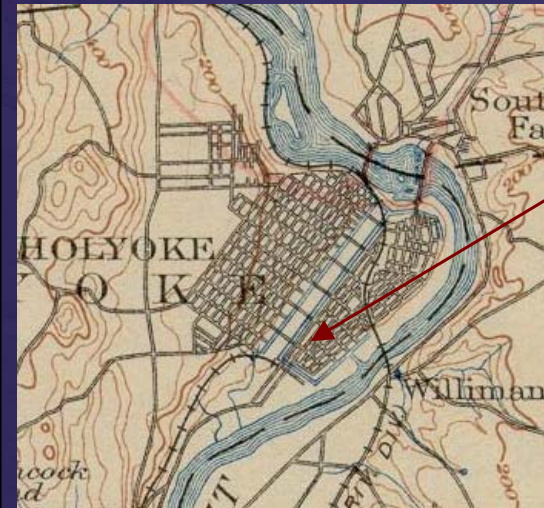




# The Historic Skinner Building

Engaging the Past  
Exploring the Future

University of Massachusetts Amherst  
Department of Art and Art History / Architecture and Design Program  
January 2006



The Skinner Building



## Historical Importance of the Skinner Building

### Three Primary Areas of Cultural/Historic Significance:

- Women's History
  - A "working man's club" for the working women of Holyoke
- Immigration and Cultural Diversity
  - A community space for successive waves of immigrants.
- Urban/Community Development
  - Continuous Dedication to urban and community development through educational programming.

### Women's History

- Originally established to provide a "working man's club" for women in the Mills
- A Place to gather and eat cheaply
- Expanded to include a women's shelter and women focused classes
- Continued to be used for women's clubs and education until it's closing



A Cooking Class



A Sewing Class

### Immigration and Cultural Diversity

- Served successive waves of immigrants: German, French-Canadian, Polish, Italian, Puerto Rican
- Different cultural groups shared the building
- Was a site of cultural and racial integration

## Community Based Development

- William Skinner
- Isabella Skinner and Katherine Skinner Kilbourne
- City of Holyoke
- Nueva Esperanza



Nueva Esperanza

## Community Center

- Served on Average 20,000-25,000 per year
- Served all: ages groups, ethnicities, socio-economic groups, genders, religions



Two women preparing to sell homemade quilts



Girls showing off dresses made in sewing class

## National Significance

- Part of Settlement House movement
- Settlement Houses existed across the United States and Europe
- One of few settlements that has the opportunity for preservation and continuing the settlement tradition

## Benefits of Historic Significance

- Location of interest for Cultural Tourists
- The Holyoke State Heritage Site has committed to creating a walking tour including the Skinner Building
- Potential site for Passport Holyoke Events, performances, cultural events.
- Easily reaches requirements for being put on the National Register
- Possible connection to Five College Community Service Learning programs, Public History and Design programs at UMass Amherst

## Case Study: Hull House – Chicago, Illinois

- Founded in 1889 by Jane Addams in an immigrant neighborhood
- Original uses: Coffee house, auditorium, meeting space, education center
- Vital to development of neighborhood and city



Hull House Coffee Room



Skinner Coffee House

## Hull House Today

**Mission:** "...the interpretation and continuation of the historic settlement house vision, linking research, education, and social engagement."



Hull House – Chicago, Illinois - Today

- Connection to University of Illinois at Chicago
- Museum aimed at Cultural Tourists
- Event space, for conferences and events on related topics

## Opportunities for Funding

## Funding The Renovations



Four Major Sources:

- Grants
  - Public and Private Sources
- Loans
  - Loans, Tax Credits, Guarantees
- Individual Donations
- Historic Renovation Funding
  - Requires Historic Designation

## Potential New Uses: Three Broad Categories of Use

- Community / Cultural Use
  - Community Center and/or Non-Profit Organizations
- University or College Use
  - COPC Center
- Private Owner
  - Private Owner would develop the building for use as Housing, Commercial Space or Office Space

## Potential Funding Packages: Community / Cultural Use

- Grants can play an important role
- Greatest Historic Funds Opportunity
- Use by a Non-Profit Organization
- Can remain a Community Center or could be offices dedicated to a specific use
- Examples of preserved Historic Community Centers



Community Center – Historic Building – Beaverton, Michigan



Jensen's Recreation Center – Historic Echo Park, Los Angeles

## Potential Funding Packages: Community / Cultural Use

FUNDING SOURCE	TYPE OF FUNDING	AMOUNT AVAILABLE (IF AWARDED)
CDBG (HUD/Mass DHCD)	Public Grant	Determined by City
Section 108 Loans (HUD)	Public Grant	Up to several million (Not typically pursued in Holyoke - Administered by City)
CDAG (Mass DHCD)	Public Grant	\$500,000-\$1,000,000
Community Foundation of Western Massachusetts	Private Grant	\$50,000-\$500,000
Mabel Louise Riley Foundation	Private Grant	\$50,000-\$100,000
The Charles Hayden Foundation	Private Grant	\$25,000-\$100,000
The Beveridge Foundation, Inc.	Private Grant	\$1,500-\$400,000
Historic Renovation Grants & Loans	Grants, Loans	\$5,000 - \$1,000,000
MassDevelopment Loans & Assistance	Loans, Guarantees	Up to \$3,000,000
Citizens Job Bank or Other Banks	Low Interest Loans	To be determined once other funding is established
Donated Services and Materials	Individual Donation	Valued at \$0 - \$100,000
Monetary Donations	Individual Donation	Potentially \$1,000-\$100,000

Our analysis suggests as much as 40% (and possibly more) of the estimated \$1.6 million construction cost could be covered by foundation, state & local grants. The additional funding could come through donated monetary funds, services and low interest loans.

## Potential Funding Packages: Funding a COPC Center

- University funding and grants can play important roles
- A Few Historic Funding Opportunities
- Use by a one or more of the five colleges
- Dedicated to educational objectives – involvement with Community
- Example: Muncie Outreach Center



## Potential Funding Packages: Funding a COPC Center

FUNDING SOURCE	TYPE OF FUNDING	AMOUNT AVAILABLE (IF AWARDED)
CDBG (HUD/Mass DHCD)	Public Grant	Determined by City
CDAG (Mass DHCD)	Public Grant	\$500,000-\$1,000,000
COPC New Direction Grant (OUP)	Public Grant	Up to \$200,000 (average as well)
Learn and Serve America Grant	Public Grant	\$350,000-\$500,000 (up to 3 years)
Community Foundation of Western Massachusetts	Private Grant	\$50,000 - \$500,000
The George I. Alden Trust	Private Grant	\$50,000 - \$350,000
The Beveridge Foundation, Inc.	Private Grant	\$1,500 - \$400,000
Historic Renovation Grants & Loans	Grants, Loans	\$5,000 - \$1,000,000
Mass Development Loans & Assistance	Loans, Guarantees	Up to \$3,000,000
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**Our analysis suggests as much as 40% (and possibly more) of the estimated \$1.6 million construction cost could be covered by foundation, state & local grants. The additional funding could come through donated monetary funds, services and low interest loans.**

## Potential Funding Packages: Funding for a Private Owner

- Limited Grant Opportunities, mostly Loan Opportunities
- Least Historic Funding Opportunities
- Use to be determined by Private Owner – Housing, Commercial or Offices
- Examples of historic buildings that have been developed by private owners are abundant nationwide.
- Could be established as Public/Private Partnership for greater access to grants and other funding opportunities.



West Side Homes in Cleveland, Ohio (Housing)



The Skidmore Building in Portland, Oregon (Offices & Commercial)

## Potential Funding Packages: Funding for a Private Owner

FUNDING SOURCE	TYPE OF FUNDING	AMOUNT AVAILABLE (IF AWARDED)
MassDevelopment Real Estate Loan	Loan	Up to \$3,000,000
MassDevelopment Guarantees	Private Loan	To be determined as other funding is established
MassDevelopment Pre-Development Assistance	Grant	\$1,000-\$25,000
Greater Holyoke Community Development Corporation - Loan through the Western Massachusetts Enterprise Fund	Loan	\$1,000 - \$50,000
Citizens Job Bank or Other Banks	Low Interest Loans	To be determined once other funding is established
Historic Renovation Grants & Loans	Grants, Loans	To be determined by the amount of historic preservation pursued
Private Investment	Private Investment	To be determined based on use
Donated Services and Materials	Individual Donation	Valued at \$0 - \$100,000
Monetary Donations	Individual Donation	Potentially \$1,000-\$100,000

**The majority of funding for a private owner could come through donated monetary funds, services, tax credits and low interest loans, although historic renovation funding could potentially cover part of the cost, as could private investment.**

## Historic Renovation Funding



- Historic Funding
  - Requires the building to be designated as a Historic Landmark, be on the Nation Register, or be otherwise recognized for its Historical Significance.
- Non-Historic Funding
  - Does not require the building to be designated as a Historic Landmark, be on the Nation Register, or be otherwise recognized for its Historical Significance.

## Historic Renovation Funding Sources

FUNDING SOURCE	TYPE OF FUNDING	AMOUNT AVAILABLE (IF AWARDED)
The Getty Foundation – Architectural Conservation Planning Grants	Private Grant	Up to \$75,000
The Getty Foundation – Conservation Implementation Grants	Private Grant	Up to \$250,000
The Massachusetts Preservation Projects Fund – MHC	Public Grant	\$5,000 - \$100,000
Preservation Services Fund – Natl. Trust	Private Grant	\$500 - \$5,000
The Johanna Favrot Fund for Historic Preservation – Natl. Trust	Private Grant	\$500 - \$5,000
The Cynthia Woods Mitchell Fund for Historic Interiors	Private Grant	\$2,500 - \$10,000
Save America's Treasures Grants	Public Grant	\$250,000 - \$1,000,000
HGTV's Restore America Grants	Private Grant	Up to \$100,000
Save our History Grants	Private Grant	Up to \$10,000
Tourism Cares for Tomorrow Grants	Private Grant	\$5,000 - \$20,000
National Trust Inner-City Ventures Fund	Loan	Up to \$350,000
National Preservation Loan Fund	Loan	Up to \$350,000

## Potential Funding Packages: Concluding Thoughts

- End use will determine the funding that is available. A combination of uses that include some community-based, some education-based and/or a private owner might be the best option.
- Grants or personal investment could potentially pay for up to 40% of the cost of renovation while low-interest loans could pay for the rest.
- Historic status can play a major role in securing funds should it be pursued.

## The Structure and Its Condition

## Major Areas of Concern

Based on the Findings of the 1995 Feasibility Study  
Conducted by Stephen Jablonsky AIA

- Inefficient parapet capstones resulting in damage to parapet walls.
- Failed header beam and rafter in roof near southwest chimney.
- Lack of two necessary means of egress and proper handicap access.

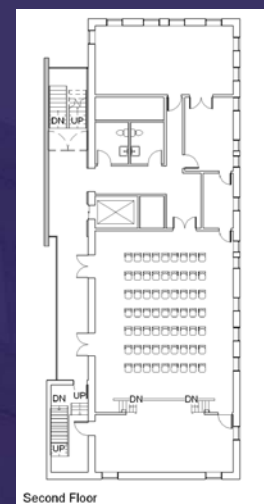
# Required Modifications

Necessary Components for Code Compliance

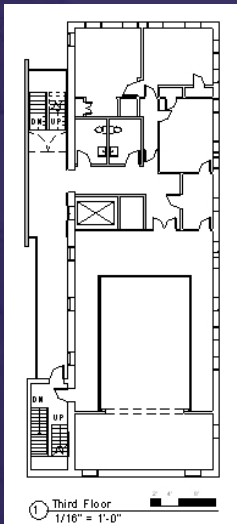
- Second means of egress for every story.
- Both stairwells updated to proper fire-rating.
- Handicap access to all floors via elevator.
- Adequate bathrooms to satisfy building occupant load.



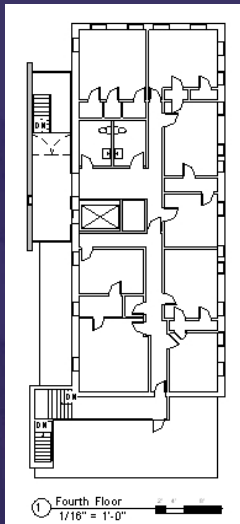
First Floor



Second Floor



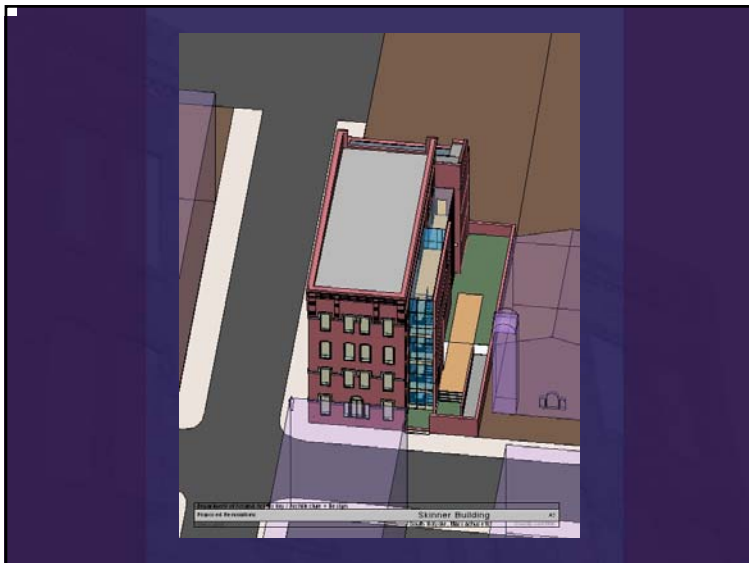
Third Floor  
1/16" = 1'-0"



Fourth Floor  
1/16" = 1'-0"



Section



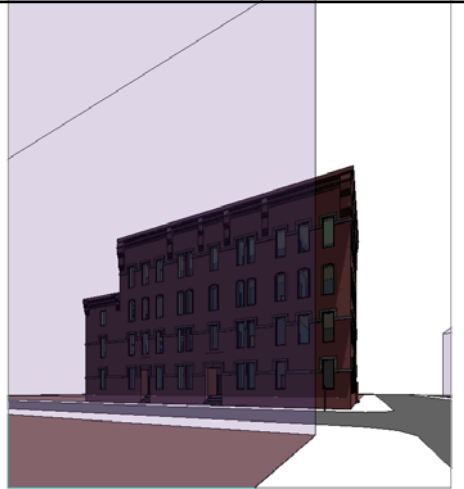
## Estimation of Cost

As Modified From the 1995 Study

Stephen Jablonsky's 1995 study estimated the cost of necessary repairs and renovations to be \$1,166,672.

Given a 10 year inflation rate and an estimated growth in damage, this figure can be adjusted to approximate a 2005 cost of about \$1,620,000.

Exploring the Future



A Tour of a Renovated Skinner Building