

**SPRINGFIELD COMMUNITY PRESERVATION  
FULL APPLICATION COVER SHEET**

**I. PROJECT INFORMATION**

CPA program area - check all that apply:

☐ community housing      ☒ historic preservation      ☒ open space      ☐ recreation

Project/Program Title: **Dartmouth Terrace Fountain and Grounds**

Brief Project/Program Summary:

Restoration of fountain, fountain plumbing, planters, irrigation, and grounds landscaping.

estimated start date: **Spring 2023**

estimated completion date: **Fall 2023**

**II. APPLICANT INFORMATION**

Type of Applicant - check one:

☐ City of Springfield      ☒ Non-Profit Organization      ☐ For-Profit Business      ☐ Individual

Name of Organization: **McKnight Neighborhood Council**

Name of Contact Person: **Walter Kroll, President**

Mailing Address: **PO Box 90336**

Mailing City/State/Zip: **Springfield, MA 01109**

Phone: **413-246-1766**

Fax: **None**

Email: **mcknightcouncil@yahoo.com**

Website: **www.mcknightcouncil.com**

**III. BUDGET SUMMARY**

Estimated Project Budget: **\$ 77,000**

CPA Funding Request: **\$ 77,000**

Will you be seeking multi-year funding      ☐ Yes      ☒ No

CPA Request as Percentage of Total Project/Program Budget: **100%**

List Other Secured Funding Sources:  
**None.**

List Other Prospective Funding Sources:  
**None.**

Applicant Signature: Walter J. Kroll

Date Submitted: 3/31/22

I. GENERAL INFORMATION

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project

Dartmouth Terrace (Parcel ID # 036420001)

2. Does the applicant own the property?

No. The property is currently owned by the City of Springfield, and is under the care and Jurisdiction of the Springfield Parks Commission.

3. If the applicant does not own the property, attach a purchase & sale agreement to purchase the property. N/A

B. Community Housing Questions N/A

1. What income levels will be the primary target of the project?
2. How will a determination of income-eligibility be made?
3. What marketing will be done to make this program known to the public?

C. Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

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

All phases of the fountain project will be reviewed by Springfield Parks Department to assure compliance in the appropriateness of the materials used and the techniques employed in the restoration of the terrace.

2. What is the age of the property?

Dartmouth Terrace was built in 1883—139 years old.

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

Dartmouth Terrace is located within the local McKnight Historic District.

D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland? NO

2. If so, has the Conservation Commission been informed? N/A

3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.

See Addendum: Letter from Springfield Parks Commission – March 7, 2022

## II. NARRATIVE

### A. Project Summary

PROJECT PROPOSAL: **Dartmouth Terrace Fountain and Grounds**

CPA CATEGORY: **Historic Preservation & Green Space**

**GOALS & SCOPE:** Dartmouth Terrace is one of the eight original parks and green spaces donated to the City of Springfield by the McKnight family between 1883 and 1905, and located in the historic McKnight Victorian neighborhood which was designed and built by the brothers John and William McKnight.

*(See addendum for an article on the history of these original parks, fountains, and terraces—McKnight's Historic Public Grounds, The Gifts of a Bygone Era; McKnight Neighborhood Newsletter, Fall 2021)*

The goal of the of the proposal is to restore the fountain, basins, and urns which are located on the terrace, replace the piping to the fountain and install an irrigation system, correct drainage problems, and provide for landscaping.

### B. Proposal Description

#### **1. Describe the proposal and how it will benefit Springfield. (200 words or less)**

The city as a whole benefits by preserving our rich historical heritage, of which the Victorian McKnight neighborhood is a significant part. McKnight is Springfield's third Local Historic District, created in 1976, and the entirety of the neighborhood lies within the National Historic District. Dartmouth Terrace is integral to the design of the neighborhood, and one of the original green spaces in McKnight, as well as the city.

#### **McKnight's Historical Significance** (from Wikipedia)

The **McKnight National Register Historic District** is known worldwide to urban-planners as one of the first planned residential neighborhoods in the United States of America. Developed between 1870 and 1900 by the McKnight Brothers, McKnight is the largest and most intact, wood-frame, late-nineteenth century neighborhood in New England. Among its more than 800 houses are some of the most elegant homes in Springfield. . . Several small decorative open spaces were built by the original developers of the community and still grace the neighborhood. These include the "Dingle", or McKnight Glen, the Thompson Triangle, three smaller triangles along Bay Street, and the decorative Dartmouth Terrace leading to the McKnight Glen from Thompson Triangle.

#### **2. Identify what CPA criteria this proposal achieves and how they are accomplished.**

This proposal is consistent with CPA criteria in that it preserves and enhances the essential character of Springfield, and helps to protect an important historical green space that is threatened.

The proposal fulfills both green space and historical preservation goals.

The project is practical and feasible from the standpoint of budget and timeline considerations:

The Park project will utilize Springfield based resources, using local vendors, when possible, for plumbing work and landscaping.

The Terrace proposal has received the endorsement of the Springfield Parks Commission.

**3. Describe the need that this proposal will address. / 4. What is the expected outcome of the proposal?**

Repair of the cast iron architectural elements will return them to original aesthetic condition and extend their lifetime at least another hundred years or more. Repair of the fountain piping will prevent the ongoing deterioration of the fountain. Correcting the drainage and installing new irrigation will reinvigorate and protect the green space.

**C. Feasibility & Sustainability**

1. What other funding sources have been secured or are being pursued?

None.

2. Once the proposal is complete how will it be sustained/maintained?

The Parks Department will be responsible for continued maintenance.

3. Is there an operating pro forma for when the proposal is complete and what is the basis?

The operating pro forma is determined by the Springfield Parks Department in accordance with their management guidelines.

**D. Applicant Experience**

1. What similar projects/programs has the applicant successfully completed?

The McKnight Neighborhood Council has been in existence since 1958, and has managed numerous programs in partnership with the City of Springfield over many years. Past collaboration with the Community Preservation Committee includes the McKnight Community Rail Trail feasibility study, the development of the Westminster Street Children's Park, the restoration of the Thompson Triangle fountain, and currently a three-year renovation of Magazine Park that is in its beginning stages.

2. Describe the professional experience of the applicant/project team.

The project will be carried out under the supervision of the Parks Department.

**III. TIMELINE**

Spring 2023 – Fall 2023

**IV. BUDGET (see next page)**





## Department of Parks, Buildings and Recreation Management

*Administrative Office, Forest Park*

### MARCH 31, 2021 DARTMOUTH TERRACE CPA APPLICATION 2022 – PROPOSED BUDGET

Dartmouth Terrance budget includes fountain restoration and landscaping services, Please see the itemized budget below for an overview of anticipated costs, with a total project budget of \$77,000.

Through this grant application \$77,000 is requested from the Community Preservation Committee.

Item	Description	Cost
<b>Fountain and planter restoration</b>	Restoration of Fountain, Basin and 2 Urns <ul style="list-style-type: none"> <li>• Transportation to remove pieces and load</li> <li>• Clean pieces to bare metal after disassembly</li> <li>• Relevel/ water test fountain</li> <li>• Reassemble in shop</li> <li>• Zinc undercoat, primer coat and finish in Verde Gris</li> <li>• Photo documentation</li> <li>• Transportation to Springfield- City to off load/ install</li> </ul>	\$30,000.00
<b>Irrigation</b>	Install irrigation system & components <ul style="list-style-type: none"> <li>• Sprinklers</li> <li>• Wireless rain sensors</li> <li>• Above ground enclosure</li> <li>• Water Tap</li> <li>• Back Flow preventer</li> </ul>	\$20,000.00
<b>Landscaping</b>	Improvements to site lawn conditions, including the following: <ul style="list-style-type: none"> <li>• Aerate in 2 directions</li> <li>• Top dress to level lawn &amp; prepare proper seed bed</li> <li>• Overseed in 2 directions</li> <li>• Fertilize</li> <li>• Hydro seed (spray hydro mulch to retain moisture)</li> </ul>	\$20,000.00
<b>Contingency</b>	Best practices standard 10% of project cost contingency to allow for fluctuations in material, service and prevailing wage costs.	\$7,000
<b>TOTAL PROJECT COST</b>	<b>All design and construction costs</b>	<b>\$77,000.00</b>

## V. ATTACHMENTS

### For all proposals

A. Commitment letters for revenue sources identified in the budget

N/A

B. Letters of Support

1. **Springfield Parks Commission – 3/7/22 – Page 7**

2. **Springfield Historic Commission – Pending**

*(Scheduled for Historic Commission hearing on April 7)*

### For projects that involve property (land/buildings)

C. Letters of Support from Neighborhood Council/Association where project is located

1. **McKnight Neighborhood Council – 3/9/22 – Page 8**

D. Maps

1. **Project location on citywide map – Page 9**

2. **Plot map (from City GIS) with the project parcel outlined and showing all abutting property parcels and the closest major intersection with streets labeled – Page 10**

E. Architectural/Engineer Plans/Elevations/Site Plans - **None.**

F. Photographs – **Dartmouth Terrace**

1. **Aerial View – Page 11**

2. **Street Views – Page 12**

3. **Google Views of Fountain & Urns – Page 13**

4. **Current Photos of Fountain & Urns – Page 14**

G. Operating Pro Forma (for project after it is complete) – Not included.

H. Proof of ownership/control of property such as deed(s), executed purchase & sale agreement, option, lease agreement, etc.

1. **Assessors Property Card - City of Springfield – Page 15**



City of Springfield  
***Parks, Buildings, and Recreation Management***

March 7, 2022

Community Preservation Committee  
36 Court Street  
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 3, 2022 to hear requests from citizens and community organizations relating to Community Preservation Act 2022 grant applications.

The Springfield Park Commission enthusiastically supports the McKnight Neighborhood Council's historic open space application for improvements to the Dartmouth Terrace and Fountain.

The Park Commission feels this project is aligned not only with the city's priorities and needs for improvements to terraces city-wide, but with the Community Preservation Act priorities to preserve the historic character of the city's streetscapes and historic neighborhoods.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the McKnight Neighborhood Council to implement this project.

Sincerely,

Milagros Terry Rodriguez,  
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director of PBRM  
Walter Kroll, President, McKnight Neighborhood Council



# McKnight

Neighborhood Council, Inc.

FIRST ASSOCIATION - 1957

INCORPORATED - 1978

MEMBERSHIP 4,881

(413) 455-0301  
P. O. Box 90336  
Springfield MA 01139  
[www.mcknightcouncil.com](http://www.mcknightcouncil.com)

March 9, 2022

TO: The Community Preservation Committee

RE: CPA 2022 Grant Proposal  
Dartmouth Terrace Fountain & Grounds

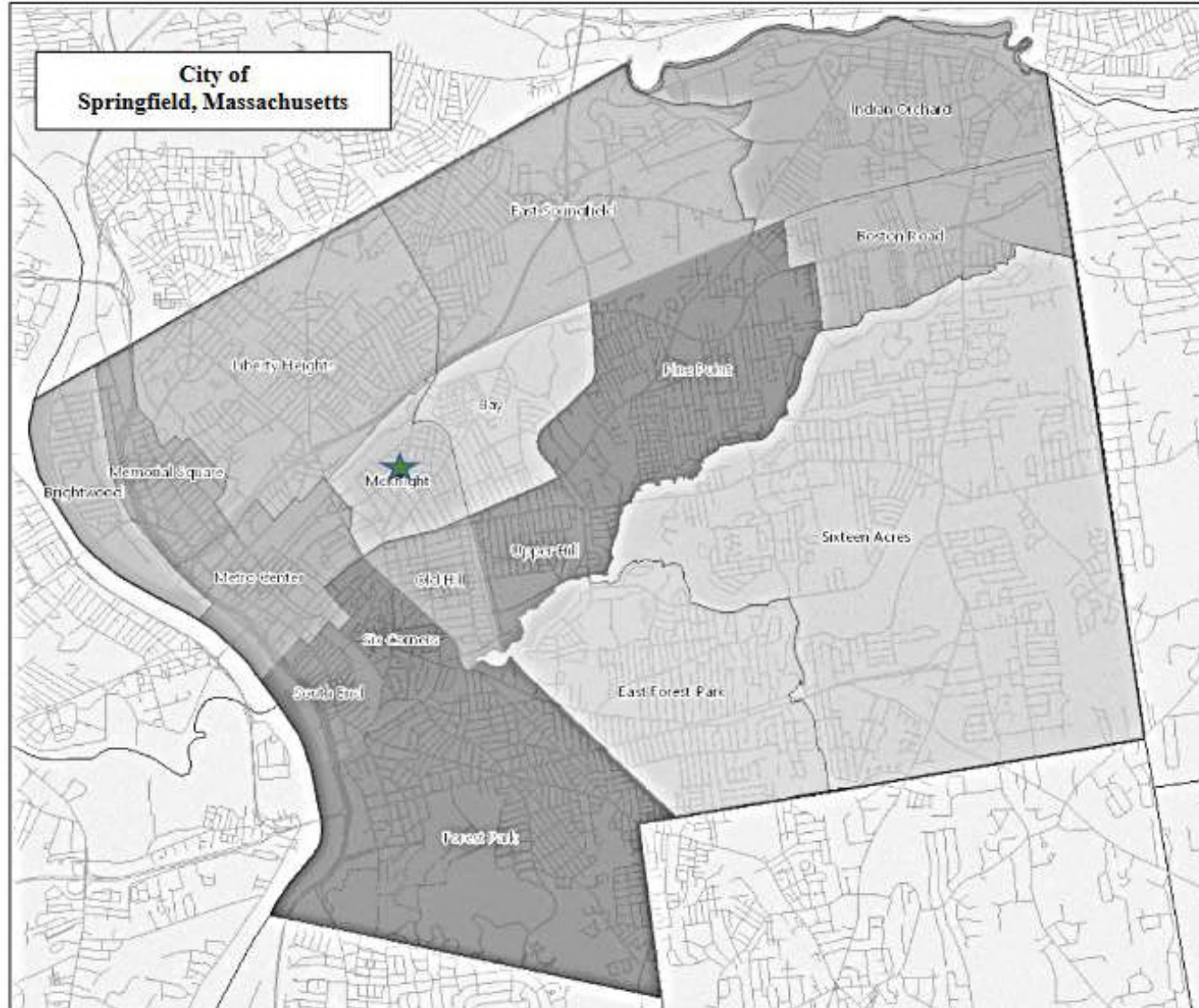
Please be advised that the Board of Directors of the McKnight Neighborhood Council voted unanimously to support submission of a grant application to the Community Preservation Committee for the Dartmouth Terrace Fountain and Grounds, as recorded in the minutes of the March 8, 2022 neighborhood meeting.

We thank you for the kind consideration of our application.

Sincerely,

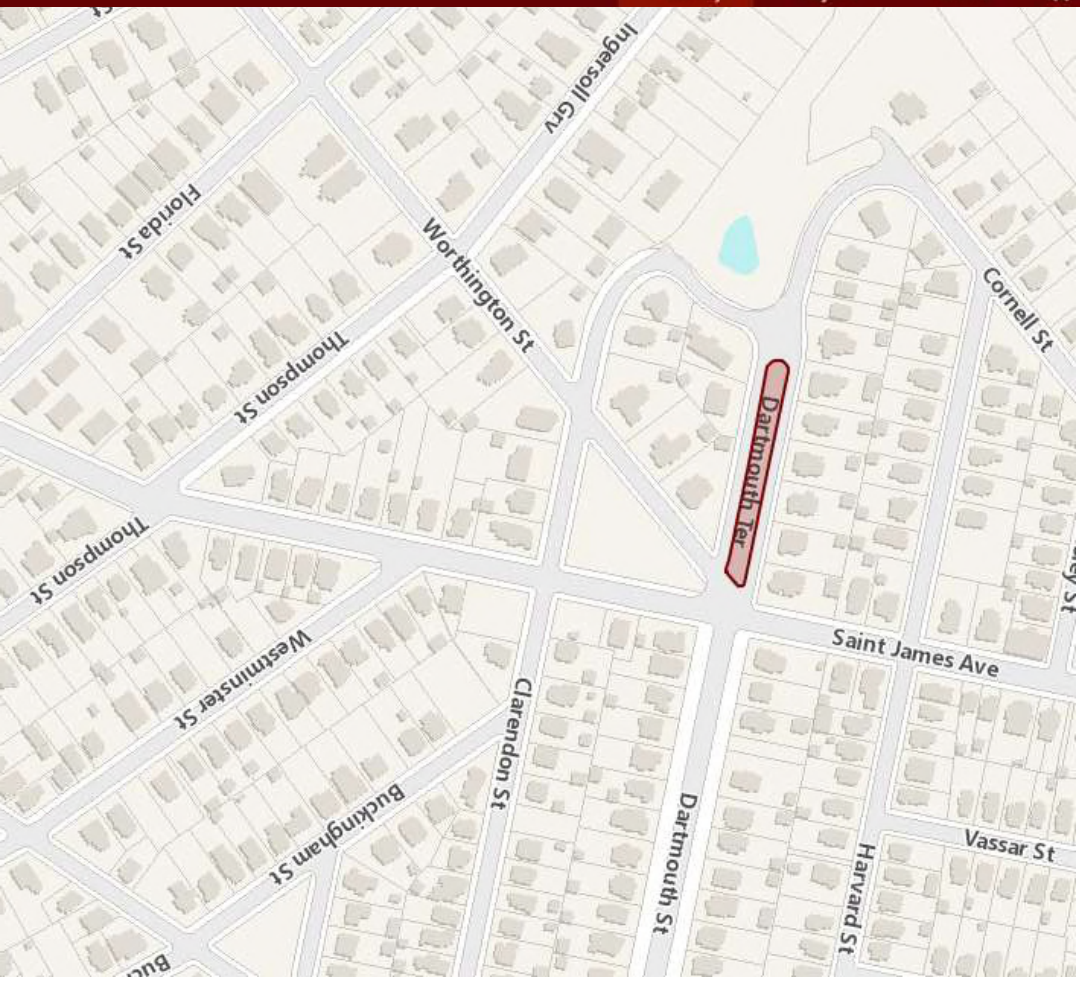
Walter J Kroll, President  
McKnight Neighborhood Council





★ Project Location

**Dartmouth Terrace**  
[Parcel ID # 036420001]



[Parcel ID # 036420001]

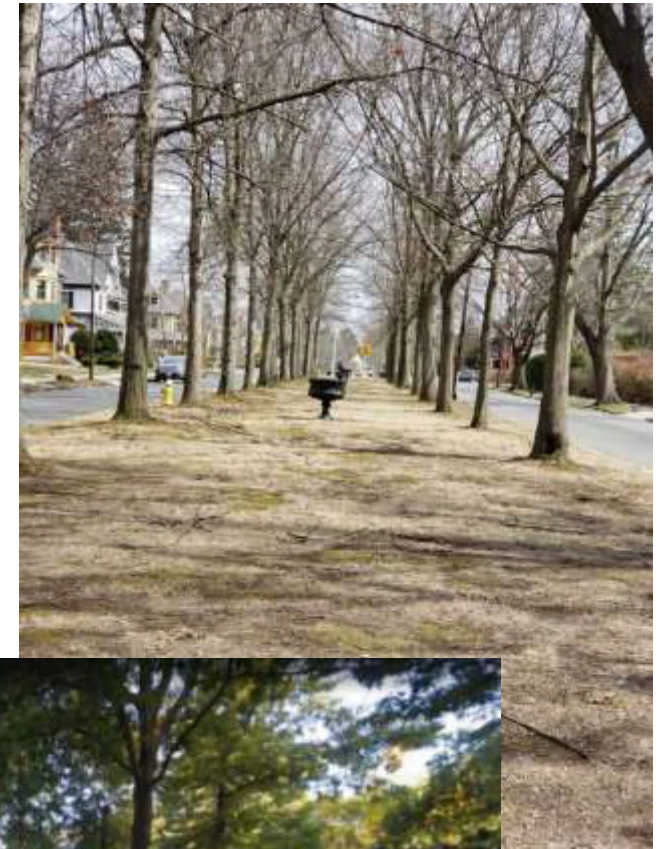
[Parcel ID # 036420001]





Aerial View of Dartmouth Terrace





**Street Views of Dartmouth Terrace**





**Google Street  
Views  
of Fountain &  
Flower Urns**

[Note Drainage  
Problem in  
Bottom Fountain  
Basin]







**Current Photos of Fountain & Flower Urns**

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## COMMERCIAL PROPERTY RECORD CARD

## CITY OF SPRINGFIELD

Situs: DARTMOUTH TE

Map ID: Q36420001

Class:

Card: 1 of 1

## Assessed Owner

## General Information

SPRINGFIELD CITY OF  
36 COURT ST  
SPRINGFIELD MA 01103

Living Units:  
Neighborhood: 114  
Alternate:  
Zoning: R1  
Class: EXEMPT

## Photo

## Diagram

No photo available

No diagram available

## Land Information

Type	SF	Size	Influence Factors	Influence %	Value
RESIDUAL		16,000			2,880

Total Acres: 0.3673

## Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	2,900	2,900	2,900	2,900	0
Building	0	0	0	-2,900	0
Total	2,900	2,900	2,900	0	

Value Flag: COST APPROACH

Manual Override Reason:

## Entrance Information

## Permit Information

Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
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## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Ref.	Deed Type	Grantee
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## Building Information

## Building Other Features

Year Built/Eff Year: /	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #:							
Structure Type:							
Identical Units:							
Total Units:							
Grade:							
# Covered Parking:							
# Uncovered							
Parking:							
DBA:							



RESIDENTS BUSINESS LEISURE GOVERNMENT CALENDAR

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