



NEW BEDFORD COMMUNITY PRESERVATION COMMITTEE

STEP II

COMMUNITY PRESERVATION ACT FULL PROJECT APPLICATION

FY19

Application Form Deadline: November 16, 2018

Applicants must submit this application no later than 12:00PM on Friday, November 16, 2018. Please refer to Submission Requirements within the Application Packet Instructions.

Full applications will not be accepted--regardless of project eligibility--until the Project Eligibility Determination Form has been submitted and approved.

Department of Planning, Housing & Community Development
608 Pleasant Street, 2nd Floor
Patrick Sullivan, Director

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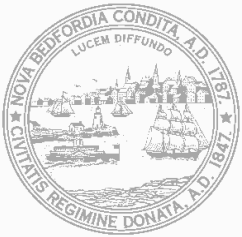


Project Application

Submission Checklist

Application items should be presented in the following order. Please check each item included in your submission.

GENERAL	
<input type="checkbox"/>	Application Cover Page(form provided)
<input type="checkbox"/>	Submission Requirements Checklist (this form)
<input type="checkbox"/>	Narratives (prompts provided)
<input type="checkbox"/>	Project Schedule(form provided)
FINANCIAL	
<input type="checkbox"/>	Budget Form (form provided)
<input type="checkbox"/>	At least two written quotes for project costs. Detailed cost estimates and/or written quotes.
<input type="checkbox"/>	Proof of secured funding (commitment letters or bank statements), if applicable.
OWNERSHIP/OPERATION (NON-CITY)	
<input type="checkbox"/>	If the applicant is not the owner, attach documentation of site control or written consent of owner to undertake the project.
<input type="checkbox"/>	Certificate of Good Standing(if operating as a corporation)
<input type="checkbox"/>	501(c)(3) certification (if operating as a non-profit)
<input type="checkbox"/>	Purchase & Sale agreement or copy of current recorded deed, if applicable.
COMMUNITY SUPPORT	
<input type="checkbox"/>	Letters of support from residents, community groups, city departments, boards or commissions, etc.
HISTORIC RESOURCES PROJECTS	
<input type="checkbox"/>	Documentation that the project is listed on the State Register of Historic Places or a written determination from the New Bedford Historical Commission that the resource is significant in the history, archeology, architecture, or culture of New Bedford.
<input type="checkbox"/>	Photos documenting the condition of the property.
<input type="checkbox"/>	Report or condition assessment by a qualified professional describing the current condition of the property, if available.
PLANS & REPORTS <i>The following plans and reports, if available, will strength your application, (submit in digital format only). Applicants are encouraged to submit as much detail as possible.</i>	
<input type="checkbox"/>	Renderings, site plans, engineering plans, design and bidding plans, specifications, and any MAAB variance requests.
<input type="checkbox"/>	Applicable reports (21E, Historic Structure Report, appraisals, survey plan, feasibility studies, etc.)
VISUAL	
<input type="checkbox"/>	Map of the property location (if applicable, show wetlands and wetland buffers, flood plain, water bodies, parks, open spaces, rails, and other features pertinent to the project). Applicants may use the City's interactive mapping website .
<input type="checkbox"/>	Photos of the project site (not more than four views per site) Digital copies required.
<input type="checkbox"/>	Catalog cuts (i.e. recreation equipment) if applicable.
FOR HISTORIC PRESERVATION PROJECTS ONLY	
<input type="checkbox"/>	I/We have read the <i>U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and understand that planning for and execution of this project must meet these standards.



CITY OF NEW BEDFORD
COMMUNITY PRESERVATION FUND FY 2019

Project Application Cover Page

PROJECT INFORMATION			
PROJECT TITLE			
PROJECT LOCATION			
LEGAL PROPERTY OWNER OF RECORD			
CPA PROGRAM CATEGORY <i>(Indicate all categories that apply)</i>	<input type="checkbox"/> OPEN SPACE	<input type="checkbox"/> HISTORIC PRESERVATION	
	<input type="checkbox"/> RECREATION	<input type="checkbox"/> HOUSING	
ESTIMATED START DATE		ESTIMATED COMPLETION DATE	
ONE SENTENCE DESCRIPTION OF PROJECT			

APPLICANT INFORMATION			
THE APPLICANT IS <i>(Check only one)</i>	<input type="checkbox"/> CITY BOARD OR DEPT	<input type="checkbox"/> NON PROFIT 501c3	<input type="checkbox"/> PRIVATE GROUP/INDIV
APPLICANT / ORGANIZATION			
CO-APPLICANT NAME/ORGANIZATION <i>(If applicable)</i>			
CONTACT PERSON			
MAILING ADDRESS			
TELEPHONE #		EMAIL:	

BUDGET SUMMARY	
CPA FUNDING REQUEST <i>(must match CPA request in attached Budget Summary)</i>	\$
TOTAL BUDGET FOR PROJECT	\$

SIGNATURES		
I/we attest that all information provided in this entire submission is true and correct to the best of my/our knowledge and that no information has been excluded, which might reasonably affect funding. I/we authorize the Community Preservation Committee and/or the City of New Bedford to obtain verification from any source provided. I/we acknowledge and agree that a permanent restriction may be placed on the property as a condition of funding.		
NAME (printed)	SIGNATURE	DATE:
NAME (printed)	SIGNATURE	DATE:

Project Description

1 GENERAL NARRATIVE (1000 Character Maximum)

Provide a description of:

- *The project's location, the property involved and its proposed use.*
- *The proposed scope of work.*

2 COMMUNITY NEED (1000 Character Maximum)

- *What community need(s) will this project address? How does the project benefit the public and what populations(s) will it serve? If it serves a population currently underserved, please describe.*
- *How does the project preserve and enhance the character New Bedford?*

Project Description

3 GOALS & OBJECTIVES (1000 Character Maximum)

- Describe the project's goals and objectives. The objectives must be specific, measurable, achievable and realistic.
- How does the project meet the general and category-specific priorities outlined in the Community Preservation Plan or other current relevant planning documents?

4 MEASURING SUCCESS (1000 Character Maximum)

- How will the success of this project be measured?

Project Description

5 COMMUNITY SUPPORT (1000 Character Maximum)

- *Explain the level of community support this project has received. If at all possible, please include letters of support from any groups or individuals who have endorsed this project.*

6 CRITICAL NEED (1000 Character Maximum)

- *Is this project of an urgent nature?*
- *Is there a deadline or factors not controlled by the applicant (i.e. opportunity for immediate acquisition, opportunity to leverage available non-CPA grant or other financial opportunity)?*
- *For historic resource applications, is the property at risk for irreparable loss? If so, please include a condition assessment from a qualified professional.*

Financial

① FINANCIAL INFORMATION (2000 Character Maximum)

- Describe all successful and unsuccessful attempts to secure funding and/or in-kind contributions, donations, or volunteer labor for the project.
- Will the project require funding over multiple years, and if so, provide annual funding requirements.
- What is the basis for the total CPA request?
- How will the project be affected if it does not receive CPA funds or a reduced amount?

Project Management

1 APPLICANT INFORMATION (1000 Character Maximum)

- Describe the applicant. Are they public, private non-profit, private for-profit, an individual, a partnership, or another type of entity? What is their history and background?
- Identify and describe the roles of all participants (applicants, architects, contractors, etc.), including the project manager.

2 APPLICANT BACKGROUND (1000 Character Maximum)

- Describe any past projects of similar type and scale, or experience that demonstrates the applicant's ability to carry out this project.

Project Management

3 PROJECT FEASIBILITY (1000 Character Maximum)

- *List and explain further actions or steps required for completion of the project, such as environmental assessments, zoning or other permits and approvals, agreement on terms of any required conservation, affordability or historic preservation agreements, subordination agreements, and any known or potential barriers or impediments to project implementation.*

4 PROJECT MAINTENANCE (1000 Character Maximum)

- *Please explain the long-term maintenance plan for the completed project.*

Historic Resources Rehabilitation Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the [U.S. Secretary of the Interior's Standards for Rehabilitation](#), as required by the CPA legislation under the definition of rehabilitation.
- Describe how the applicant will ensure compliance with these standards as the project is ongoing, including an identification of who will make historic preservation determinations.

Accessibility Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with the all [ADA/MAAB Regulations](#).

Community Housing Projects Requirements

CPA Compliance (1000 Character Maximum)

- Describe how the proposed project complies with CPA affordability requirements.(100%of AMI for New Bedford)
- Describe the number and types of units (e.g.: 1br, 2br).
- Provide a complete Development Budget and an Operating Budget (for rental properties).

**COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY19
PROJECT SCHEDULE**

PROJECT SCHEDULE

Please provide a project timeline below, noting all project milestones. Please note that because the City Council must approve all appropriations, CPA funds, if awarded, may not be available until up to two months following CPC approval.

	ACTIVITY	ESTIMATED DATE
PROJECT START DATE:		
PROJECT MILESTONE:		
50% COMPLETION STAGE:		
PROJECT MILESTONE:		
PROJECT COMPLETION DATE:		

PROJECT BUDGET

Please include a complete itemized budget of all project expenses, including the proposed funding source for each expense, in your submission. Note: CPA funds cannot be used for maintenance.

FUNDING SOURCES		EXPENSES				
		STUDY	SOFT COSTS*	ACQUISITION	CONSTRUCTION**	TOTAL
1	NEW BEDFORD CPA	\$	\$	\$	\$	\$
2		\$	\$	\$	\$	\$
3		\$	\$	\$	\$	\$
4		\$	\$	\$	\$	\$
5		\$	\$	\$	\$	\$
TOTAL PROJECT COSTS		\$	\$	\$	\$	\$

* Soft costs include design, professional services, permitting fees, closing costs, legal, etc.

** Construction refers to new construction, rehabilitation, preservation, restoration work, and/or accessibility related expenses.

Project Cost Summary

Please explain the status of each funding source (i.e., submitting application on X date, applied on X date, received award notification on X date, funds on hand, etc.). For sources where funding has been awarded or funds are on hand, please include documentation from the funding source (e.g., commitment letter, bank statement) in application packet.

	FUNDING SOURCE	STATUS OF FUNDING
1		
2		
3		
4		
5		

A **Construction Budget Form** is provided on the following page. Additionally, if you have developed a more detailed Pro-Forma/Capital Budget, please attach that to your application and include the following:

- Total cost, hard vs soft costs and contingencies, and project management.
- Operating/maintenance budget for a ten year period (CPA funds cannot be used for operations and maintenance).

**COMMUNITY PRESERVATION FUND ■ PROJECT APPLICATION FY19
CONSTRUCTION BUDGET**

Construction Projects Only

ACTIVITY	CPA FUNDS	OTHER FUNDS	TOTAL
Acquisition Costs			
Land	\$	\$	\$
Existing Structures	\$	\$	\$
Other acquisition costs	\$	\$	\$
Site Work (not in construction contract)			
Demolition/clearance	\$	\$	\$
Other site costs	\$	\$	\$
Construction/Project Improvement Costs			
New Construction	\$	\$	\$
Rehabilitation	\$	\$	\$
Performance bond premium	\$	\$	\$
Construction contingency (30%)	\$	\$	\$
Other	\$	\$	\$
Architectural and Engineering (See Designer Fee Schedule for guidance): https://www.mass.gov/files/design_fee_schedule- dsb_2015_2007.pdf			
Architect fees	\$	\$	\$
Engineering fees	\$	\$	\$
Other A & E fees	\$	\$	\$
Other Owner Costs			
Appraisal fees	\$	\$	\$
Survey	\$	\$	\$
Soil boring/environmental/LBP	\$	\$	\$
Tap fees and impact fees	\$	\$	\$
Permitting fees	\$	\$	\$
Legal fees	\$	\$	\$
Other	\$	\$	\$
Miscellaneous Costs			
Developer fees	\$	\$	\$
Project reserves	\$	\$	\$
Relocation costs	\$	\$	\$
Project Administration & Management Costs			
Marketing/management	\$	\$	\$
Operating/Maintenance	\$	\$	\$
Taxes	\$	\$	\$
Insurance	\$	\$	\$
Other	\$	\$	\$
TOTAL	\$	\$	\$

Hazelwood Park Master Plan Phase 3		11/1/2018					
Materials List and Budget	Size	Qty.	Total Cost budget	Fiscal year	COMPLETE Phase 1	Phase 2	CPA request Phase 3
Secure a landscape design firm to produce a Master Plan for Hazelwood Park			\$24,500.00	complete	\$ 24,500.00		
Passive and active recreational opportunities to be determined through a public process during the design phase			\$ 7,000.00	complete	\$ 7,000.00		
Remove skate ramp obstruction and random concrete pads in the park			\$1,500.00	FY16			\$ 1,500.00
Add a pedestrian walkway from Brock Ave into park	yds	approx. 4500 lin ft	\$26,600.00	FY17	\$ 26,600.00		
Add a pedestrian walkway from West Rodney French Blvd into park	yds	approx. 4500 lin ft	\$103,400.00	FY17		\$103,400.00	
Remove post and chain on NW entrance, replace with removable bollards to create a pedestrian and bicyclist entrance from West Rodney French Blvd	sq ft		\$10,000.00	FY17			\$ 10,000.00
Add granite curbing to the vehicular entrance drive from Brock Ave and in the redesigned parking lot		approx. 1100 lin ft	\$75,925.00	FY17			\$75,925.00
Add "Welcome to Hazelwood Park" signs to entrances on Brock Ave. and West Rodney		2	\$2,000.00	FY17	\$ 2,000.00		
Rehabilitate stone retaining wall on West Rodney French Blvd property line, rebuilding		approx. 800 lin ft	\$25,000.00	FY17		\$ 15,000.00	\$ 10,000.00
Remove existing lights, bring electric across Brock Ave and add approx. 15		15	\$336,617.00	FY17	\$ 171,425.00	\$241,000.00	
Rehabilitate two tennis courts, add new fencing			\$53,790.00				\$ 53,790.00
Convert the other two tennis courts to a skate park							
Regrade and rehabilitate the bowling green			\$250,000.00	FY17			\$250,000.00
private donation for bowling green rehabilitation							-\$100,000.00
Create an amphitheater on the western facing lawn with a small stage			\$15,000.00	FY17			\$ 15,000.00
Rehabilitate the interior of the historic Congdon-Lucas building for a comfort station and recreational and nature studies							
Rehabilitate the historic Coffin-Howland building for recreational opportunities							
Install a new decorative wooden fence and gate around the bowling Green on 3 sides to replace existing chain link fence and gate. Every consideration will be given to incorporating wood products grown and manufactured in Massachusetts		approx 600 lin ft	\$12,000.00	FY17			\$ 12,000.00
Archaeological Reconnaissnace Survey per MHC (950 CMR 70)			\$10,000.00	complete	\$ 6,927.00		
Repair chain link fence at the north and south property lines to existing chain link fence that is in disrepair		approx. 2200 lin ft	\$20,000.00	FY17			\$ 20,000.00
6' thermoplastic coated picnic tables in ground mount		5	\$3,750.00	FY17			\$ 3,750.00
benches in ground mount		10	\$6,000.00	FY17			\$ 6,000.00
trash barrels		7	\$5,600.00	FY17			\$ 5,600.00
trees 3" cal		30	\$10,000.00	FY17	\$ 10,000.00		
shrubs 3-4'		80	\$3,000.00	FY17	\$ 3,000.00		
construction costs			\$204,500.00	FY17	\$154,500.00	\$ 15,000.00	\$ 15,000.00
Total estimated cost for this project			\$1,206,182.00		\$ 405,952.00	\$ 374,400.00	\$ 378,565.00

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	NBE.1114
Historic Name:	Congdon, Joseph - Lucas, Capt. Thomas House
Common Name:	Hazelwood Park Building
Address:	597-603 Brock Ave
City/Town:	New Bedford
Village/Neighborhood:	Clark's Neck
Local No:	9-326; 3; 56-9-326
Year Constructed:	
Architect(s):	Durfee, William; Jones and Dodge
Architectural Style(s):	Gothic Revival
Use(s):	Abandoned or Vacant; Other Park Structure; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	nbe.AR: Hazelwood Park
Designation(s):	Nat'l Register Individual Property (6/24/2010); Preservation Restriction (8/29/2011)



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Wednesday, April 03, 2013 at 2:53: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

PH, LOT 56
 P9, LOT 326

NBSOUTH

23.04
 ACRES

1114

NRIND
 612410

Town New Bedford

Place (neighborhood or village)

The South End/Clark's Point

Hazelwood Park

Name Congdon-Lucas House

esent Park Facility (redundant/vacant)

iginal Residence

Construction 1839

Bristol County Tax Records

rm Gothic Revival

t/Builder Unknown/Wm Durfee (attributed)

Material: Granite random ashlar

ion Stone

Wall/Trim Wood

Roof Asphalt shingle

Outbuildings/Secondary Structures None

Major Alterations (with dates)

No major alterations

Condition Poor

Moved no yes Date

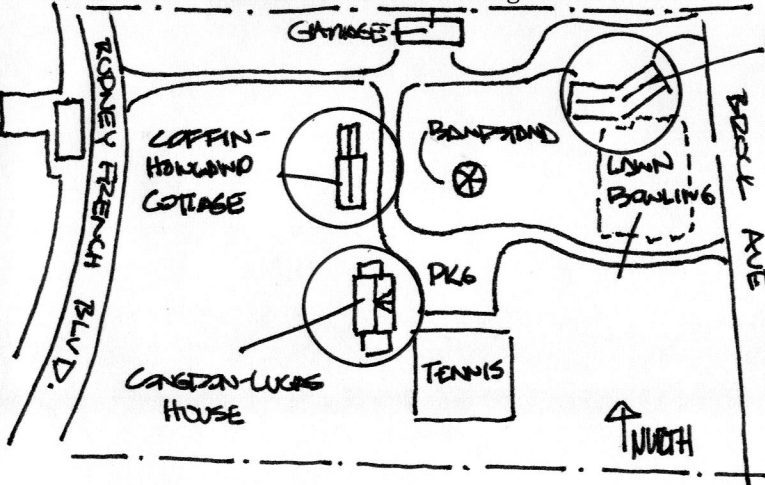
Acreage 28 acre

Setting Public park



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Jamie O'Day

Organization City Planning Department/ New Bedford

Date (month / year) 12/2002

Assessor's Number USGS Quad Area(s) Form Number 11/56

BUILDING FORM**ARCHITECTURAL DESCRIPTION** **X** *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Congdon-Lucas House is a mid-19th century Gothic Revival style building sited in Hazelwood Park. The stone house was built by Joseph Congdon in 1839. While the house possesses architectural refinement and masterful craftsmanship, there is no "architect of record" associated with it. The rectangular-shaped, one-and-a-half story building is constructed of random granite ashlar with an approximate 60' x 25' footprint. Two single story additions are attached the north and south facades and also constructed in granite. A steep pitched gable roof runs the length of building with a cross gable on the eastern elevation intersecting the ridgeline at the center. The eaves have exposed purlins and verge boards and the roof is clad with asphalt shingles.

The eastern façade of the building is symmetrical and visually divided by an architecturally prominent cross-gable, through-the-eave dormer. The first floor central block has a raised foundation and punctuated by five bays: a central entrance bay flanked by two window bays on either side. The raised foundation is dressed in rock-faced granite block and is punctuated by four basement windows. The entrance door has a granite hood with stone brackets and a smooth-faced granite steps and threshold. The window bays have well-articulated granite label-moulded lintels and granite sills.

The north and south additions are set back from the central building block and the facades are punctuated with entrance door openings with protruding, flat rock-faced granite lintels with square knob-like brackets. The prominent eastern facade dormer is located on the second story directly above the central entrance. The gable-end of the through-the-eave dormer is finished in random granite ashlar and is punctuated by a single, full length, lancet-style window with gothic style pointed arch. It is detailed with a smooth-face granite lintel moulding and sill. An inset stone tablet with a carved Christian-style cross is set above the lancet-style window. The gable-end of the dormer is finished with a verge board with an ogee-arch profile and accented with reticulated quadrefoils. A slender wooden crocket defines the gable apex.

(Architectural Description continued on Continuation Sheet)

HISTORICAL NARRATIVE **X** *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Congdon-Lucas House was built by Joseph Congdon in 1839 as part of his Hazelwood estate. The Gothic-Revival style house was built by Congdon as his principal residence. The property was a rural residence from the unimproved, highlands and native forests. Upon the estate grounds, he built a highly stylized "Downingesque" stone residence from himself and a smaller yet equally stylized cottage for his widowed-sister approximately one hundred feet away. The Congdon-Lucas house is located within the present-day Hazelwood Park that has been a public park since 1901. The 28-acre park is located on Clark's Neck in the city's south end.

In 1739, Ephraim Kempton was heir to a large tract of land known as the Kempton Allotment that had been part of an original grant from the Native-American tribal leader Massasoit. In 1759, Kempton's daughter and heir, Joanna Drew of Plymouth, MA, sold 40 acres to Benjamin Butler for 70 pounds, 13 shillings. The area had become generally known as "Butler's Rocks" and the Butler family had long associations with the surrounding lands. Benjamin Butler subsequently divided the property equally between his son and daughter. In 1808, Obediah Butler bought out his sister's share of the property for 200 dollars. By 1826, Obediah Butler had sold 18 acres Daniel Allen and Abraham Butler for 750 dollars.

(Historical Narrative continued on Continuation Sheet)

BIBLIOGRAPHY and/or REFERENCES **X** *see continuation sheet*

Bristol County Registry of Deeds: 3/149; 28/262; 54/323; 54/325; 189/578; 221/119

X Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHTITECTURAL DESCRIPTION (Continuation Sheet)

The gable-end north façade is finished in random granite ashlar and has a single story addition. The elevated foundation is finished in random granite ashlar and delineated from the principal floor by a banding of rock-faced granite block. The single story addition has one centrally placed window with beveled granite lintel hood and sill. The shed roof is flanked by a twin, steep-pitched gabled roof on either side. The verge boards are simple board fascia with decorative "V" cut notches. The second story of the central block has two window bays with flat, protruding rock-face granite lintels and sills.

The western façade has a central block with set back additions on the north and south side. The elevated random ashlar foundation has three window openings. The central window has a stone hood with stone brackets; the flanking window bays have granite label-mould lintels and sills. The basement level is delineated from the principal floor by a banded waterline of rock-face granite. The first floor has two full length window bays with granite label-moulded lintels. The windows are boarded but historic photographs indicate gothic-style tracery windows with stone muntins and diamond-pane leaded glass.

The second story has two through-the-eave dormers punctuated with pointed-arch gothic style windows dressed with smooth-faced granite lintels and sills. The dormer's have decorative verge board and slender wooden crockets at the gable apex. The western façade of the northern addition has a basement level entrance door hooded with a shed roof and supported by chamfered wooden brackets. The principal level has a pair of window bays with granite sills and lintels.

(End of Architectural Description)

HISTORICAL NARRATIVE (Continuation Sheet)

A map entitled "Village of New Bedford" (1834) illustrates that this area of Clark's Neck was largely undeveloped land punctuated with a few lanes, roads, salt works and an almshouse and a so-called Orphans Home located at Cove Street and South Water Street. In 1839, Joseph Congdon, a prominent New Bedford citizen and 1st cashier of The Mechanics Bank, bought approximately 18 acres from Allen and Butler for \$2000 and built two Gothic Revival houses (a principal residence and a small cottage for his widowed sister, Mrs William Coffin) in proximity to each other from 1839-1846. He is attributed with clearing the land to develop greenswards, orchards and gardens as well as naming the property "Hazelwood."

In 1854, Congdon divided the land and sold the Hazelwood property. The northern parcel that contained the Mrs William Coffin's residence (Coffin-Howland Cottage) was sold to Captain Comfort Whiting for \$2,400. The southern parcel, containing Joseph Congdon's larger stone residence (Congdon-Lucas House), was sold to Captain Thomas Lucas for \$6,500.

In 1865, Abby F. Lucas, Captain Thomas Lucas's widow, sold the Congdon-Lucas House and property to F. William Oestling. In 1901, F. William Oestling, who had become real estate developer/speculator and closely connected to city government, acquired the northern Howland parcel containing the Coffin-Howland Cottage. He in turn sold the northern and southern parcels (containing the Coffin-Howland Cottage, the William Dillwyn Howland House, and the Congdon-Lucas House) to the city for \$9,800 and \$15,000 respectively. The Congdon-Lucas House has served various functions since the city acquired it as part of Hazelwood Park. It was subsequently converted into a comfort station and operated in that capacity for many years; it is currently unused and closed to the public.

(End of Historical Narrative)

BIBLIOGRAPHY and/or REFERENCES

- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*, 1981.
New Bedford Tax Assessor's Office Records, 1844-46.
- Ellis, Leonard Bolles. *History of New Bedford and Its Vicinity*, D. Mason & Company, 1892.
- Kingston, William Heath. "The Howland Mill Village: A Missing Chapter in Model Worker's Housing," *SPNEA Old-Time New England*, Vol. __, pp 64-111, 1997.
- Pease, Zephaniah W. *History of New Bedford*, Vol. III, Lewis Historical Publishing Company, New York, 1918.
The Standard-Times Newspaper Archives, (Hazelwood File)
"Village of New Bedford" Map, 1834.
- Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms: 1600-1945*.
- Davis, Alexander Jackson and Andrew Jackson Downing. *Cottage Residences*. 1842
- Downing, Andrew Jackson. *The Architecture of Country Houses*, 1850
- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*.
- Vaux, Calvert. *Villas and Cottages*.

FORM B - BUILDING

NBE.1114

PH, LOT 56 P9, LOT 3260	NBSOUTH	23.04 ACRES	4
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RECEIVED

JAN 13 2003

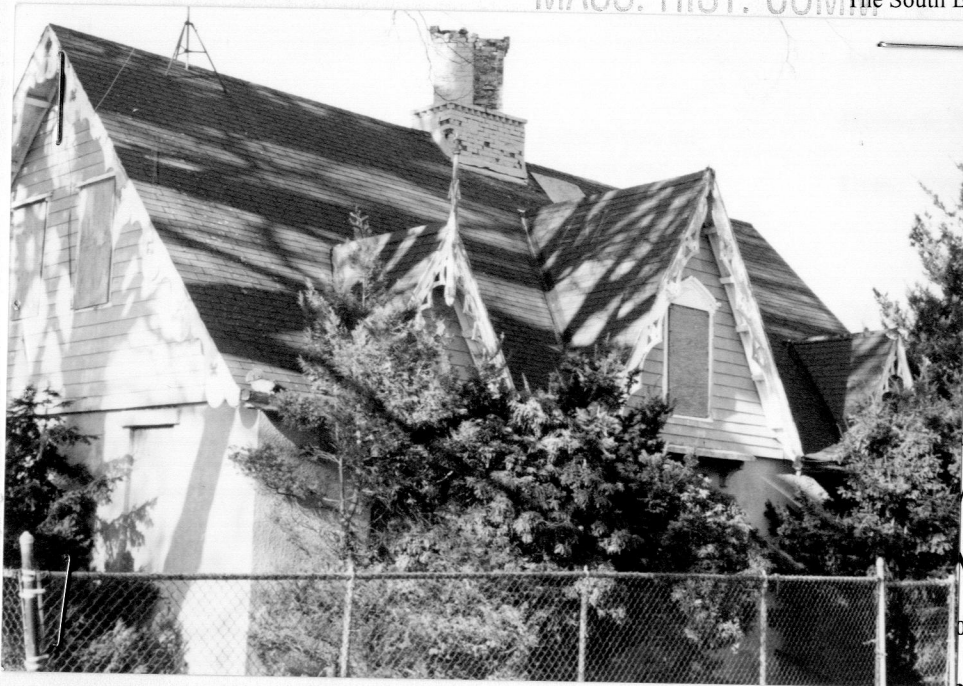
MASS. HIST. COMM

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Town New Bedford

Place (neighborhood or village)

The South End/Clark's Point



Hazelwood Park

Name Coffin-Howland Cottage

Present Park Facility (redundant)

Original Residence

Construction 1846

Bristol County Tax Records

Style Gothic Revival

Builder Unknown/Wm Durfee (attributed)

Material: Stucco/cedar shingle

Foundation Stone

Wall/Fram Wood & stucco/wood

Roof Asphalt shingle

Outbuildings/Secondary Structures None

Major Alterations (with dates)

Stuccoed walls over original exterior surface material (circa 1st quarter 20th century)

Condition Poor

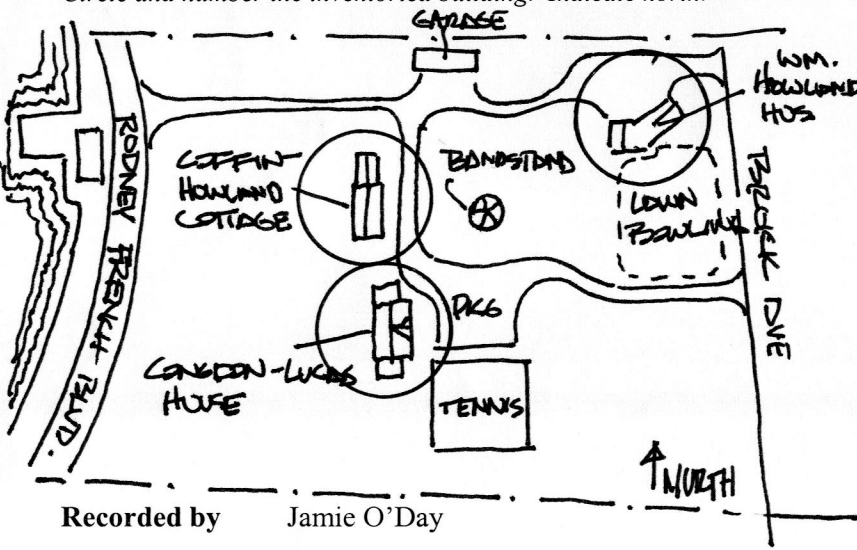
Moved no yes **Date**

Acreage 28 acre

Setting Public park

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Jamie O'Day

Organization City Planning Department/ New Bedford

Date (month / year) 12/2002

Assessor's Number USGS Quad Area(s) Form Number 11/56

BUILDING FORM**ARCHITECTURAL DESCRIPTION** *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Coffin-Howland Cottage is mid-19th century Gothic Revival style building located in Hazelwood Park and is sited approximately 100 feet north of the Congdon-Lucas House. The building is small yet highly stylized with gothic-inspired architectural elements. The central block of the cottage is a one-and-a-half story building with an approximate 30' x 18' footprint. An extension has been added to the northern façade in a comparable architectural style. The central block's exterior walls are finished in concrete stucco and roofed with asphalt shingles. The addition is clad in wood shingles. A prominent brick chimney straddles the roof ridgeline. The gothic style chimney has a rectangular masonry base with a decorative brick dogtooth course and topped with a pair of engaged, on-the-bias masonry chimney pots.

The addition also has comparable yet smaller chimney along the ridgeline. The eastern façade is a single story with a central entrance door flanked by a window bay on either side. The entrance door has a granite stoop, threshold and bracketed stone hood. The window openings are full length with hooded stone lintels and sills. The bays are enhanced by through-the-eave, gable-end dormer with decorative verge board and slender crockets. The southern façade has a gable end. The first floor has two window bays with protruding flat rock-faced lintels and sills. The second story has a pair of windows with slight wooden hoods and brackets. The verge boards have exaggerated rounded pendant profiles and reticulated with quatrefoils.

The western façade of the central block is stuccoed with three window bays and one entrance bay. All bays have stone bracketed lintel hood and sills. The second story has three dormers with steep-pitched gable roof with a single window bay in each. The dormers have exaggerated verge board profiles; typical crockets are missing. A small gable-end addition is situated at the intersection of the central block and the northern addition. It is detailed with similar verge board profile and detail. The western façade of the addition is shingled with a gable roof. It has two through-the-eave dormers with verge boards and acorn pendants.

The northern façade of the central block has twin windows on the second story and decorative verge board. The addition is shingled and with a shed roof porch with square wooden if the central block has twin windows on the second story and decorative verge board.

(End of Architectural Description)

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Coffin-Howland Cottage was built in 1846 by Joseph Congdon as part of his Hazelwood estate. The Gothic-Revival style cottage was designed to accommodate Congdon's widowed sister, Mrs William Coffin. Congdon created the property as a rural residence from the unimproved, highlands and native forests. Upon the estate grounds, he built a larger, highly stylized "Downingesque" stone residence from himself and a smaller yet equally stylized cottage for his widowed-sister approximately one hundred feet away. The Coffin-Howland Cottage and the Congdon-Lucas House are located within the present-day Hazelwood Park. The 28-acre site was established as public park in 1901. It is located on Clark's Neck in the southern-most section of New Bedford, MA.

In 1739, Ephraim Kempton was heir to a large tract of land known as the Kempton Allotment which had been part of an original grant from the Native-American tribal leader Massasoit. In 1759, Kempton's daughter and heir, Joanna Drew of Plymouth, MA, sold 40 acres to Benjamin Butler for 70 pounds, 13 shillings. The area had become generally known as "Butler's Rocks" and the Butler family had long associations with the surrounding lands. Benjamin Butler subsequently divided the property equally between his son and daughter. In 1808, Obediah Butler bought out his sister's share of the property for 200 dollars. By 1826, Obediah Butler had sold 18 acres Daniel Allen and Abraham Butler for 750 dollars.

A map entitled "Village of New Bedford" (1834) illustrates that this area of Clark's Neck was largely undeveloped land punctuated with a few lanes, roads, salt works and an almshouse and a so-called Orphans Home located at Cove Street and South Water Street. In 1839, Joseph Congdon, a prominent New Bedford citizen and 1st cashier of The Mechanics Bank, bought approximately 18 acres from Allen and Butler for \$2000 and built two Gothic Revival houses (a principal residence and a small cottage for his widowed sister, Mrs William Coffin) in proximity to each other from 1839-1846. He is attributed with clearing the land to develop greenswards, orchards and gardens as well as naming the property "Hazelwood."

(Historical Narrative Continued)

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Bristol County Registry of Deeds: 3/149; 28/262; 54/323; 54/325; 189/578; 221/119

X Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

HISTORICAL NARRATIVE (Continuation Sheet)

In 1854, Congdon divided the land and sold the Hazelwood property. The northern parcel that contained the Mrs William Coffin's residence (Coffin-Howland Cottage) was sold to Captain Comfort Whiting for \$2,400. The southern parcel, containing Joseph Congdon's larger stone residence (Congdon-Lucas House), was sold to Captain Thomas Lucas for \$6,500. The Lucas family held this parcel until 1865 when Abby F. Lucas, Thomas's widow, sold it to F. William Oestling.

The northern parcel (containing the Coffin-Howland Cottage) changed hands again in 1865 when Comfort Whiting sold it to Matthew Howland. The Howland family further subdivided the northern parcel. Rachael Howland, Matthew Howland's widow, took possession of the westerly division containing the Gothic Revival cottage and resided there until the property was sold in 1901

Rachel Collins Smith Howland (1816-1902) was born into a prominent Quaker family in Philadelphia, PA. She was a minister at Friends meetings for fifty-five years and very active in social reform. She was associated with the City Mission, the Association for the Relief of Aged Women, Children's Aid Society, and took an active role in labor reform in New Bedford. She mediated a successful settlement when English skilled workers at the Wamsutta Mills struck for a ten-hour work day.

William D. Howland, son to Matthew and Rachael, took possession of the easterly portion and subsequently built the large, shingled Dutch Colonial style "summer house" and barn abutting Brock Avenue. William Howland was a prominent businessman and the founder of the Howland Mills. The socially progressive mill complex that Howland advocated was not a financial success and went bankrupt. Howland eventually committed suicide in 1897. The Howland estate passed through the Bank of Commerce and F. William Oestling bought the property in 1901. Oestling, a local real estate developer, then sold the former Lucas property (southern parcel) that he had purchased in 1865 and the former Howland property (northern parcel) to the city for \$9,800 and \$15,000 respectively. The city bought the property with the intention of establishing a public park.

(End of Historical Narrative Continuation sheet)

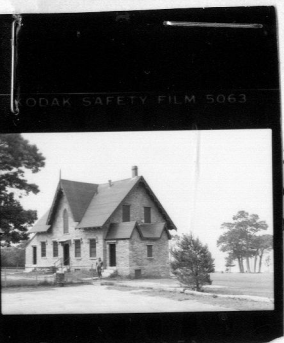
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Pl. 10
562 SOUTH
SLETA A

NBE.1114

In Area no. 98	Form no. 3263
------------------------------	------------------



3" or 3x5")
left side of form
number 9/326

1. Town New Bedford 1114

Address Hazelwood Park

Name Joseph Congdon House

Present use Rest Rooms

Present owner City of New Bedford

3. Description:

Date 1841

Source N.B. Tax Records 1841, 1842

Style Gothic Revival

Architect unknown

Exterior wall fabric stone

Outbuildings (describe) none

Other features The building is a good

example of the Gothic Revival Style.

Altered fire Date 1890's

Moved no Date _____

5. Lot size:

One acre or less _____ Over one acre x

Approximate frontage 447'

Approximate distance of building from street

250 - 300 ft.

6. Recorded by Robin Shields

Organization HISTORIC BUILDING SURVEY

Date February 1978

4. Map. Draw sketch of building location
in relation to nearest cross streets and
other buildings. Indicate north.

See attached map

(over)

7. Original owner (if known) Joseph Congdon

Original use Private Residence

Subsequent uses (if any) and dates Residence, Public comfort area

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	<u> x </u>
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	<u> x </u>	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

Joseph Congdon purchased "Hazelwood" from Abraham Allen and Daniel Butler for \$2,000 in 1839. Mr. Congdon was the first cashier of the Mechanics Bank, serving in this capacity for 26 years. When he acquired the property on Clarks Point, he began the development of what was at the time a thickly grown forest. Because of the large number of hazel bushes on the land, he named the estate "Hazelwood".

The stone building, now used as a comfort station was built by Mr. Congdon in 1841, and used as his residence for many years. The stone house is a good example of the Gothic Revival style.

The other building to the north was built by Mr. Congdon in 1846 for his sister Mrs. William Coffin of Rochester. She had become a widow and Mr. Congdon decided to make a home for her and her family along side his house.

In 1854 Mr. Congdon split Hazelwood and sold it. The south part was sold on August 8, 1854 to Mr. Lucas, and the north part to Captain Whiting.

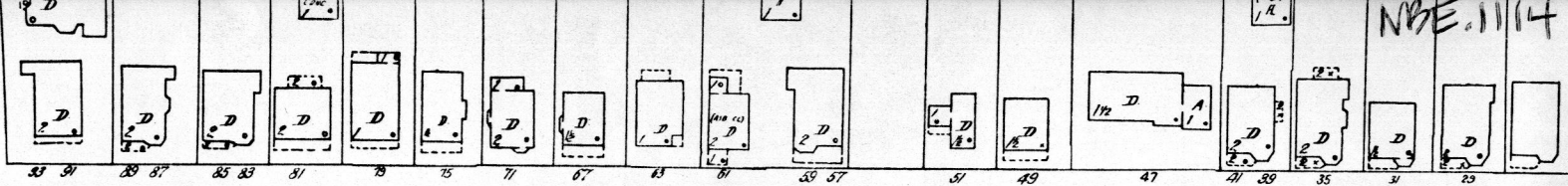
The Lucas portion remained in the hands of the family until sold to the city in 1901. Captain Whiting sold the north part to Matthew Howland's widow Rachel kept the west part of the north half on which Mr. Congdon built his sisters home. Mr. Oesting bought the Howlands land in 1897.

The City of New Bedford bought all the land known as "Hazelwood" in 1901 for use as a park.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

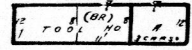
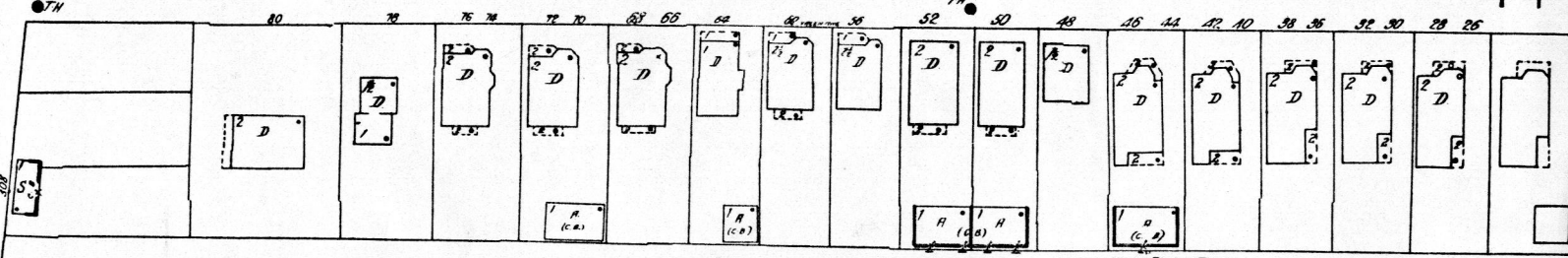
- New Bedford Assessors Office: 1841 - 1842
- New Bedford Registry of Deeds: 3/149; 26/221; 221/117
- Standard Times Library (Hazelwood Park File)
- New Bedford Public Library

NBE 1114



VALENTINE

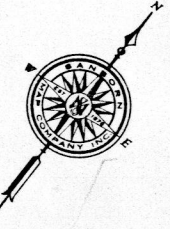
74



W. RODNEY FRENCH BLVD

PUBLIC BATH HO (C)

S.M. PIPE

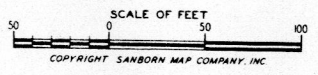
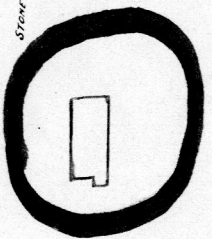


3

HAZELWOOD PARK



STONE BAS



80'

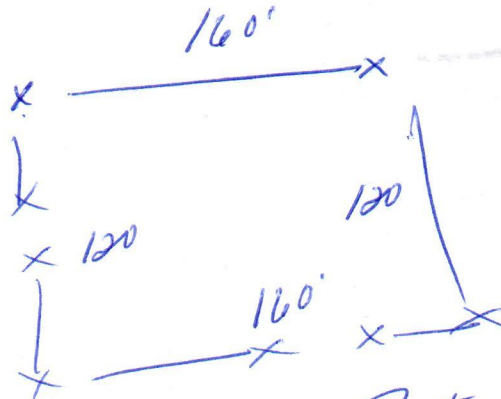
11/12/18

ATT: MARY
RAPOSA
508-961-3015 EXT 304

Fence Est For City of N.B.

DARK'S DEPT.
181 HILLMAN ST BUILDING 3
NEW BEDFORD MA 02740

Triple Tennis Ct
AT BUTTONWOOD PARK.



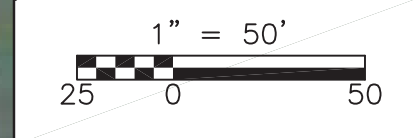
10' Post Posts
+ TOP RAIL
+ BOTTOM RAIL
ALL NEW WIRE
ALL NEW FITTINGS
Black Fusion
BOWDED.
WIRE

Material & Labor
\$28,000.00



- LEGEND:**
- EXISTING GREEN PICKET FENCE
 - - - ROADWAY CENTER LINE
 - ← → PEDESTRIAN CIRCULATION
 - ← → BICYCLE CIRCULATION
 - ← → STONEDUST PATHWAY
 - ▬ REINFORCED TURF MAINTENANCE PATH
 - 🚲 BICYCLE PARKING

- GREAT LAWN WITH STONE AMPHITHEATER SEATING
- LOW HEIGHT SAND DUNE PLANTINGS
- LANDSCAPED AREAS AROUND BUILDING
- EXISTING BUILDING
- LOW HEIGHT SAND DUNE PLANTINGS
- PLAZA
- DROP-OFF AREA
- LANDSCAPED AREAS AROUND BUILDING
- FUTURE CAFE BUILDING
- REDESIGNED PARKING LOT (67 SPACES) WITH BIOSWALES
- LAWN
- VEGETATIVE SCREENING
- EXISTING SWING SET - ROTATED TO FACE COVE
- CREATE OPENING IN RETAINING WALL FOR NEW PARK ENTRANCE
- RELOCATED PLAYGROUND



November 13, 2018

To Whom it May Concern,

The Friends of Hazelwood Park express their support for the continued rehabilitation of Hazelwood Park that will allow us to complete elements of the Master Plan. With additional funding, we will complete the renovation of the tennis courts, construction of the picnic area, renovation of the bowling greens, and installation of benches and other amenities. The northwest picnic area is used by many families and enhancement of that area will facilitate that use. The restoration of trees lost to hurricanes or disease is planned and the reintroduction of shrubs will add interest and help to screen work spaces and abutters.

West Beach on Clark's Cove abuts Hazelwood Park in the west. Many families spend the day moving between the park and beach taking advantage the amenities offered at each.

The Master Plan for the restoration and improvement of Hazelwood Park was completed in 2016 with several of its goals implemented since that time some with the generous support of CPA funds. The public was included in the development of the Master Plan with community meetings and surveys of users. One of the goals of the 2016 Plan, as well as one of the listed Goals and Objectives in New Bedford 2020 is to expand outdoor recreational and open space opportunities for all New Bedford residents, regardless of age or ability and to increase access to the waterfront. The completion of the Master Plan for Hazelwood Park will address these priorities.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Jackson".



CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR



November 14, 2018

To Whom it May Concern,

The Board of Park Commissioners express their support for the CPA application requesting funding for the rehabilitation of Hazelwood Park, the community center parking lot at Buttonwood Park, the development of a plan for Brooklawn Park and the restoration of the tennis courts at Brooklawn Park and the development of construction bid documents for Fort Rodman.

Funding for these important projects will address the deferred maintenance that is of concern in many of our parks and allow our parks to provide recreation and relaxation to current residents and visitors.

The City of New Bedford Department of Park Board with the Parks Recreation & Beaches Department is dedicated to planning, implementing, and supervising recreational, educational and cultural activities designed to enhance and improve the quality of life for all city residents. We are committed to ensuring the proper and constructive use of all city open and recreational spaces by the residents of New Bedford and providing safe, well-maintained, and aesthetically pleasing parks, playgrounds, and outdoor recreation facilities.

Sincerely,

A handwritten signature in blue ink that reads "Peter Boswell".

Board of Park Commissioners



Draft Budget Model

Date: July 16, 2018 with revisions November 2, 2018

Project: Renovation of Bowling Green- Hazelwood Park, New Bedford (South End)

Typical Scope of Work (two fields):

- Soil testing \$4,000 **Included in RFP Budget**
 - o Depth of topsoil
 - o PH and organics
 - o Subsoil percolation
- Soil amendments \$18,000
 - o Sand (\$12,000)
 - o Lime (\$2,000)
 - o Organics (\$4,000)
- Strip, amend and respreads existing \$ 36,000 vs. amend in place \$24,000
- Subsurface drainage \$24,500
- Civil engineering required \$6,000 **Included in RFP Budget**
 - existing conditions (\$3,000)
 - grading plan (\$3,000)
- Sod, w/ seed perimeter (\$28,500)
- Seed includes buffer repair (\$10,000) **In place of sod**
- Irrigation; manual (labor, equipment and cost of water) vs. automatic (\$30,000)
- Protection (temp fence) (\$10,500)
- Maintenance
 - o Short-term maintenance- balance of season during establishment (\$5,600)
 - Fertilizing, mowing, misc. repair and reseeding
 - Manual watering (excluded)
 - o Long-term maintenance (excluded)
 - Line striping, aeration, overseeding (excluded)

Total Base Budget both fields (with sod and irrigation).....	\$ 153,100*
Approximate Add for prevailing wage and fringes.....	\$ 46,000
Deduct for seed and no automatic irrigation.....	(\$ 35,500)**
Add Budget for RFP (separate sheet).....	\$ 80,800*

*No prevailing wages or fringes have been calculated

** If automatic irrigation is eliminated expect a significant added expense for hand watering at least equal to the cost of automatic irrigation

PROPOSAL



New England Sealcoating Co., Inc.

~Specialists in pavement maintenance, tennis courts and recreational surfaces~



"Quality Since 1945"

131 D.W. Highway, PMB 503
Nashua, NH 03060-5245
(603) 598-9200

MAIL TO: 120 Industrial Park Road
Hingham, MA 02043
(781) 749-6800 • Fax (781) 749-2780
www.newenglandsealcoating.com

11 South Angell St., PMB 364
Providence, RI 02906
(401) 621-3770

PHONE: (508) 961-3015 June 6, 2018

T O Mary Rapoza
New Bedford, City of, Parks & Recreation
181 Hillman St, Bldg 3
New Bedford, MA 02740

J O B FAX: (508) 991-6175
Hazelwood Park
Across from 554 Brock Ave
New Bedford, MA

PROJECT: 2 bituminous concrete all-weather Tennis Courts
SCOPE: 929 linear feet 1,366 square yards
COLOR: To be determined Inbound, To be determined on Outbound
BOUNCE: Medium Slow

APPLICATION: Furnish all labor, material and equipment to repair structural and random cracks using The Riteway Crack Repair in bituminous concrete surface and apply a three (3) coat Acrylic Surface System as outlined below:

1. Remove vegetation, if any, from the cracks and thoroughly clean the cracks with the use of brooms and air pressure.
2. Install a base in the cracks where needed.
3. Fill all cracks with a court patch binder or concrete depending on the width of the cracks.
4. Install the three (3) membrane layers of Riteway Crack Repair System over filled cracks per manufacturer's specifications.
5. Sweep and air clean area to be surfaced.
6. Apply two (2) coats of Latexite textured surface at a rate of approximately .05 gallon/SY per coat.
7. Apply one (1) coat of Latexite finish applied at a rate of approximately .05 gallon/SY.
8. Layout, mask and stripe playing lines with a paintbrush using 100% acrylic textured line paint.
9. Remove masking tape and clean up general work area.

NOTES:

1. Minor cracks will not be covered with the Riteway System, but will be filled with acrylic.
2. Cracks may reappear after a period of time.
3. This quote is good for 30 days.
4. Hairline cracks may develop overtime in the colorcoating on the Riteway System. The cracks are only in the colorcoating not the Riteway.
5. **The prevailing wage will be paid.**
6. **Price does not include minimizing any low areas.**

TsRiteway

We propose to furnish material and labor — complete in accordance with above specifications, for the sum of : \$

33,790.00

TERMS: 30% DEPOSIT REQUIRED, BALANCE DUE UPON COMPLETION.

NOTE: Please sign white copy and return with deposit to Hingham, MA.
Submit tax exempt certificate if applicable.

Authorized
Signature _____

Jay Muir

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

PROPOSAL



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Authorized
Signature _____

Jay Muir

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

- Create a Master Plan for Hazelwood Park to address needs identified by the community

Improve Accessibility and Safety

8--Create a pedestrian entrance from Brock Ave and West Rodney French Blvd.

6--Add a paved pedestrian walkway around and throughout park

3--Remove post and chain on NW entrance, replace with removable bollards to create a pedestrian and bicyclist entrance from West Rodney French Blvd. with allowance for the occasional vehicle

3--Add granite curbing to the driveway from Brock Ave and in the parking lot

6--Redesign the parking lot for pedestrian safety moving between the playground and courts with trees with planting islands

Improve signage and create welcoming entrances

2--Add "Welcome to Hazelwood Park" signs to entrances

2--Rehabilitate stone retaining wall on West Rodney French Blvd property line

6--Add new lights on the drives and walkways for improved safety

Improve Recreational Opportunities

5--Rehabilitate two tennis courts, add new fencing

6--Convert the other two tennis courts to a skate park

3--Rehabilitate the bowling green for use by men's group and a children's group

7--Create an amphitheater on the western facing lawn with a small stage

REQUESTS: Splash Pad, Roundabout, SKATE PARK, lights on in park until 2AM,

Police presence in park

Amenities

- 2--Install a new decorative wooden fence and gate around the Bowling Green on 3 sides
- 2--Repair existing chain link fence at the north and south property lines

- 2--Remove skate ramp and random concrete pads in the park

- 2--Add picnic tables, benches and trash for family and community gatherings

- 2--Add 30 flowering trees and 80 shrubs in locations throughout the park

- 1—Other **Recycle Bins,**

COMMENTS:

Skate park **STRONGLY** requested

Security Cameras requested

Police presence in the park

Splash Pad

Roundabout

Lights on until 2am