigrant community in which it was located. On various evenings after school was out, some students were allowed back to further study their English language skills and knowledge of American history, in order to prepare for citizenship tests. In addition, during some evenings families were allowed to take hot-water baths and showers in the school, since so many did not enjoy such amenities at home.

The South End had a particularly large Italian-American population, and among the many children of immigrants in the neighborhood was Alfred G. Zanetti, who attended Howard Street Elementary School. In the 1950s, Zanetti became the school's principal, and served in that position until his retirement in the early 1990s, at which time the school was renamed in his honor.<sup>4</sup> Zanetti was very popular and received numerous awards, including the William Pynchon Award Medal in 1965 (named after the Colonial-era founder of Springfield). A 1986 publication created by the Springfield school system's students, teachers, and administrators described Zanetti as follows: "Every day at Howard as his students enter his building, Mr. Zanetti stands in the hallway greeting them with a wave, or a smile, or a hug as needed. When the school day is done, he stands in the same hallway, bidding a fond farewell. He is truly a man of the young."<sup>5</sup>

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<sup>1</sup> Springfield Public Schools and Springfield School Volunteers, *Springfield Public School: Students Look at the Past* (Springfield, MA: Springfield Public Schools, 1986), 34; The School Committee, *Report of the School Board of the City of Springfield, Massachusetts* (Springfield, MA: Press of Springfield Printing and Binding Company, 1908), 34.

<sup>2</sup> The School Committee, *Report of the School Board of the City of Springfield, Massachusetts* (Springfield, MA: Press of Springfield Printing and Binding Company, 1908), 19.

<sup>3</sup> Springfield Public Schools and Springfield School Volunteers, *Springfield Public School: Students Look at the Past* (Springfield, MA: Springfield Public Schools, 1986), 34; The School Committee, *Report of the School Board of the City of Springfield, Massachusetts* (Springfield, MA: Press of Springfield Printing and Binding Company, 1908), 34; The School Committee, *Annual Report of the Springfield Public Schools* (Springfield, MA: The School Committee, 1917), 11.

<sup>4</sup> Ginger Cruickshank, *Images of America: Springfield, Volume I* (Portsmouth, NH: Arcadia Publishing, 1999), 90.

<sup>5</sup> Springfield Public Schools and Springfield School Volunteers, *Springfield Public School: Students Look at the Past* (Springfield, MA: Springfield Public Schools, 1986), 34; The School Committee, *Report of the School Board*

That same 1986 publication also described the school itself as being “unique in area construction” upon its opening in 1906, considering its innovative design with classrooms all at street level.<sup>6</sup> These sentiments were echoed by the non-profit Preservation Massachusetts and Springfield Preservation Trust, which, while including Howard Street School on its 2011 “Most Endangered List,” noted that “though the brick, three-story building has lost some details over time, it retains most of its original unique character” (see attachment).<sup>7</sup> It is also important that the school is located on historic Howard Street, near the National Register-listed Howard Street Armory, and along the same road where famous children’s author Theodor Geisel (Dr. Seuss) was born in 1904, a mere 500 feet away.

FEMA recommends that the building be considered **eligible for listing on the National Register under Criteria A and C**. It is associated with historical education patterns and people of early twentieth-century Springfield. It possesses unique architectural distinction by being one of the city’s earliest surviving school buildings. The property contains only a relatively low likelihood of possessing intact archaeological resources due to extensive soil disturbance associated with past construction activities.



◀Front of school looking southeast, 1939

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of the City of Springfield, Massachusetts (Springfield, MA: Press of Springfield Printing and Binding Company, 1908), 34.

<sup>6</sup> Springfield Public Schools and Springfield School Volunteers, *Springfield Public School: Students Look at the Past* (Springfield, MA: Springfield Public Schools, 1986), 34; The School Committee, *Report of the School Board of the City of Springfield, Massachusetts* (Springfield, MA: Press of Springfield Printing and Binding Company, 1908), 34.

<sup>7</sup> Springfield Preservation Trust, *January 2012 SPT Newsletter*, [http://springfieldpreservationtrust.org/index.php?option=com\\_acajoom&act=mailing&task=view&listid=1&mailingid=31&Itemid=999](http://springfieldpreservationtrust.org/index.php?option=com_acajoom&act=mailing&task=view&listid=1&mailingid=31&Itemid=999).



Front of school looking southwest, 2011 ▶



Rear of school, 1939



Rear of school, 2011



Side of school, 1939



Side of school, 2011



*Damages to the rear of the school are visible in 2011 before and after being covered. The photo at left is looking north, with downtown Springfield visible to the right of the school. The photo at right is looking southwest towards the Connecticut River.*



*Howard Street School, c. 1986*

**FEMA RECOMMENDATION FOR NATIONAL REGISTER ELIGIBILITY,  
367 Hancock Street (Elias Brookings School),  
Springfield, MA**

**FEMA Recommendation: Ineligible**

In 1924, the city of Springfield decided to build a new public school along Hancock Street in the Six Corners neighborhood of the city, conveniently located adjacent a recently completed city park, Ruth Elizabeth Playground, which would serve as the proposed school's yard. The land for this playground and yard had been donated to the city in 1922 by Nathan D. Bill, a prominent local citizen and landowner. Bill's donation, which he wanted named after his wife, Ruth Elizabeth, consisted of over six acres of land, which was a perfect size for a yard for the school that soon followed.<sup>8</sup>

At least four houses and their accompanying outbuildings were removed before school construction. The city auctioned off the structures in 1924 to a local wrecking company and interested citizens.<sup>9</sup> The three story, brick school building opened in 1926, after having cost \$450,000 (36 cents/cubic foot) to build. It was designed by local architect Morris W. Maloney, whose office was on Pearl Street downtown. The school was planned for a capacity of 1150 students, and was expected to replace the needs of an existing school on nearby Central Street, where the school's namesake once taught.

The school was named after Elias Brookings (1836-1906), a prominent Springfield educator and Civil War veteran. A local story about Mr. Brookings during the Blizzard of 1888 demonstrates his commitment to Springfield's students. At the time, Brookings was the principal of Central Street Grammar and Junior High School (located at the corner of Spruce and Central Streets). The blizzard had trapped students and teachers within the school, which promptly spurred Brookings to dig a tunnel through the deep snows outside the window of his home in order to reach Central Street School with food. Students were trapped in the school for four days, so this gesture was greatly appreciated.

When Brookings School opened in 1926 its first principal was Arthur D. Talmadge. The school contained 27 classrooms, a gymnasium, a domestic sciences room, a household arts room, and a medical department. The interior featured terrazzo floors and ornamentation. Over subsequent decades, a new library, kitchen, and cafeteria were constructed and new lighting, plumbing, and windows were installed.<sup>10</sup> The school underwent many changes and renovations, particularly in 1975, which was likely when the new non-transparent windows were installed, which had a most detrimental effect on the building's character and integrity. A 1926 newspaper article described the building's original windows as "special awning type windows that can be opened easily with

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<sup>8</sup> "Nathan D. Bill Gives Six Acres for Playground," *Springfield Republican*, November, 28, 1922, 6.

<sup>9</sup> "Century-Old House Auctioned for \$105," *Springfield Republican*, August 10, 1924, 2; "Auction Sales: At Auction," *Springfield Republican*, August 7, 1924, 8.

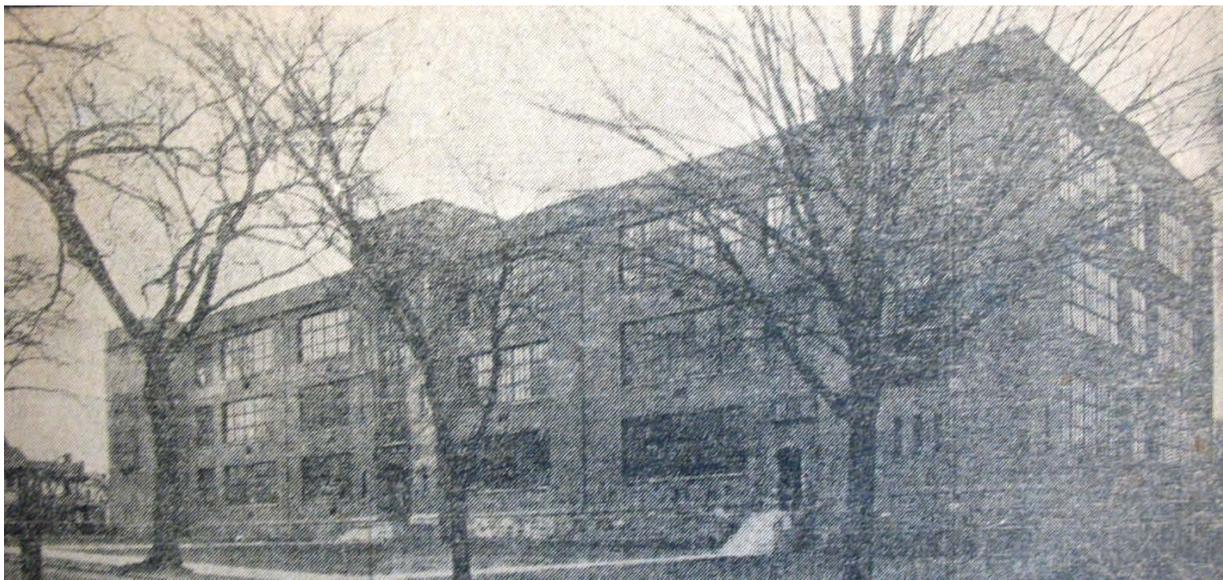
<sup>10</sup> Springfield Public Schools and Springfield School Volunteers, *Springfield Public School: Students Look at the Past* (Springfield, MA: Springfield Public Schools, 1986), 12.

the thrust of a lever...[which] provide splendid illumination.”<sup>11</sup> Whether to increase energy efficiency or to decrease student distractions from outside, the new windows installed after 1975 caused the loss of one of Brookings’s character-defining features. Overall, however, the building has largely retained its 1926 shape, fenestration, and use.

FEMA recommends that the building be **considered ineligible for listing on the National Register under Criteria A, B, C, and D**. It is not associated with an event, historical pattern, or person, does not possess architectural distinction, is not an example of a rare building type, and contains only a relatively low likelihood of possessing intact archaeological resources due to extensive soil disturbance associated with past construction activities.



*The front of the school in 2011, after the tornado*



*The front of the school in 1926, shortly after opening*

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<sup>11</sup> “Elias Brookings School Stands Completed: New Brookings School to Care for 1150 Pupils,” February, 1926, newspaper clipping, Elias Brookings folder, Museum of Springfield History, Springfield, MA.



*The front of the school c. 1986*



*The rear of the school in 2011, after the tornado*

Timothy J. Plante  
*Chief Administration and  
Financial Officer*

Finance Department  
36 Court Street, Room 309  
Springfield, MA 01103  
Office: (413) 886-5004  
Fax: (413) 750-2623



THE CITY OF SPRINGFIELD, MASSACHUSETTS

Anita Uhlan, CFM  
FEMA Region I  
Environmental Historic Preservation  
99 High St, 6th floor  
Boston, MA 02110

Date: May 29, 2013

RE: Applicant's Intent: 367 Hancock Street

Ms. Uhlan:

The City of Springfield wishes to declare its intended actions related to the property and grounds located at 367 Hancock Street. The site currently functions as the Brookings Elementary operating out of temporary facilities. The damaged permanent facility is currently unoccupied but maintained to avoid substantial decay.

Following the 2011 Tornado the facility received significant damage to all floors including the basement. The roof of the facility was determined to be a complete loss and continued to allow rain and other atmospheric elements into the building. The City immediately moved to protect the building and mitigate future damage by boarding windows, providing temporary roof repairs and winterizing mechanical and plumbing equipment.

Following a complete assessment of the facility and an evaluation of the current standards for educational facilities, the City, along with the Massachusetts School Building Authority, determined that, in the best interest of the students and parents of the community, a new, modern facility be developed to replace the outdated Brookings facility. As such the City submitted a request for Improved Project to FEMA in July of 2012.

At the time of the request for Improved Project the intended use of the old facility was not determined. The facility remained City property and additional actions were taken to permanently mitigate further deterioration caused by damages to the roof. A complete new roof was installed in 2012.

After careful thought and examination the City has determined that it is in its best interest to sell the current property through a formal RFP process. The anticipated schedule for this RFP is as follows:

- RFP Release: July 2013
- RFP Due Date: September 2013
- RFP Award: October 2013
- Developer Due Diligence: Nov 2013 – Feb 2014
- City Council approval: March 2014

The City believes that by engaging the Private Sector in the development of this property it can pragmatically pursue the goals and objectives contained in the City's Long-Term Recovery Plan.

Factors of development in a challenging neighborhood and weaker markets continue to create scenarios where construction costs eclipse developer's return on investment. The Office of Planning and Economic Development estimate the total sale value of Brookings to be approximately \$1.00; based on historic records within the City of Springfield for similarly distressed property sales;

Respectfully submitted,



Timothy J. Plante  
Chief Administrative and Financial Officer



**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 7, 2012

Rita Coppola-Wallace  
City of Springfield  
Department of Capital Asset Construction  
City Hall  
36 Court Street, Room 312  
Springfield, MA 01103

RE: New Elias Brookings School, 433 Walnut Street, Springfield, MA; MHC# RC.53351

Dear Ms. Coppola-Wallace:

Thank you for submitting a Project Notification Form (PNF) regarding the above referenced project, received November 8, 2012. The staff of the Massachusetts Historical Commission (MHC) has reviewed the information you submitted and has the following comments.

This project involves the construction of a new elementary school and associated amenities on 3.97 acres of land located on Walnut, Hickory, and Melrose Streets in Springfield utilizing state funding from the Massachusetts School Building Authority.

The project as proposed involves demolition of the structures located at 403 Walnut Street, 67-69 Melrose Street, 57 Melrose Street, 16 Melrose Street, and 10 Melrose Street, which are located on the proposed new construction site. None of the structures proposed for demolition are listed in the State Register of Historic Places, nor included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*.

The proposed location of the new school is immediately adjacent to the Water Shops Armory (SPR.BP), which is listed in the State and National Registers of Historic Places.

After review of the information submitted, I have determined that the proposed new construction will have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the adjacent Water Shops Armory. The design of the proposed new school is will not adversely affect the setting, feeling, character or association of the Water Shops Armory and therefore will have no adverse visual effects on the Water Shops Armory.

These comments are offered to assist in compliance with M.G.L. Chapter 9, Section 26-27C, (950 CMR 71.00). Please do not hesitate to contact Brandee Loughlin of my staff if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Brona Simon".

Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

xc: Springfield Historical Commission  
Jack McCarthy, MSBA  
Vladimir Lyubetsky, Drummey, Rosane Anderson Inc.

+ - reset

Home 77 Maple Street Newsletter Resources Advocacy House Tours Events

## January 2012 SPT Newsletter

**Subject:** January 2012 SPT Newsletter  
**Send date:** 2012-01-05 21:30:03  
**Issue #:** 30  
**Content:**



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](http://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.



	<b>Roger Harpin</b> Field Representative Historic Restoration & Preservation "Exclusive in Custom, Solid PVC Fabrication"
	<b>Architectural &amp; Reproduction Millwork</b>
Cell: 413-325-7673 Tel: 413-532-2031 Fax: 413-532-2039 roger@neutraditionmillwork.com 31 Jackson Street, Holyoke, MA 01040	

### 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.

<b>SUBURBAN™</b> CONTRACT CLEANING, INC. A Division of Suburban Companies, Inc.	
<b>RUSSELL M. STRATTON</b> GENERAL MANAGER - CONNECTICUT AND WESTERN MASSACHUSETTS	
37 Grassmere Avenue West Hartford, CT 06110 rstratton@suburbancompanies.com	Tel: 860-233-3277 Fax: 860-523-7949 Cell: 860-938-1832

#### 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 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 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.

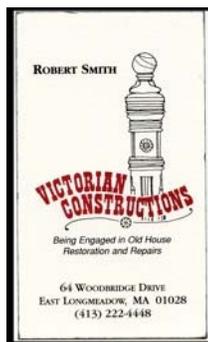


#### **McKnight Twilight Tour**

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

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.

### 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.

You can also find us on FaceBook, [www.facebook.com/PreserveSpringfield](http://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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Bob McCarroll  
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Ben Murphy  
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Marilyn Sutin, Editor

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Springfield Preservation Trust, Inc., 74 Walnut Street, Springfield, MA 01105 · Email Us By Clicking -->  · 413.747.0656



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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

Situs: HANCOCK ST	Map ID: 062500157	Class:	Card: 11 of 1
-------------------	-------------------	--------	---------------

Assessed Owner	General Information
SPRINGFIELD CITY OF  SPRINGFIELD MA 01103	Living Units: Neighborhood: 123 Alternate: Vol / Pg: District: COS Zoning: R2 Class: E

**Photo**

No photo available

**Diagram**

NO VECTORS FOUND

[Click to view enlarged version](#)

Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	77,903		38,430
Total Acres: 1.7884				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	38,400	38,400	38,400		0
Building	2,499,000	2,499,000	2,499,000		0
<b>Total</b>	2,537,400	2,537,400	2,537,400	0	
Value Flag: COST APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor	

Building Information		Building Other Features														
Year Built/Eff Year: Building #: 1 Structure Type: SCHOOL Identical Units: 1 Total Units: Grade: # Covered Parking: # Uncovered Parking: DBA: Total Gross Building Area: 56,610		<table border="1"> <thead> <tr> <th>Line</th> <th>Type</th> <th>+/-</th> <th>Meas1</th> <th>Meas2</th> <th># Stops</th> <th>Ident Units</th> </tr> </thead> <tbody> <tr> <td colspan="7"> </td> </tr> </tbody> </table>	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units							
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units										

Interior / Exterior Information										
Line	Level From	-To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
1	B1	B1	100	13,275	536	SCHOOL	10		FIRE RESISTANT	HW/STEAM
3	02	03	100	26,550	536	SCHOOL	12	FRAME	FIRE RESISTANT	HW/STEAM
2	01	01	100	16,785	737	SCHOOL	12	FRAME	FIRE RESISTANT	HW/STEAM

Outbuilding Data								
Line	Type		Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	PAVING ASPHALT PARKING		1985	1	7000	1.00	7,000	

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Income Detail (Includes all Buildings on Parcel)				
Use Grp	Mod Type	Inc Mod	Model Description	Net Area
S			MUTLI-USE SALES	56,610
S			MUTLI-USE SALES	56,610
S			MUTLI-USE SALES	56,610
S			MUTLI-USE SALES	56,610
S			MUTLI-USE SALES	56,610
S			MUTLI-USE SALES	56,610

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**COMMERCIAL PROPERTY RECORD CARD**

**CITY OF SPRINGFIELD**

Situs: HOWARD ST	Map ID: 068020065	Class:	Card: 11 of 1
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Assessed Owner	General Information
SPRINGFIELD CITY OF ZANETTI MONTESSORI ELEM SCHOOL 59 HOWARD ST SPRINGFIELD MA 01105	Living Units: Neighborhood: 202 Alternate: Vol / Pg: District: COS Zoning: B2 Class: E

**Photo**

No photo available

**Diagram**

NO VECTORS FOUND

[Click to view enlarged version](#)

Land Information				
Type	Size	Influence Factors	Influence %	Value
PRIMARY	SQUARE FOOT	70.675		452,320
Total Acres: 1.6225				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	452,300	452,300	452,300		0
Building	1,817,300	1,817,300	1,817,300		0
<b>Total</b>	<b>2,269,600</b>	<b>2,269,600</b>	<b>2,269,600</b>	<b>1,752,300</b>	
Value Flag: COST APPROACH					

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor	

Building Information		Building Other Features														
Year Built/Eff Year: Building #: 1 Structure Type: SCHOOL Identical Units: 1 Total Units: Grade: # Covered Parking: # Uncovered Parking: DBA: Total Gross Building Area: 70,440		<table border="1"> <thead> <tr> <th>Line</th> <th>Type</th> <th>+/-</th> <th>Meas1</th> <th>Meas2</th> <th># Stops</th> <th>Ident Units</th> </tr> </thead> <tbody> <tr> <td colspan="7"> </td> </tr> </tbody> </table>	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units							
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units										

Interior / Exterior Information										
Line	Level From	-To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Heating
3	02	02	100	23,480	1,056	SCHOOL	12	FRAME	WOOD FRAME/JOIST/BEAM	HW/STEAM
2	01	01	100	23,480	1,056	SCHOOL	12	FRAME	WOOD FRAME/JOIST/BEAM	HW/STEAM
1	B1	B1	0	23,480	1,056	MULTI USE STORAGE	10		WOOD FRAME/JOIST/BEAM	HW/STEAM

Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
2	PAVING ASPHALT PARKING	1950	0	0	1.00	45,000	
1	FENCE	1950	0	0	1.00	11,000	

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Income Detail (Includes all Buildings on Parcel)				
Use Grp	Mod Type	Inc Mod	Model Description	Net Area
S	001		MULTI USE STORAGE	23,480
S	001		MULTI USE STORAGE	23,480
S	001		MULTI USE STORAGE	23,480
S	001		MULTI USE STORAGE	23,480
S	001		MULTI USE STORAGE	23,480
S	001		MULTI USE STORAGE	23,480
S	001		MUTLI-USE SALES	46,960
S	001		MUTLI-USE SALES	46,960
S	001		MUTLI-USE SALES	46,960
S	001		MUTLI-USE SALES	46,960
S	001		MUTLI-USE SALES	46,960
S	001		MUTLI-USE SALES	46,960

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APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD  
BOSTON, MASS. 02125  
617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: **New Elias Brookings School**

Location / Address: **433 Walnut Street**

City / Town: **Springfield**

Project Proponent

Name: **City of Springfield, Department of Capital Asset Construction**

Address: **City Hall, 36 Court Street, Room 312**

City/Town/Zip/Telephone: **Springfield, MA 01103; 413-787-6445**

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name \_\_\_\_\_ Type of License or funding (specify)

**Massachusetts School Building Authority Funding Assistance under MGL Chapter 70B.**

**Project Description (narrative):**

**The project consists of the construction of a new elementary school and associated amenities on 3.97± acres of land in Springfield, MA. The school is intended to provide educational facilities to replace those severely damaged by the June 1, 2011, tornado. The elementary school will be constructed on the new site not directly connected to the existing site.**

**Temporary facilities were constructed in the summer of 2011 and are currently in use. These emergency facilities are located within Ruth Elizabeth Park, across Walnut street from the proposed new, permanent school.**

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APPENDIX A (continued)

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

The new school property will consist of an assemblage of the following parcels of land:

Parcel Address	Municipal Parcel ID	Approx. Size (acres)	Improvements
403 Walnut Street	11952-0122	0.21	2,580-SF Auto Service Garage with free-standing ancillary garage.
N S Walnut Street	11952-0120	0.08	None
419 Walnut Street	11952-0119	0.22	Asphalt parking lot
N S Walnut Street	11952-0117	0.45	Asphalt parking lot
N S Walnut Street	11952-0115	0.49	Stormwater retention area
443 Walnut Street	11952-0113	0.56	None
455 Walnut Street	11952-0111	0.19	None
461 Walnut Street	11952-0110	0.11	None
N S Hickory Street	06590-0008	0.11	None
74 Hickory Street	06590-0009	0.09	None
80 Hickory Street	06590-0010	0.17	None
67-69 Melrose Street	08520-0027	0.11	2,000-SF Two-Family Residence
57 Melrose Street	08520-0029	0.24	1,224-SF Residence
S S Melrose Street	08520-0034	0.38	Asphalt parking lot
N S Melrose Street	08520-0004	0.08	None
16 Melrose Street	08520-0003	0.15	1,020-SF Residence
10 Melrose Street	08520-0001	0.06	1,872-SF Two-Family Residence
And: A portion of Melrose Street to be vacated, per City procedure.			

All of the buildings/structures (“Improvements”) listed above are scheduled for demolition.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

No.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).  
**The elementary school consists of the three stories and high single story elements. The plan of the building is compact as appropriate for the urban site. The building exterior utilizes traditional and long lasting materials brick, precast concrete and metal panels. Please see attached pages for illustration of the proposed design for the new school project.**

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APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

No.

What is the total acreage of the project area?

Woodland	_____ acres	Productive Resources:	
Wetland	_____ acres	Agriculture	_____ acres
Floodplain	_____ acres	Forestry	_____ acres
Open space	_____ acres	Mining/Extraction	_____ acres
Developed	<b>3.97±</b> acres	Total Project Acreage	<b>3.97±</b> acres

What is the acreage of the proposed new construction? **3.97± acres**

What is the present land use of the project area?

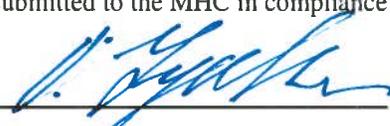
All parcels have been purchased by the City of Springfield. The occupants of the dwellings and auto garage are currently in the process of relocating. Portions of some parcels are being used as a staff parking lot for the temporary Brookings School, located on the Ruth Elizabeth Park property, across Walnut Street from the proposed building site. Many of the parcels are currently vacant but until recently (ca. 2009-2011) contained residential dwellings.

---

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

See attached.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:  Date: **November 5, 2012**

Name: **Drummey Rosane Anderson Inc. (Architects)**

**Mr. Vladimir Lyubetsky, Senior Associate**

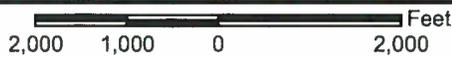
Address: **141 Herrick Rd.**

City/Town/Zip: **Newton Center, MA 02459**

Telephone: **617 909-3545**

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



**LOCUS MAP**

Project No:  
15.0166341.00



**New Elias Brookings School  
433 Walnut Street  
Springfield, MA**

Drawn by:  
ATR

Checked by:  
TEJ

Date:  
NOV 2012

USGS TOPOGRAPHIC QUADRANGLE MAP  
SPRINGFIELD SOUTH, 1979

Figure No:





**The Commonwealth of Massachusetts**  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

December 7, 2012

Rita Coppola-Wallace  
City of Springfield  
Department of Capital Asset Construction  
City Hall  
36 Court Street, Room 312  
Springfield, MA 01103

RE: New Elias Brookings School, 433 Walnut Street, Springfield, MA; MHC# RC.53351

Dear Ms. Coppola-Wallace:

Thank you for submitting a Project Notification Form (PNF) regarding the above referenced project, received November 8, 2012. The staff of the Massachusetts Historical Commission (MHC) has reviewed the information you submitted and has the following comments.

This project involves the construction of a new elementary school and associated amenities on 3.97 acres of land located on Walnut, Hickory, and Melrose Streets in Springfield utilizing state funding from the Massachusetts School Building Authority.

The project as proposed involves demolition of the structures located at 403 Walnut Street, 67-69 Melrose Street, 57 Melrose Street, 16 Melrose Street, and 10 Melrose Street, which are located on the proposed new construction site. None of the structures proposed for demolition are listed in the State Register of Historic Places, nor included in MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth*.

The proposed location of the new school is immediately adjacent to the Water Shops Armory (SPR.BP), which is listed in the State and National Registers of Historic Places.

After review of the information submitted, I have determined that the proposed new construction will have "no adverse effect" (950 CMR 71.07(2)(b)(2)) on the adjacent Water Shops Armory. The design of the proposed new school is will not adversely affect the setting, feeling, character or association of the Water Shops Armory and therefore will have no adverse visual effects on the Water Shops Armory.

These comments are offered to assist in compliance with M.G.L. Chapter 9, Section 26-27C, (950 CMR 71.00). Please do not hesitate to contact Brandee Loughlin of my staff if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Brona Simon".

Brona Simon  
State Historic Preservation Officer  
Executive Director  
Massachusetts Historical Commission

xc: Springfield Historical Commission  
Jack McCarthy, MSBA  
Vladimir Lyubetsky, Drummey, Rosane Anderson Inc.



# New England Field Office

Conserving the Nature of New England

Thursday,  
March 22, 2012

## Endangered Species Reviews/Consultations

### ENDANGERED SPECIES

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Habitat Conservation  
Images  
Biological Opinions

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Special Concern  
Accomplishments  
How to Participate  
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### ENVIRONMENTAL CONTAMINANTS

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Oil Spills

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Wetland Permits  
FERC Hydropower  
Projects  
River Flow Protection  
Wind Energy Projects

### OUTREACH

NH Envirothon  
Kids Corner  
Let's Go Outside

### Staff Directory

### Our Location

### HOME



## Endangered Species Consultation

### Project Review for Projects with Federal Involvement (authorizing, funding or carrying out the project)

The following information is designed to assist applicants or project sponsors in determining whether a federally-listed, proposed and/or candidate species may occur within the proposed project area and whether it is appropriate to contact our office for additional coordination or consultation. We encourage you to print out all materials used in the analyses of effects on listed, proposed or candidate species for your records or submission to the appropriate federal agency or our office.

**Step 1.** - Determine whether any listed, proposed, or candidate species (T/E species) are likely to occur within the proposed project **action area** based on location of the proposed project:

A. Choose your state list below and review for Towns in which federally-listed species occur:

[Connecticut](#) - 12 species (29 KB)  
[Massachusetts](#) - 14 species (41 KB)  
[New Hampshire](#) - 13 species (31 KB)  
[Rhode Island](#) - 8 species (22 KB)  
[Vermont](#) - 10 species (25 KB)

B. You should contact your state Natural Heritage Program or Endangered Species Program (see list below) for additional information on federally and state-listed species:

[Rhode Island](#) Natural Heritage Program  
[Connecticut](#) Endangered Species Program  
Massachusetts [Natural Heritage and Endangered Species Program](#)  
Vermont [Non-Game and Natural Heritage](#)  
New Hampshire [Fish and Game's Non-game and Endangered Wildlife Program](#)  
New Hampshire Natural Heritage Bureau's [Home Page](#)

Please note that these agencies provide information on known occurrences; this information does not replace field surveys, especially for plants, as most project sites have not been previously surveyed specifically for listed species.

C. If the project falls within a Town where the endangered dwarf wedgemussel is known to occur, check the appropriate map to determine whether your project is in the vicinity of its known range.

Massachusetts - [Connecticut River Watershed](#) (912 KB)  
New Hampshire/Vermont - [Connecticut River Watershed](#)  
[Upper Connecticut River](#) ( 872 KB)  
[Middle Connecticut River](#) (1.07 MB)  
[Lower Connecticut River](#) (1.56 MB)  
New Hampshire - [Ashuelot River Watershed](#) (886 KB)  
Connecticut - [Connecticut River Watershed](#) (2.04 MB)

D. If the project falls within a Town where the endangered northern red-bellied cooter is known to occur, or if the project occurs in Plymouth County, Massachusetts, check the map to determine whether your project is in the vicinity of its known range or critical habitat. [NRBC\\_MAP](#) (59 KB)

E. If a proposed project occurs in a Town with no known listed, proposed or candidate species present, no further coordination with the Service is needed. You may download a ["no species present" letter](#) (158 KB) stating "no species are known to occur in the project area".

F. If the proposed project occurs in a Town with known occurrences of T/E species, proceed to Step 2.

**Step 2.** - Determine whether any listed or proposed New England Species are likely to occur within the proposed project area by comparing the habitat present within the proposed project action area with habitat that is suitable for the species.

- Review the information we have provided on the species list information from the appropriate state agency, and any other sources of information available to you to determine types of habitat the species use. A description of suitable habitat for New England's federally-listed species may be found in [New England Species'](#) profiles and fact sheets.
- Determine whether your proposed project action area has any potential for listed species habitat (e.g., are suitable roost trees present? - Indiana bats; are wetlands present? - bog turtles or Northeastern burrush; will project affect a waterway? - dwarf wedgemussel). After this initial coarse review, determine whether any more detailed surveys may be appropriate (e.g., survey for dwarf wedgemussels).
- If your state Natural Heritage Program or Endangered Species Program does not identify any listed species for the proposed project AND there is no potential habitat for any listed species within the action area, no further

coordination with the Service is required. You may download a "[no species present" letter](#) (158 KB) stating "no species are known to occur in the project area".

- D. If you have identified that potential listed species habitat is present although the species has not been documented from that specific location, further coordination with our office is recommended. Please send the results of your assessment including any habitat surveys to:

Supervisor  
U.S. Fish and Wildlife Service  
70 Commercial St., Suite 300  
Concord, NH 03301

Include in your letter:

A detailed description of the proposed project, including approximate proposed project construction schedule and project activities (e.g., land clearing, utilities, stormwater management). Site plans are often helpful in our evaluation process.

- A description of the natural characteristics of the property and surrounding area (e.g., forested areas, freshwater wetlands, open waters, and soils). Photographs are often helpful in assessing the habitat. Additionally, please include a description of surrounding land use (residential, agricultural, or commercial).
- The location of the above referenced property and extent of any project related activities or discharges clearly indicated on a copy of a USGS 7.5 Minute Topographic Quadrangle (Quad) with the name of the Quad(s) and latitude/longitude clearly labeled.
- A description of conservation measures to avoid or minimize impacts to listed species.

Why does this matter?- In a case where no habitat is present, a quick and easy determination can be made that further coordination is not necessary. In a case where habitat is present, but you believe that the project activities will not impact listed species, it is important to coordinate with us to ensure that all project activities and all potential effects (direct and indirect) have been considered.

(Please allow 30 days following our receipt of your request for processing.)

**Step 3.** - Based on the results of the habitat survey and a description of the proposed project (including information as to whether any potential habitat may be directly or indirectly affected), the involved Federal agency may determine:

- The proposed project will result in no effect to any T/E species and no further coordination or consultation with the Service is required;
- Additional information (e.g., surveys) is required to determine whether any T/E species are likely to occur within the proposed project area; or
- The proposed project "may affect" a T/E species and consultation with the Service is required.

**Files in PDF format will require Acrobat Reader to access the content. If you do not have a copy, please select the link [or click the image] to take you to the Adobe website where you can download a free copy. [Get Adobe Acrobat Reader](#)**

Last updated: January 23, 2012

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES  
IN MASSACHUSETTS**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Barnstable	Piping Plover	Threatened	Coastal Beaches	All Towns
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	All Towns
	Northeastern beach tiger beetle	Threatened	Coastal Beaches	Chatham
	Sandplain gerardia	Endangered	Open areas with sandy soils.	Sandwich and Falmouth.
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Bourne (north of the Cape Cod Canal)
Berkshire	Bog Turtle	Threatened	Wetlands	Egremont and Sheffield
Bristol	Piping Plover	Threatened	Coastal Beaches	Fairhaven, Dartmouth, Westport
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Fairhaven, New Bedford, Dartmouth, Westport
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Taunton
Dukes	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	All Towns
	Piping Plover	Threatened	Coastal Beaches	All Towns
	Northeastern beach tiger beetle	Threatened	Coastal Beaches	Aquinnah and Chilmark
	Sandplain gerardia	Endangered	Open areas with sandy soils.	West Tisbury
Essex	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Gloucester, Essex and Manchester
	Piping Plover	Threatened	Coastal Beaches	Gloucester, Essex, Ipswich, Rowley, Revere, Newbury, Newburyport and Salisbury
Franklin	Northeastern bulrush	Endangered	Wetlands	Montague, Warwick
	Dwarf wedgemussel	Endangered	Mill River	Whately
Hampshire	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Hadley
	Puritan tiger beetle	Threatened	Sandy beaches along the Connecticut River	Northampton and Hadley
	Dwarf wedgemussel	Endangered	Rivers and Streams.	Hatfield, Amherst and Northampton
Hampden	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Southwick
Middlesex	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Groton
Nantucket	Piping Plover	Threatened	Coastal Beaches	Nantucket
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Nantucket
	American burying beetle	Endangered	Upland grassy meadows	Nantucket
Plymouth	Piping Plover	Threatened	Coastal Beaches	Scituate, Marshfield, Duxbury, Plymouth, Wareham and Mattapoisett
	Northern Red-bellied Cooter	Endangered	Inland Ponds and Rivers	Kingston, Middleborough, Carver, Plymouth, Bourne, Wareham, Halifax, and Pembroke
	Roseate Tern	Endangered	Coastal beaches and the Atlantic Ocean	Plymouth, Marion, Wareham, and Mattapoisett.
Suffolk	Piping Plover	Threatened	Coastal Beaches	Winthrop
Worcester	Small whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Leominster

- Eastern cougar and gray wolf are considered extirpated in Massachusetts.
- Endangered gray wolves are not known to be present in Massachusetts, but dispersing individuals from source populations in Canada may occur statewide.
- Critical habitat for the Northern Red-bellied Cooter is present in Plymouth County.



# United States Department of the Interior



## FISH AND WILDLIFE SERVICE

New England Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5087  
<http://www.fws.gov/newengland>

January 17, 2012

To Whom It May Concern:

This project was reviewed for the presence of federally listed or proposed, threatened or endangered species or critical habitat per instructions provided on the U.S. Fish and Wildlife Service's New England Field Office website:

(<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>)

Based on information currently available to us, no federally listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under section 7 of the Endangered Species Act is not required. No further Endangered Species Act coordination is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

Thank you for your cooperation. Please contact Mr. Anthony Tur of this office at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman  
Supervisor  
New England Field Office

**APPENDIX D**  
**PUBLIC NOTICE**