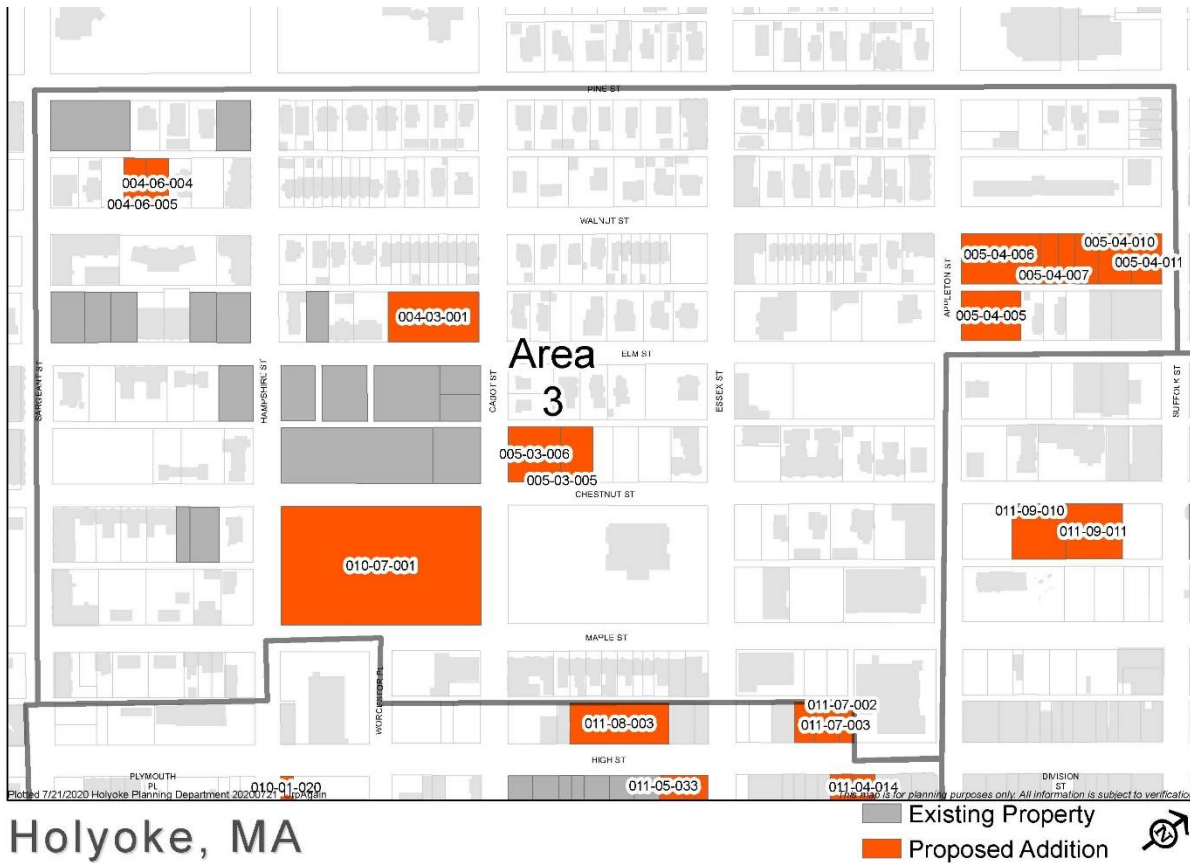


Area 3

Cabot/Chestnut Area



This area features historic landmark buildings such as the Holyoke Public Library (1897) Holyoke Armory (1907) the Masonic Temple (1922) old First Presbyterian Church (1888) the Lawrence School (1931), Second Congregational Church (1884), Holyoke War Memorial (1936) and the old Second Baptist Church (1885). The HRA will take actions to support the preservation of these and other legacy buildings and where necessary, reinvestment in those structures, which should be done in a manner that preserves their character and is complementary to adjacent properties.

Actions in this area include residential infill by partnerships, where possible, to include a variety of housing options and redevelopment in a manner consistent with existing and adjacent housing. Ongoing educational planning efforts have yet to decide whether the vacant block between Chestnut, Cabot, Elm and Hampshire Street block (former Our Lady of Perpetual Help Parish property) will house a new school and/or if the Lawrence School will eventually be discontinued as a school site. This renewal plan prepares for the possibility that either would need assistance from the HRA for a development/conversion. Existing buildings that are in a state of disrepair should be acquired and addressed to further minimize demise (e.g. repair roofs, as appropriate). Redevelopment of vacant and underutilized commercial properties should complement the residential and institutional character of the area.

299 Walnut St

004-06-004

Area #3 - Cabot/Chestnut

Ward: 4
Zoning: DR
Acres: 0.126
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
C/O LAW DEPT
Address: CITY HALL ANNEX
HOLYOKE, MA 01040

Total Value: \$32,400
Land: \$32,400
Building: \$ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:

This and an adjacent parcel are close to the old Holyoke Armory site and could be utilized to help redevelop that site. If not used for the Armory site, the parcels present opportunity for infill housing options which would result in blight removal, property tax generation and the creation of more housing opportunities in the character of the surrounding neighborhood.



307 Walnut St

004-06-005

Area #3 - Cabot/Chestnut

Ward: 4
Zoning: DR
Acres: 0.126
Bldg. Type: NA
Condition: NA
Bldg. Size: NA

Owner: HOLYOKE CITY OF
TAKING

Address: 536 DWIGHT ST
HOLYOKE, MA 01040

Total Value: \$32,400
Land: \$32,400
Building: \$ 0

Vacant? Yes
Tax Title? No

Action: Transfer

Description:

This and an adjacent parcel are close to the old Holyoke Armory site and could be utilized to help redevelop that site. If not used for the Armory site, the parcels present opportunity for infill housing options which would result in blight removal, property tax generation and the creation of more housing opportunities in the character of the surrounding neighborhood.



243 Elm St

004-03-001

Area #3 - Cabot/Chestnut

Ward: 4
Zoning: DR
Acres: 0.505
Bldg. Type: REPAIR GAR
Condition: Fair
Bldg. Size: 2,795 GSF

Owner: RIVERA JOSUA
Address: 243 ELM ST
HOLYOKE, MA 01040

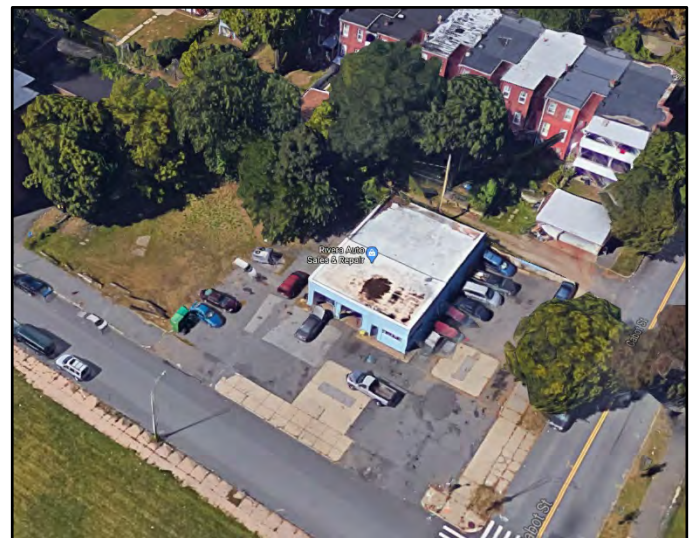
Total Value: \$83,800
Land: \$33,700
Building: \$47,200

Vacant? No
Tax Title? No

Action: Acquisition

Description:

The large parcel makes for more flexible redevelopment potential of housing options, which would increase local property values and quality of life in the surrounding area. The current auto-related business is not compatible with the residential character and planned development of the area.



Cabot St

010-07-001

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.263
Bldg. Type: SCHOOL
Condition: Good
Bldg. Size: 73,772 GSF

Owner: HOLYOKE CITY OF SCHOOLS
Address: 57 SUFFOLK ST
HOLYOKE, MA 01040

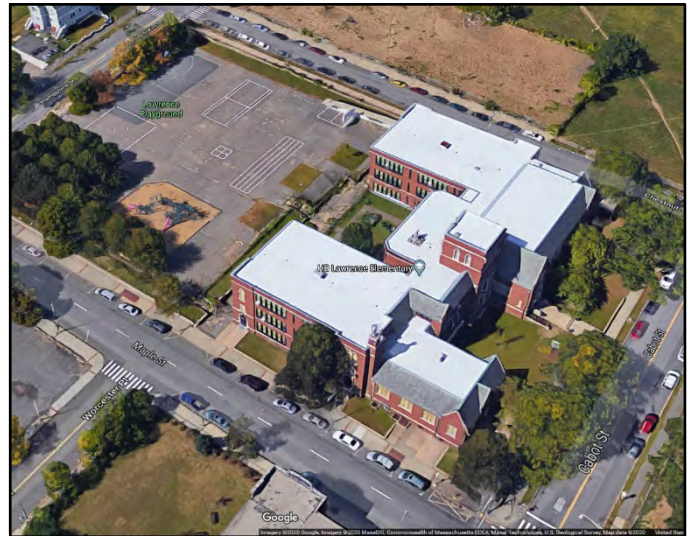
Total Value: \$3,536,400
Land: \$26,700
Building: \$3,507,600

Vacant? No
Tax Title? No

Action: Transfer

Description:

With the City's plans to revamp its school facilities for optimal educational experiences, it is possible the Lawrence School may become surplus property within the coming years. In such a case, it is important to have options for the HRA to partner with the City for its reuse and, as a historic landmark, preserve its unique architectural design. The property takes up an entire City block and could be a desirable project for mixed income housing.



235 Chestnut St

005-03-005

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.195
Bldg. Type: CHURCH/SYN
Condition: Good
Bldg. Size: 26,040 GSF

Owner: HOLYOKE MASONIC ASSOCIATION
Address: P O BOX 4945
HOLYOKE, MA 01041-4945

Total Value: \$1,460,100
Land: \$24,800
Building: \$1,434,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:

There are a number of historic landmark buildings in area 3 that are important to preserve for their unique architectural design. Holyoke has seen many buildings like this deteriorate because of lack of maintenance and they are ultimately demolished. Proactive steps should be taken to examine strategies for the investment, historic preservation and continued use of this historic building, such as making possible the ability to enable a public-private partnership for capital investments into the property.



237 Chestnut St

005-03-006

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: DR
Acres: 0.329
Bldg. Type: CHURCH/SYN
Condition: Average
Bldg. Size: 17,590

Owner: MOVIMIENTO IGLESIA
CRISTIANA PENTECOSTAL
EMANUEL, INC

Address: 77 HAMILTON ST
HOLYOKE, MA 0104-0

Total Value: \$1,093,600
Land: \$28,600
Building: \$1,061,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:

There are a number of historic landmark buildings in area 3 that are important to preserve for their unique architectural design. Holyoke has seen many buildings like this deteriorate because of lack of maintenance and they are ultimately demolished. Proactive steps should be taken to examine strategies for the investment, historic preservation and continued use of this historic building, such as making possible the ability to enable a public-private partnership for capital investments into the property.



173 Elm St

005-04-005

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: RO
Acres: 0.328
Bldg. Type: APRTMNT-GN
Condition: Average
Bldg. Size: 54,382 GSF

Owner: WINDSOR REALTY, LLC
Address: 4 WOODMOOR DR
BEDFORD, MA 01730

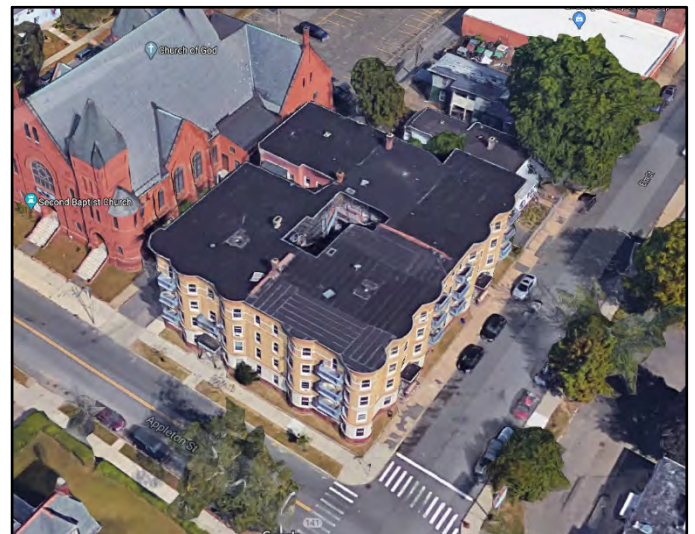
Total Value: \$1,256,900
Land: \$300,000
Building: \$956,900

Vacant? No
Tax Title? No

Action: Acquisition

Description:

City records indicate this historic apartment building is not well maintained and is known as a hot spot for public safety and quality of life complaints. The building should be repositioned through new management and renovation so that it will provide quality housing options for the community within a safe environment within a corridor which is improving through new mixed-use and mixed income investments.



377 Appleton St

005-04-006

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.439
Bldg. Type: CHURCH/SYN
Condition: Poor
Bldg. Size: 40,375 GSF

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC
Address: 377 APPLETON ST
HOLYOKE, MA 01040

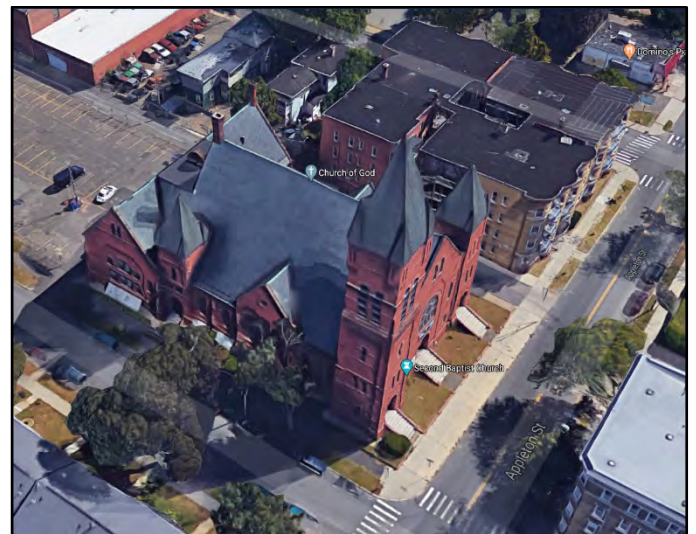
Total Value: \$203,900
Land: \$34,800
Building: \$169,100

Vacant? Yes
Tax Title? No

Action: Acquisition

Description:

This historic church building is vacant due to conditions of the exterior masonry structure, that have been identified by the City as dangerous, which has required a partial closure of Walnut Street and the sidewalk along Appleton Street. The current owners have not demonstrated the resources to resolve the situation, so left unresolved, the situation would end up with placing the the City of Holyoke with responsibility over repairs or demolition. This building with four adjacent parcel should be reused in a creative way that preserves a historic landmark building and becomes an asset to the surrounding neighborhood.



Walnut St

005-04-007

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.101
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC
Address: 377 APPLETON ST
HOLYOKE, MA 01040

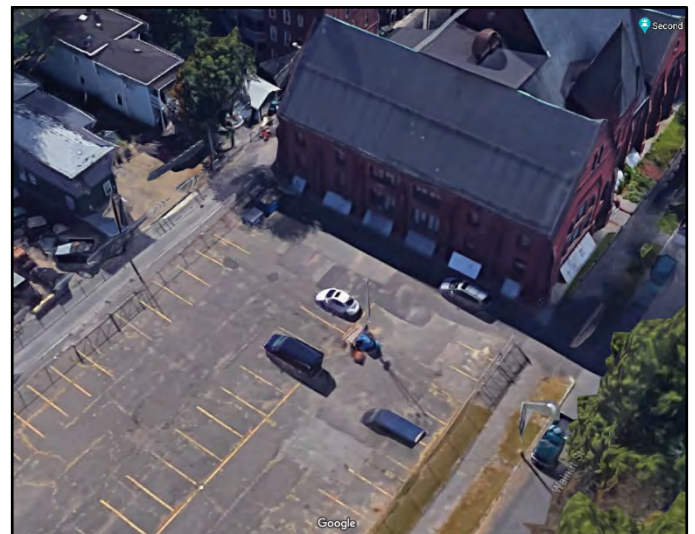
Total Value: \$27,400
Land: \$22,100
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.



Walnut St

005-04-008

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.090
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC
Address: 377 APPLETON ST
HOLYOKE, MA 01040

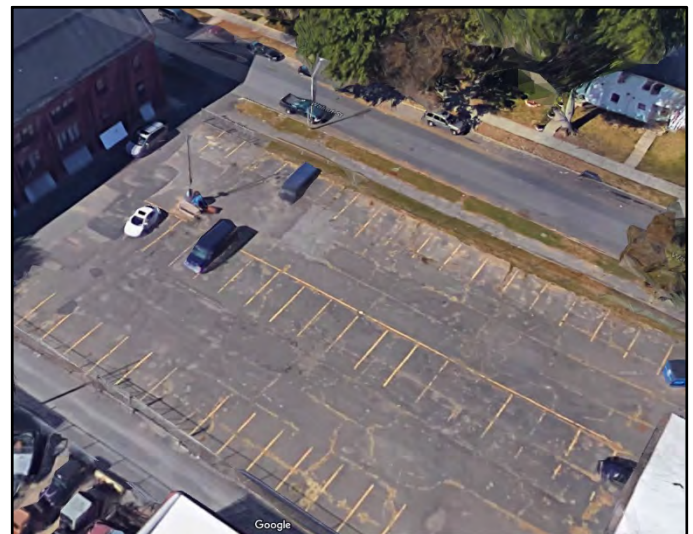
Total Value: \$26,300
Land: \$21,700
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.



Walnut St

005-04-009

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.127
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC
Address: 377 APPLETON ST
HOLYOKE, MA 01040

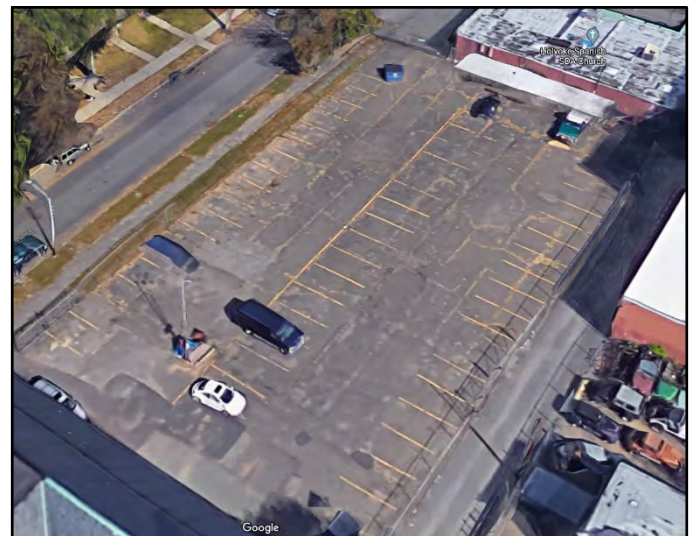
Total Value: \$28,600
Land: \$22,800
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.



Walnut St

005-04-010

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BL
Acres: 0.187
Bldg. Type: PAVING
Condition: NA
Bldg. Size: NA

Owner: IGLESIA EL DIOS
INCOMPARABLE, INC
Address: 377 APPLETON ST
HOLYOKE, MA 01040

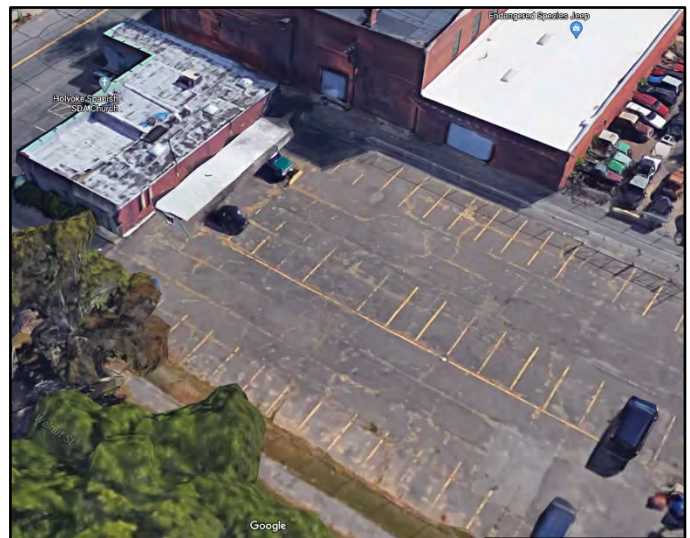
Total Value: \$32,300
Land: \$24,500
Building: \$ 0

Vacant? No (parking lot)
Tax Title? No

Action: Acquisition

Description:

This parcel and three adjacent parcels make up a support parking lot for 377 Appleton Street. These parcels should be utilized as parking and green space to support the reuse of 377 Appleton Street, or other complementary uses that allow the rehabilitation or reuse of 377 Appleton.



136 Suffolk St

005-04-011

Area #3 - Cabot/Chestnut

Ward: 1
Zoning: BH
Acres: 0.167
Bldg. Type: CHURCH/SYN
Condition: Average
Bldg. Size: 2,931 GSF

Owner: SOUTHERN NEW
ENGLAND ASSOCIATION
OF SEVENTH DAY
ADVENTIST

Address: P O BOX 10300
S LANCASTER, MA 01523

Total Value: \$238,300
Land: \$24,000
Building: \$210,700

Vacant? No
Tax Title? No

Action: Acquisition

Description:

This underutilized property has the potential to be included and complement a half-block development project centered around 377 Appleton to further enhance the neighborhood after the development of a new courthouse across the street and the planned redevelopment of the Victory Theater one block away.

