

Springfield Community Preservation Grant Application

Community Preservation Funds are available in four categories: Community Housing, Historic Resource, Open Space & Recreation. You may skip a question if it does not apply to your project. ***IMPORTANT*** If you click on any links in this application, you must use the back arrow to return to this application or you will lose your work. Be sure to save your application. Questions about this form? Call 413-530-1268 or by email cpc@springfieldcityhall.com

INTRODUCTION Please read the [application instructions on the CPC website](#) before proceeding with this application. The link includes a guide to proposing a CPA project. Options to save and finish the application later are found at the bottom of this application. Helpful additional resource links can be found on the [Home page](#) <https://www.springfield-ma.gov/finance/community-preservation>. Review the [DOR Community Preservation Fund Allowable Spending Purposes Chart](#) to determine if your project qualifies for CPA funding. *asterisked items are required.

Applicant :
For-Profit Organization

Neighborhood Six Corners
Project/Program Title: 184 Maple St. rowhouse rehab

Location of proposed project
184 Maple St. Springfield MA

CPA program area— check all that apply. Once you make a selection, only the questions relating to that selection(s) will appear.
Historic Resource

Anticipated Start Date of Construction 3/1/2024
Anticipated completion date of project 9/1/2025

Name of Organization or Individual
Maple Street Rowhouses, LLC

Applicant Contact Name and Title Paul Bongiorno, Principal
Applicant Contact Phone Number (413) 459-0570

Applicant Contact Email inhabitpropertiesllc@gmail.com
Website <https://inhabit.properties>

Applicant Contact Address
PO Box 30384, Springfield, Massachusetts 01103

Additional project partner and contact details
Nicholas Turnberg: nick@eastmeadowenterprises.com
Jonathan Viruet: realtor.jonviruet@gmail.com

Grant Request

Grant Request Amount **Will you be seeking multi-year funding?**

\$300,000.00

No

Total Project Budget
\$400,000.00

Total Sources of Committed Funding. If none write \$0.00
\$0.00

CPA request as % of project
75

List committed funds from all sources and agencies or write none.
None

Budget

Apartment Complex 174-184 Maple St Interior [Co Op Const].pdf

Apartment Complex 174-184 Maple St Spending Category (2).pdf

Apartment Complex 174-184 Maple St Exterior [Co Op Const].pdf

Sustainability

We plan on retaining ownership and management of the property long-term once the project is complete. We have significant experience with residential and commercial property management, and have internal maintenance/landscaping staff through several different owned entities.

Fair Wage Compliance Certificate. Applies only to non-municipal projects.

Fillable_Fair_Wage_Compliance_Certificate executed.pdf

Parcel ID #
082180053

Maps
184 Maple GIS.png

Applicant standing in property
Partner in Ownership Group

Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior's Standards for Rehabilitation. Assisted properties are subject to an exterior preservation restriction or require a local historic district designation. Does my project qualify? [Quick reference.](#)

Is the building over 100 years old or have other local historic significance due to age, architecture, social history, etc.?
Yes

What year was the property built?
1897

Is the building located in a National Register District?
Yes

Will the owner agree to a preservation restriction or local historic district designation?
Yes

Has the project been reviewed and approved by the Springfield Historical Commission?
Yes

What steps will be taken to ensure the work complies with the Secretary of the Interior's Standards?

Continued consultation with historic consultant. Continued collaboration with Springfield Historic Commission and Springfield Preservation Trust. Use of recommended historic contractors, woodworkers, etc. when needed.

Has the appropriate city agency been contacted?

Yes

Has the appropriate Neighborhood Civic Association been contacted?

Yes

Project Details

PLEASE NOTE: You have the option of typing in a response or attaching a file. If your responses are lengthy, please upload a document. Be sure to label each document with a title.

If selected for a grant, the Grantee shall submit quarterly progress reports and a courtesy copy to the neighborhood council (if applicable). The Final report will include before/after photos and a summary of the CPA work completed.

Upload Narrative (200 words or less)

184 Maple CPA narrative (1).pdf

Or type Narrative (200 words or less)

Upload Project Description (200 words or less)

184 Maple CPA project description.pdf

Or type Project Description

Upload Applicant Experience

Maple Rowhouses applicant experience (1).pdf

Or type Applicant Experience

Comments or additional information

Letters of support received from Springfield Historic Commission and Maple High/Six Corners Neighborhood Council (letter states Inhabit Properties, which is Paul's development entity, as organization doing project). Letter of support from Springfield Preservation Trust expected to be received in March 2024. Please note that some plans and estimates include the city-owned buildings at 174 and 176 Maple. Budgets have been revised and costs for the 4 buildings we own have been extrapolated and refined from the combined estimates of all 6.

User experience. If you have suggestions to improve the form please let us know.

Upload any additional files or attachments.

Maple-Six Corners Letter of Support
178-184 Maple Street (1).pdf

A 174-184 Maple S1.0 Site Plan.pdf

178-184 Maple Historic Commission
Letter of Support 2.20.24 (1).pdf

B 174-184 Maple Existing Plans.pdf

Provide a list of all attachments included in this application.

Historic Commission Letter of Support

Historic Commission Determination

Maple High/Six Corners Neighborhood Council Letter of Support

Product Specs

NPS/MHRTC draft submission from previous owner

Site plans

Existing plans

Renovation plans

178-184 Maple Historic Commission
Determination CPA (2).pdf

C 174-184 Maple Renovation Plans.pdf

NPS and MHRTC Photos for
Submission DRAFT.pdf

174-184 Maple Specs& Product
Data.pdf

Signature to Submit Application

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a Community Preservation Act grant and is a true copy and is complete to the best of the applicant's knowledge and belief.

Paul Bongiorno