

RPJS Properties
2 Benoit Lane
South Hadley, MA
(413) 355-4676

In Reference to 21 Woodbridge Street:

Section 2(f) of the Zoning Bylaw states that “The Planning Board may waive the requirement for a Special Permit when the changes/alterations are minor (such as, those of a cosmetic nature, those necessary for users/occupants safety, those necessary to make the facility handicapped accessible, or any changes/alterations of a similar nature) and do not increase the capacity or change the use of the facility.” The changes / alterations that we will be making will be cosmetic upgrading of the existing kitchens / bathrooms, and upgrading the electrical system by replacing all of the outdated and dangerous knob and tube wiring with new, and up to code romex wiring. This update is essential for the occupants safety as knob and tube wiring is known to be extremely dangerous and the cause of many electrical fires. We will also not be increasing the capacity or changing the use of the structure, therefore we believe that the special permit waiver should apply.

This property fits into the “preexisting” classification as it was constructed in 1911 and converted to a 4 family dwelling in 1929. It has since remained that way and been used that way by a few different owners, the longest and most recent being Mt. Holyoke College.

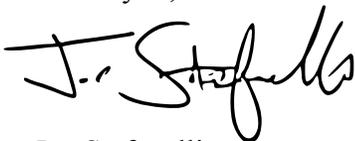
Accordingly, we are hereby requesting a Waiver of the Special Permit requirement under Section 2(F) of the South Hadley Zoning Bylaw.

In support of this request, please find attached a narrative following the outline of the Standard Special Permit Application Form. To summarize the key points made in the narrative:

1. As noted above, the structure will be left it in its historical appearance and use while making the structure safer for its residents.
2. Retention of the four units as safe rental housing supports the needs identified in the Master Plan and its objectives.
3. The density requirements imposed by Section 7 of the Zoning Bylaw do not apply to this building which predates the May 10, 2014.
4. While the Zoning Bylaw does not expressly require 2 parking spaces per residence, we are proposing to provide such parking.

We look forward to meeting with the Planning Board to discuss this matter June 8, 2015.

Thank you,



Joe Stefanelli

RJPS Properties LLC
21 Woodbridge Street
South Hadley, MA 01075

II. Application Support Documentation

a) The property will remain as a residential 4 family building and we intend to lease out the 4 units separately. With the close proximity to Mt. Holyoke College it is likely that the majority of lessees will either be students or faculty at the college. We plan to offer month to month leases or shorter term leases for those who are interested. Neither the number of units nor the number of bedrooms per unit will be changed in any way from its existing setup.

b) Photographs of existing site conditions are attached

c) Section 7 states that multi-family dwellings require a certain amount of acreage, which this building does not have, but section 7z-5 states that any development before May 10, 2014 is an exception to this acreage requirement. The building was constructed in 1911 and all surrounding property is owned and in use so expanding the size of the lot would be impossible.

Section 8 parking requirements state that "For multi-family dwelling: One-and-one-half spaces per dwelling unit. This number may be increased by the Planning Board for dwelling units with two or more bedrooms. This means that 8 spots are required for this property. There are currently 7 spots but a drawing is attached showing the new layout to create 8 parking spots.

- d) The Master Plan for South Hadley states that we have an unmet need for rental properties. This home was constructed in 1911 and converted to a 4 family dwelling in 1929. It has since remained that way and been used that way by a few different owners, the longest and most recent being Mt. Holyoke College. We will remain consistent with the Master Plan by keeping the property a 4 family dwelling, we will not be converting to a business use or taking away from the look and feel of the town by putting up signs or changing the footprint and historic look of the house. All the original character of the home will remain, and we think that is an important factor considering it lies right on the fringe of the South Hadley Historic District (historic district map attached.) Keeping the property as a 4 family will also help the towns need for affordable rental housing, they will not be high end apartments, just basic clean units that will provide affordable housing for residents of South Hadley.
- e) Section 2(f) of the Zoning Bylaw states that “The Planning Board may waive the requirement for a Special Permit when the changes/alterations are minor (such as, those of a cosmetic nature, those necessary for users/occupants safety, those necessary to make the facility handicapped accessible, or any changes/alterations of a similar nature) and do not increase the capacity or change the use of the facility.” The changes / alterations that we will be making will be cosmetic upgrading of the existing kitchens / bathrooms, and upgrading the electrical system by replacing all of the outdated and dangerous knob and tube wiring with new, and up to code romex wiring (estimate attached.) This update is essential for the occupants safety as knob and tube wiring is known to be extremely dangerous and the cause of many electrical fires. We will also not be increasing the capacity

or changing the use of the structure, therefore we believe that the special permit waiver should apply.

- f) This property is not located in the historic district of South Hadley, but the home does have a rich history in the town of south Hadley. We will not be changing the structure on the exterior in any way except fixing some termite damage and applying a fresh coat of paint. The look and feel of the house will remain the same and we will continue to maintain the character of the home.
- g) The building was constructed in 1911 by a man from Holyoke, MA for his sisters tea house. They ran the tea house for about 18 years before converting the property to a 4 family and renting out the apartments. I have attached documentation on the known history of the property.
- h) N/A
- i) The remodeling of the property will begin within 2 weeks of closing. The first step is to demo all the wood in the basement and on the exterior that has been damaged by termites. The second step will be to replace all the knob and tube wiring throughout the house, this will be completed within 1 month of closing. The final step will be cosmetic upgrades throughout, including kitchens and bathrooms. All 4 units will be done and ready to be occupied within 6 months of closing on the property.
- j) N/A
- k) N/A

III. Plans are attached to this document

IV. Plans are attached to this document

V. N/A – This property is not being developed it already exists and the footprint or style of the house will not be altered

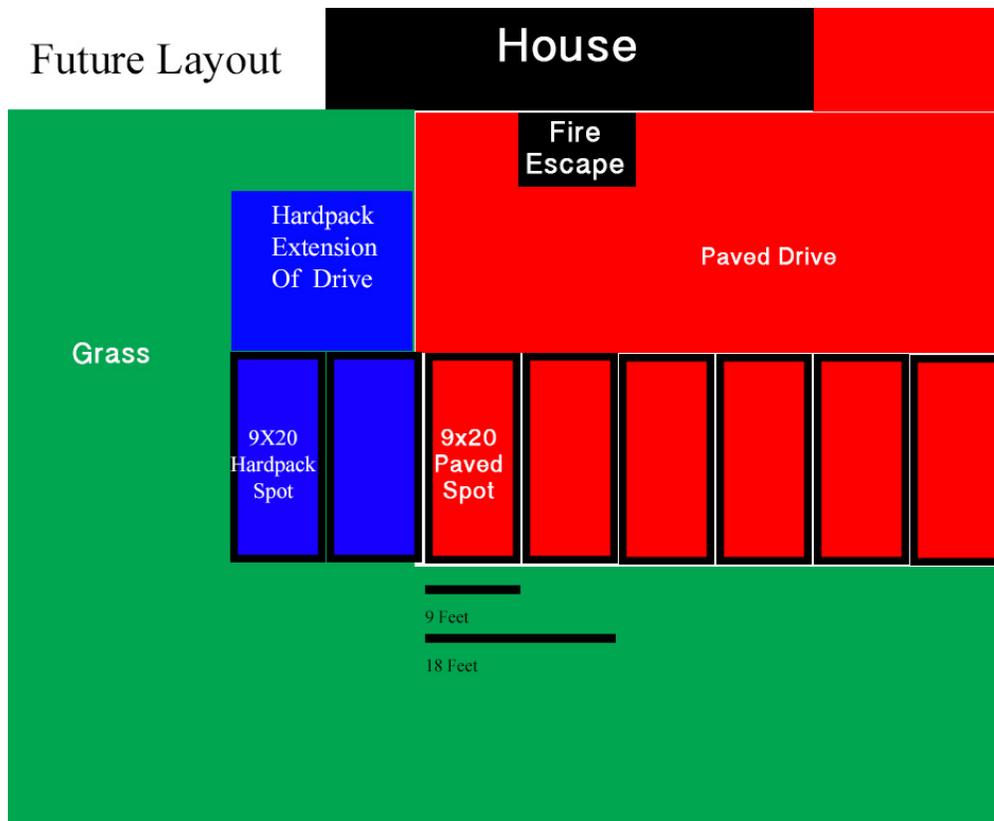
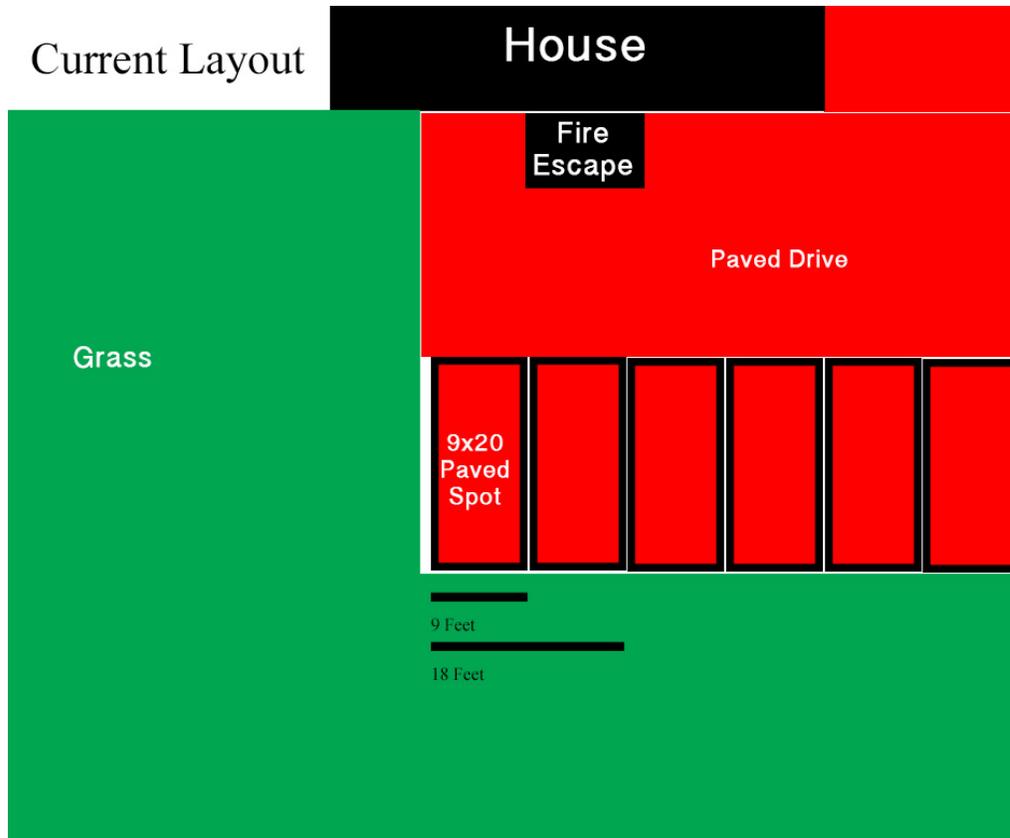
VI. Management Plan

- a) As the managers of the property both my partner and I will be available on our cell phones 24-7 in case of emergency
- b) RJPS Properties will have 4 units to be rented out, 1 3 bedroom unit, 2 2 bedroom units, and 1 1 bedroom unit. This should result in 8 tenants occupying the property at full capacity
- c) There is a parking lot around back of the property that currently has 7 spots, we will be extending the parking lot as required to add an additional parking spot and meet the requirement of 8 spots (see attached plan)
- d) For trash and recyclables management, there is a designated space in the back of the house and underneath where trash barrels and recycling bins will be kept for the tenants to use. The town does curbside pick up once every 2 weeks and it will be the tenants responsibility to purchase green bags and put out to the curb
- e) RJPS Properties will handle all grounds maintenance, we have a plow truck and our own mowers. All walkways will be shoveled in the winter and sanded as needed and the driveway will be plowed and sanded as needed. The lawn will be cut and maintained on as as needed basis
- f) There are no significant sources of noise or light emissions from the property
- g) There will be no deliveries of any type to the property

Existing Site Conditions

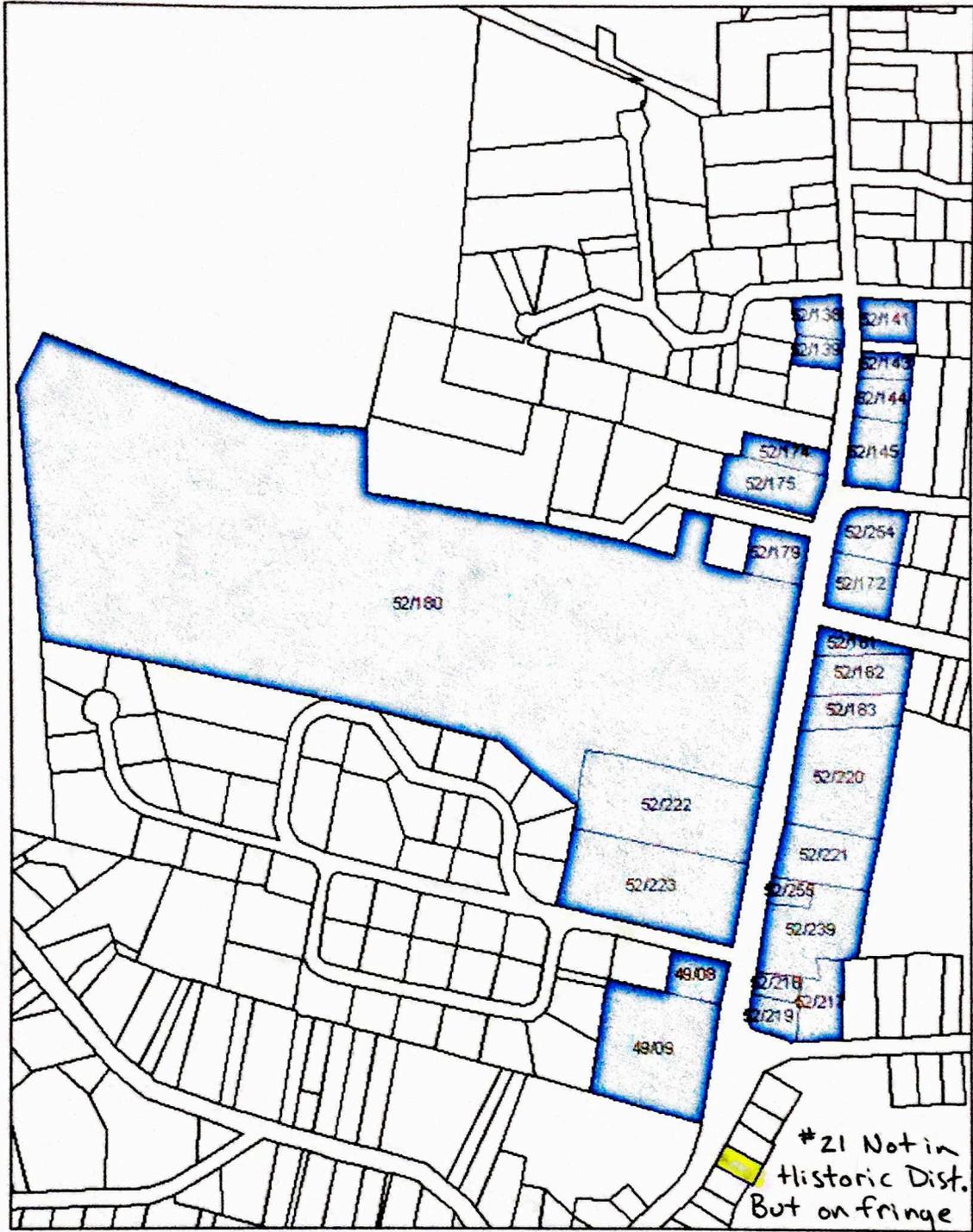


Section 8 Parking Requirements plan

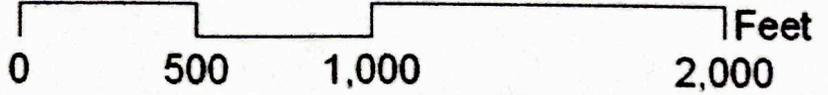
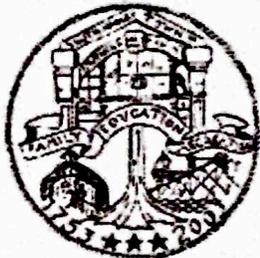


Woodbridge Street National Historic District Properties

N



#21 Not in
Historic Dist.
But on fringe



Sources: South Hadley Planning Board, 2007

Robert Klopfer
MA Electrical License #51408E
(413) 563-9210
rgklopfer@msn.com

Work Performed:

Ronald Baldwin
Joseph Stefanelli
21 Woodbridge St
South Hadley, MA 01075
(413) 355-4676
homefacelifters@gmail.com

Description:

- Remove all knob and tube wiring, including what is in the walls and ceilings
- Run all new romex and all new devices to existing locations
- Split up circuits if needed to bring to code
- Install GFCI's where needed (kitchens and bathroom outlets)
- Staple wires where needed and clean up existing wiring to bring to code as mentioned in home inspection report
- Install arc-fault breakers on new circuits to bring up to code

Materials \$2,650

Labor \$7,650

Total \$10,300



Robert Klopfer

Gaylord Memorial Library

A South Hadley Historic Treasure

This is the House that Jack Built

□ [JANUARY 27, 2011](#) □ [OCTOBER 16, 2014](#) □ [GAYLORDLIBRARY](#) □ [1 COMMENT](#)

If you have ever walked down Woodbridge Street in South Hadley, you may have noticed a peculiar inscription on the chimney of one of the houses stating, "This is the House that Jack Built." This "house that Jack built" is the Croysdale Inn located at 21 Woodbridge Street.

The inn was built by John (Jack) Parfitt, a Holyoke builder, in the spring of 1911. "Jack" constructed the inn for his two sisters, Frances and Isabella, so that they could expand their business, Ye Old English Tea Rooms. The sisters began their business in the spring of 1909 in a small red building located near the village common. The business quickly became popular, especially with the Mount Holyoke College girls. In need of more space, the sisters moved the tea rooms into a nearby house just a year later, which shortly proved unable to accommodate the increasing business. The following spring, their brother constructed the spacious Croysdale Inn (named after a family ancestor) so that the tea rooms could expand.

Upon the completion of the Croysdale Inn, the many people who helped plan and construct the inn decided to engrave on the north chimney, "This is the House that Jack Built" to capture the heart and effort put in to its establishment. Whether coincidence or not, I cannot help but think that the inscription also serves as a nod to the popular British nursery rhyme by the same name. Regardless of who or what the dedication was truly meant to honor, the inn has become best known by those words rather than by its given name.

The substantial three story building originally had a gray colored stucco exterior with dark green trimmings. The first floor, decorated in gold and brown was comprised of four dining rooms, a large kitchen, and a wide piazza at the back which was used to serve afternoon tea. The three smaller dining rooms were called the English, Dutch, and Japanese rooms, and they were designed to accommodate small parties. The north dining room ran the length of the building and was used for larger parties. According to Irene Cronin, who had written a piece on the building in the Hampshire Weekend Gazette in 1995, "The inn catered to parties, private lunches, and dinners and was noted for its home cooking." Frances and Isabella not only ran their business on the first floor of the inn, but they lived upstairs in one of the many bedrooms on the second and third floors.

The sisters operated the tea room for 18 years until they decided to close the business and divide the building into apartments. They remained in the house for a few more years while Frances worked at Mount Holyoke College as secretary to the treasurer. In 1937 they turned the house over to the Home Owners Loan Corp. The property then went through several owners until it was purchased and renovated by Mount Holyoke College in 1959.

Today, the apartments continue to house faculty of Mount Holyoke College.

Like the nursery rhyme that tells a cumulative tale of people and things indirectly related to the house of a man named Jack, "The House that Jack Built" has a long history in South Hadley that undoubtedly will continue to grow.



(<http://gaylordlibrary.files.wordpress.com/2011/01/house1.jpg>)

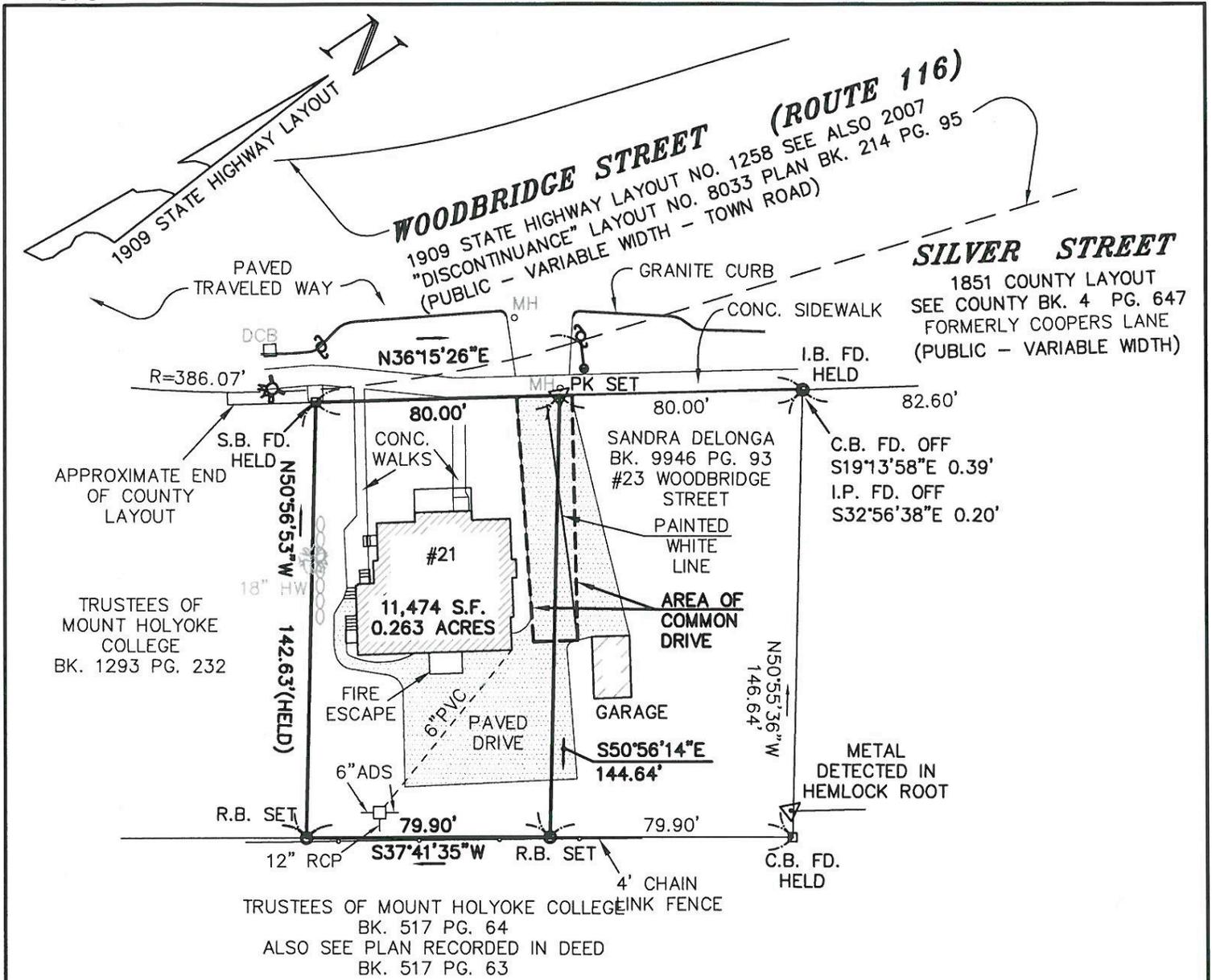
Croysdale Inn. If you look closely, you can see the dedication on the chimney, "This is the House that Jack Built."



(<http://gaylordlibrary.files.wordpress.com/2011/01/house2.jpg>)

Special thanks to Irene Cronin for her information on the building through her article "Inn was 'the house that Jack built'" published in the Hampshire Weekend Gazette 1995.

▣ Uncategorized ♦ CROYSDALE INN, GAYLORD MEMORIAL LIBRARY, SOUTH HADLEY, THIS IS THE HOUSE THAT JACK BUILT, WOODBRIDGE STREET



LEGEND AND ABBREVIATIONS

- R.B. SET REINFORCING BAR SET
- ▽ PK SET PK NAIL SET
- I.B. FD. IRON BAR FOUND
- I.P. FD. IRON PIPE FOUND
- ▣ C.B. FD. CONCRETE BOUND FOUND
- ▣ S.B. FD. STONE BOUND FOUND
- MH MAN HOLE
- DCB DRAINAGE CATCH BASIN
- 18" HW HARD WOOD TREE
- RCP REINFORCED CONCRETE PIPE
- ADS DRAINAGE PIPE
- PVC POLYVINYL CHLORIDE PIPE

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
 3 Converse Street, Suite 203
 Palmer, MA 01069

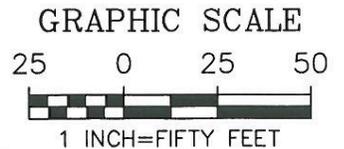
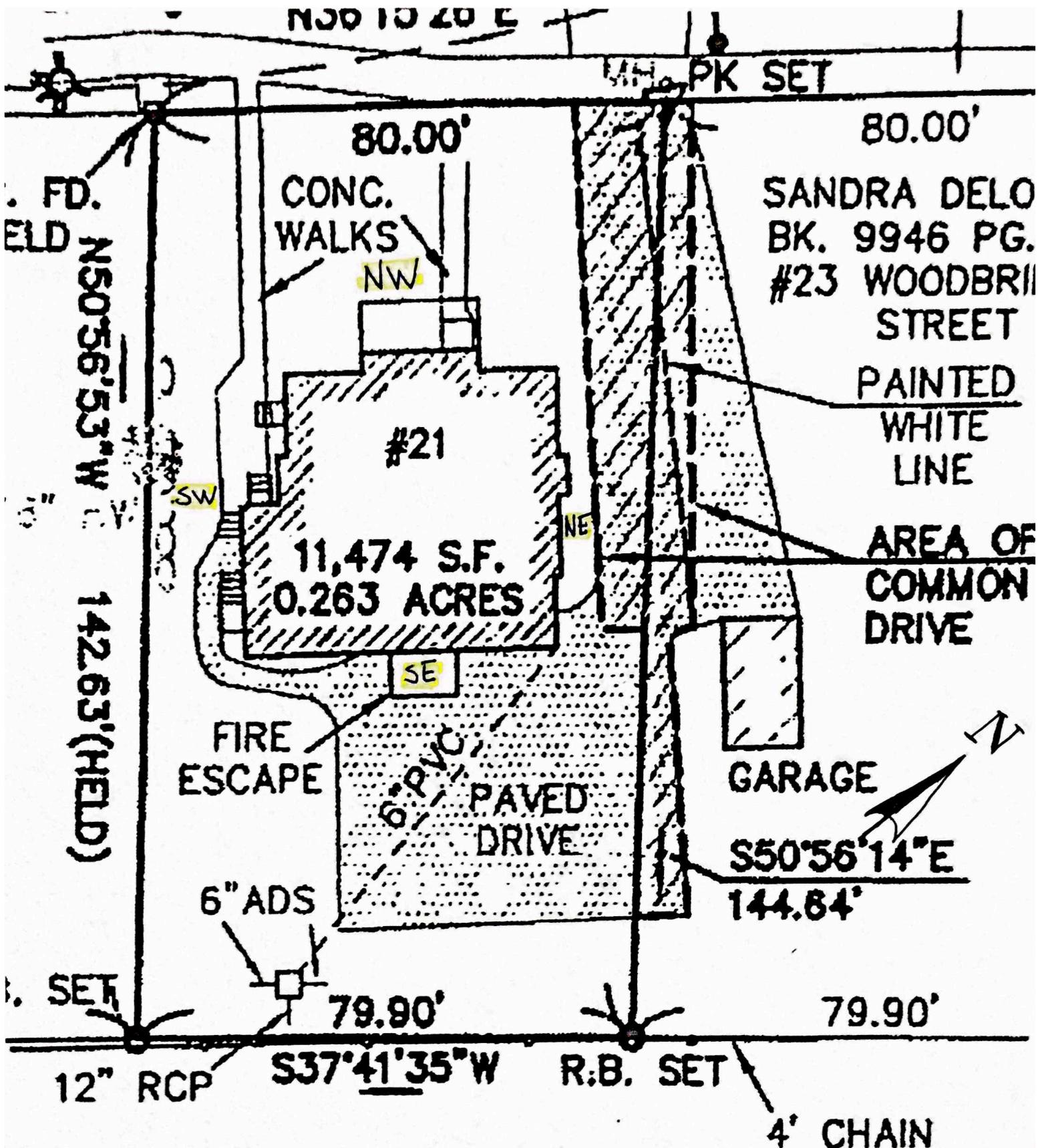


EXHIBIT A – COMMON DRIVE
 PREPARED FOR
TRUSTEES OF MOUNT HOLYOKE COLLEGE
21 & 23 WOODBRIDGE STREET
SOUTH HADLEY, MA

DATE: 12/4/2014 PROJECT NO: 04016A DRAFTING: DJF

CHECKED: TRF APPROVED: DJF | HORZ: 1"=50'



PROPERTY SETBACKS

SW Side	- 14.88'
NW Side	- 29.00' (street)
NE Side	- 12.75'

1901 COUNTY...
 SEE COUNTY BK. 4 PG. 6
 FORMERLY COOPERS LAN
 (PUBLIC - VARIABLE WIDT



CONC. SIDEWALK

I.B. FD. HELD

82.60'

C.B. FD. OFF
 S19°13'58"E 0.39'
 I.P. FD. OFF
 S32°56'38"E 0.20'

METAL
 DETECTED IN
 HEMLOCK ROOT

C.B. FD. HELD

N50°55'36"W
 146.64'

80.00'
 SANDRA DELONGA
 BK. 9946 PG. 93
 #23 WOODBRIDGE
 STREET
 PAINTED
 WHITE
 LINE

AREA OF
 COMMON
 DRIVE

GARAGE

S50°56'14"E
 144.84'

79.90'

4' CHAIN

(PUBLIC)
 N36°15'26"E

M.H. PK SET

80.00'

CONC.
 WALKS

#21

11,474 S.F.
 0.263 ACRES

FIRE
 ESCAPE
 6" ADS

6" ADS

79.90'

12" RCP S37°41'35"W R.B. SET

I. FD. HELD N50°56'53"W 142.63'(HELD)

3. SET

TRUSTEES OF MOUNT HOLYOKE COLLEGE INK FENCE

BK. 517 PG. 64

ALSO SEE PLAN RECORDED IN DEED

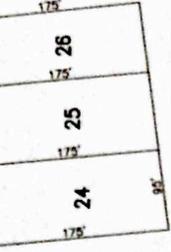
BK. 517 PG. 63



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STREET

SILVER



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