



Welcome to “The Rainville”

A new beginning

by CEKnight, a tenant since 1996.

The History of this building

This building was built on some land consisting of three parcels acquired by George C. and Harriet S. Rainville in the early 1900's. The first building permit is taken out by Mrs. George C. (Harriet S.) Rainville on January 4th, 1916. Construction started by demolishing an existing brick structure on the premise for the sum of \$2,000. Hence, since the whole project was to cost about \$30,000 the brick structure must have been of some size to have that cost to tear it down in 1916. It is interesting to note that although the final building is approved for occupancy between July and September of 1916, Mr. and Mrs. George C. Rainville did not have the transfer of deeds to the full property from Maurice Angers (and others) until April 26, 1921.

Then, about 75 years later, a corporation that started out calling itself “The Rainville Associates” is “cutting a ribbon” and opening the doors for the first few tenants to live in this building again.

During those 75 years this building has seen much history and change after the death of Mr. George C. and Mrs. Harriet S. Rainville. The property has changed hands (by the Registry of Deeds) numerous times.

The History of this building (cont).

We will show (after a listing of owners) only the construction permits applied for from the city, however since George and Harriet Rainville this property has seen the following owners.

George Mills (9/11/1947), The Rainville Corp., and then back to George Mills (8/01/1951). Then to an Arthur Rosco (2/11/1961) and then to Jacob Labb (3/28/1962). Ten years later to Warriner Realty Trust, and others (1/17/1972), and then to John Curren (3/08/1973). Twelve years later B+W Partnership (5/3/1985) bought it and 3 years later, Quality Hotel (5/02/1988). This was financed through ComFed Loan and Trust with mortgages (between 1988 and 4/01/1991). Then the Resolution Trust [a group set up by congress to resolve the failed Savings and Loan mess] sold it to the then named city antipoverty group called the Springfield Action Commission (12/18/1992), and then to Rainville Associates (7/14/1995), and that same day 32 Byers Street, Inc. (07/14/1995) the current owners.

The permit history is as follows:

Mr. George C. Rainville, (1/04/1916) - the construction permit is to build a rooming house and restaurant of brick and concrete and steel size 62x77.5 feet, 4 stories tall estimated cost \$30,000.

Then to George C. and Harriet Rainville (11/02/1922) to add a 17'x17' room over the roof of the Meeting Room on the rear of the building est. cost \$600.

The Permit History (cont).

Rainville Corp. (11/04/1947) to install a bathroom and divide present unused dining room into a three room suite at an estimated cost of \$925.

B+W Partnership (8/11/1987) to repair Fire damage and correct code violations. est. cost \$1,700. (Completed 6/15/1989)

Quality Hotel, Inc. (10/21/1988) to replace doors in entire building at an estimated cost of \$24,000.

Then 32 Byers Street, Inc. (4/04/1996) to renovate the entire building with almost monthly inspections starting with the month of September of 1995 until the Certificate of Occupancy was issued in April of 1996. Estimated cost \$1,065,000.

Tenant History since 1996

This building received tenants in April and by September of 1996 it was over 3/4 full. We had a social worker, on premises until 1998. We contracted for Social Work from Open Door Social Services in 1999 and signed a renewable contract with them in 2000.

By 1997 a Crime Watch team had been established first in the building and then for the area, at the urging of Buddy Langford, then Executive Director of the Springfield Action Commission, later to be re-named the Springfield Partners in Community Action). By 1998 the Tenants had formed an Association called the Rainville Tenants Union.

Since 1996 the buildings residents have organized clean-ups, Christmas events, and other community activities.

Tenant House Rules (abridged).

Visitors: Each tenant is responsible for any person that they allow in the building, and they are responsible for the actions of guests of theirs, or anyone they let in the building. Guests are not allowed in the building between 12midnight and 7am, Sunday through Thursday and from 1am to 7am Friday and Saturday, except as provided for in the current overnight stay policy .

Loitering: No one is to hang around in front of the building, tenants, guests, or others. The police are to enforce this rule.

Community: Tenants here agree to respect the rights of other tenants, neighbors, and other to provide a peaceful and quiet home. The community room is for socializing and the enjoyment of all. Use will only be limited during scheduled meetings, support groups, or workshops.

Tenant Agreement: Every tenant agrees to not consume alcoholic beverages or smoke in hallways or other common areas. Tenants agree not to possess, sell or consume illegal drugs in or around the property.

Maintenance: Tenants have a right to expect maintenance and prompt repair services on individual units (24hrs). Tenants are responsible for cleaning their own units and agrees to dispose of their trash and garbage in the receptacles provided outside and in a timely manner.

Welcome to “*The Rainville*” a ***new beginning*** **on Byers Street.**

This is a tenant created brochure.

We have been homeless and we know how it is and how sometimes we had to do things we would not normally have done, because we wanted to stay alive.

But by being accepted as a tenant here you no longer have those concerns. Now you have a safe place to live, and so we ask you to join the rest of the tenants in building a fine community where we can now start a new beginning to a new life, free from the stress / problems we encountered when homeless.

Unlawful Activity: Each tenant that enters this building to live agrees not to be a part of any unlawful activity at the property, including but not limited to:

- * using, distributing or possessing illegal drugs
- * theft or possession of stolen goods
- * violence against tenants, staff, or others
- * prostitution or promotion of prostitution.

Firearms or weapons of any kind are not allowed. Pets are not allowed.