

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing historic preservation open space recreation

Project/Program Title: **Cottage Hill Square Grove**

Brief Project/Program Summary:

Develop a master plan and make improvements to Cottage Hill Grove: upgrade retaining wall for flower bed, run water line from Hampshire St. to flower bed, tree ID tags for education, replace lost trees, repair/replace walkways, paint horse trough lettering and improve rose bed, add new trash and benches, new landscaping in park circle(center). Project includes design and construction costs.

estimated start date: November 2021

estimated completion date: November 2022

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield Non-Profit Organization For-Profit Business Individual

Name of Organization:

Name of Contact Person: **Gerard C. O'Brien**

Mailing Address: **115 Essex St. Indian Orchard, Ma 01151-1409**

Mailing City/State/Zip: **same**

Phone: **413-543-5939**

Fax: **none**

Email: **gob3@verizon.net**

Website:

III. BUDGET SUMMARY

Estimated Project Budget: **\$250,000**

CPA Funding Request: **\$250,000**

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: **100%**

List Other Secured Funding Sources:

List Other Prospective Funding Sources:

Applicant Signature: Gerard C. O'Brien

Date Submitted: April 1, 2021

I. GENERAL INFORMATION – COTTAGE HILL GROVE - 130 Oak St., Indian Orchard

Community Preservation Funds are available in four categories. There are some questions that are only relevant to certain categories. Please only answer the questions in this section that relate to the category(s) that are being applied for.

A. All Categories that involve property (land and/or buildings)

1. Provide the parcel ID number(s) for property included in the project
 - Parcel ID: 091820030
2. Does the applicant own the property?
 - No, Cottage Hill is owned by the City of Springfield and maintained by the Department of Parks, Buildings and Recreation Management as a public park.
3. If the applicant does not own the property, attach a purchase & sale agreement for the property.
 - The Department of Parks, Buildings and Recreation Management fully supports this application for improvements to Cottage Hill Grove.

B. Community Housing Questions – Not applicable to this project.

C. Historic Preservation Questions

Historic preservation projects must follow the Secretary of Interior Standards for Rehabilitation. Assisted properties will be required to be subject to an exterior preservation restriction or to be placed under local historic district protection.

1. What steps will be taken to ensure the work complies with the Secretary's Standards?
 - The Department of Parks, Buildings and Recreation Management will engage a historic preservation consultant as a component of the design team. The consultant will assist with and review the proposed design elements to ensure the project meets the guidelines set by the Secretary of the Interior Standards for Rehabilitation. The consultant will also assist in research of the Cottage Hill park history to be included on the park history signage. The project budget includes funds for project review by a historic preservation consultant.

The design and improvements at Cottage Hill Park will be guided by the "Protection Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes" Preservation Brief by the U.S. Department of the Interior National Park Service Cultural Resources.

2. What is the age of the property?
 - Cottage Hill Park was established in 1850 by the Indian Orchard Canal Company. The company gifted Cottage Hill Park to the City of Springfield in 1901 to be maintained as a public park.
3. Will the owner agree to a preservation restriction or local historic district designation?
 - Yes, the City of Springfield agrees to a preservation restriction and/or local historic district designation for Cottage Hill. The property is listed as an inventories property on the State Historic Places Listing and has been deemed historically significant by the Springfield Historical Commission.

D. Open Space & Recreation Questions

1. Is this project in a wetland or does it abut a wetland?
 - No, Cottage Hill Park is not located in a wetland area.
2. If so, has the Conservation Commission been informed? – Not applicable.
3. If the project is on municipal park or conservation land, attached a letter of support from the Park Commission or Conservation Commission.
 - Please see attached letters of support from the Springfield Park Commission and the Springfield Historical Commission.

Narrative

This proposal will qualify under the **historic preservation category and the open space category**. Cottage Hill Square Grove is listed as an inventoried property on the Mass. Historical Landmarks website (SPR.914) and the Springfield Historical Commission has deemed Cottage Hill as historically significant. (see attachments). Cottage Hill was established as a private park in 1850 of the Indian Orchard Canal Co. and donated to Springfield as a park in 1901. The Board of Directors of the Indian Orchard Canal Co. in planning out Indian Orchard donated parcels of land to churches, schools, parks, Chapman Valve, etc. in their effort to establish its own neighborhood village. The City of Springfield's Park Board accepted a 3.31 acre donation and on Dec. 17, 1901, established Cottage Hill Square Grove. The name derives from cottages built on the hill (Oak St.) for employees of the Canal Co. These were constructed along Hampshire Street, the northern boundary of Cottage Hill Grove which intersects at Oak St. This project will develop a master plan and make improvements to Cottage Hill Grove that follows the recommended Treatment of Historical Properties.

Areas of concern and re-vitalization for Cottage Hill Square Grove are as follows:

- 1) Create a master plan and construction documents for improvements:
- 2) Install a granite curb flower bed retaining wall to enhance and upgrade the existing flower bed. This will also prevent erosion of the bed.
- 2) Replace downed trees from age, disease, or storms.
- 3) Erect tree ID tags for educational purposes.
- 4) Upgrade Rose bed around Horse trough.
- 5) Repair or replace damaged cement walkways.
- 6) Replace benches.
- 7) Install park history signage/CPA funding acknowledgement in park circle center.

CPC Criteria

This proposal will address eight of the nine general criteria advised by the CPC committee. **1. Park Beautification and enhancement** is a priority and consistent CPC guideline. **2.** This project will **preserve and enhance the essential character of Springfield** by upgrading the image and beauty of a public green/small park and of the immediate neighborhood (I.O.) **3. Proposal will protect the natural landscape** and prevent soil erosion and depletion that is threatening. **4.** This proposal serves one CPA guideline: **parks/green space** and will enhance historical aspect of Cottage Hill Square Grove. **5.** This **project is quite practical**. **6. Cost is advantageous to CPC** as work now will prevent future deterioration of this historic site. **7. Springfield Park Dept. staff assistance in planning and landscape installation** may reduce this project. **8. Proposal will have approval** of I.O.C.C. and Park Dept.

Open Spaces

This proposal will upgrade Cottage Hill Square Grove presenting it more attractive to residents and visitors for activities of walking, biking, lunching on the eleven park



benches, tree study, bird watching, (perches to two bald eagles) walking of pets, and low recreational games(ball games, Frisbee, etc.)

In 2013, myself and members of the I.O.C.C. worked with the Park Department to erect a first park sign and historical plaque for **Cottage Hill Square Grove** at the corner of Oak Street and Hampshire Street, Indian Orchard. Cottage Hill is bounded by Oak St. (East) Hampshire St.(north) Myrtle St.(west) and Essex St(south). It is considered one of the “small parks or terraces” in the Springfield Park system. A small oval shaped flower bed was planted around this sign (see photo) encompassing azaleas, hydrangeas, purple trilliums, bearded irises, Hosta, and summer annuals. Since then, residents have been hand watering this bed to keep plants alive. The problem here has been erosion since it is on a downward pitch which carries away loam and water vital to the plants. Presently, an eroding black plastic landscape border and white ornamental fence border the bed. The white fence was donated by a deceased resident but his is partly broken. A low retaining wall at the bottom and sides of the bed is needed.

I. Flower Bed Wall: Erect and improve this flower bed with granite curbing. Fill with compost and flower mix as needed to the new depth. A water line should be run from Hampshire St. to the flower bed to have direct access to a faucet to water plants.

II. Tree Replacement: Since about 1960 Cottage Hill has lost roughly 32 trees as evidenced by the remaining stumps or ground impressions. These are 13 tall white pines (110 feet), 3 spruce, 7 oaks, 1 hemlock, 1 white cedar, 5 scrub pines, and 1 Norway maple. In August 2020, Hurricane Isaias took down 6 trees and damaged 2 others. **Recommendation:** Replant as many varieties as possible to replace these 32 species.

III. Tree ID Tags: Cottage Hill is presently home to 18 tree and shrub species. These are, Eastern Red Cedar, Red Pine, White Pine, 3 Needle Pine, Pacific Yew Cedar, Eastern Hemlock, White Spruce, Norway Spruce, White Cedar, Pitch Pine, Northern Red Oak, White Oak, Pin Oak, Scarlet Oak, American Elm, White Birch, American Linden(basswood), and European Linden). A lone Norway maple was removed in 2019 due to disease and rot. This situation lends itself to an excellent educational opportunity for residents, visitors, and local school students.

Recommendation: Mount tree ID tags for each species.



IV. Horse Trough: Paint lettering gold or silver so residents are able to read the “ **Erected 1891**” and” **Henry Jenks, Pawtucket, R.I.” Patented June 8, 1880.**” Jenks manufactured Horse Troughs beginning in 1880. Replace rose bushes and build up the soil and add mulch to this bed. Paint treatment(s) will be reviewed by a historical preservation consultant.

V. Replace Damaged Walkways: Walkways are severely cracked and damaged cement walkways with brick pavers or cement. 3-4 sections are crushed from falling pine trees.

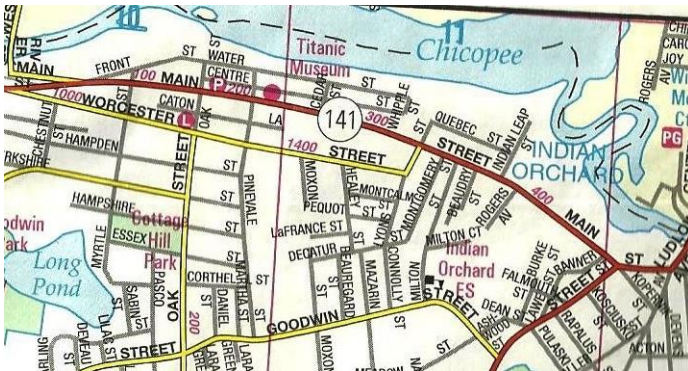


VI. Replace bench slats: replace benches with new park benches that meet current design and maintenance needs. See attached proposed bench style.

VII. Park History: work with the Park Department to install signage and landscaping to illustrate the park's history and importance to the I.O neighborhood in the central meeting point of the walkways.



Cottage Hill Square Grove (by Long Pond, I.O.)



Time Line

- April 2021 – CPA Application Due & Presentations
- September/October 2021 – City Council approves projects
- November/December 2021 – Contract with DPBRM
- Jan-April 2022 – Design and Construction Documents
- May-September 2022 – Improvements to Cottage Hill Park
- October-November 2022 -Project Completed

Budget

The project budget of \$250,000 includes design and construction costs for improvements to Cottage Hill Park. Please see attached budget.

**OPINION OF PROBABLE PROJECT COSTS
 BASED ON "RESTORATION OF COTTAGE HILL GROVE- CONCEPTUAL MASTER PLAN" (MARCH 2021)**

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION	TASK TOTAL
MOBILIZATION / DEMOBILIZATION / ENG. LAYOUT					\$15,000
MOBILIZATION / DEMOBILIZATION / ENG. LAYOUT	1	LS	\$15,000	\$15,000	
SITE PREPARATION & SITE DEMOLITION					\$20,000
SED. & EROSION CONTROL ALLOWANCE	1	LS	\$7,500	\$7,500	
TREE PROTECTION ALLOWANCE	1	LS	\$5,000	\$5,000	
TREE PRUNING & STUMP REMOVAL ALLOWANCE	1	LS	\$7,500	\$7,500	
EARTHWORK (Associated earthwork is included in cost of site improvements & utility work below)					\$1,500
CUT TO REMOVE OFF SITE	10	CY	\$50	\$500	
TOPSOIL BORROW	20	CY	\$50	\$1,000	
SITE UTILITIES					\$21,000
WATER SERVICE (CONNECTION IN STREET, BFP, METER, CABINET)	1	LS	\$9,000	\$9,000	
1" WATER LINE FROM CABINET TO IRRIGATION SPIGOT	150	LF	\$30	\$4,500	
YARD HYDRANT W/ SPIGOT (FROST-FREE, LOCKABLE, W/ DRY WELL)	1	EA	\$7,500	\$7,500	
SITE AMENITIES					\$37,700
PARK BENCH, INCLUDING CEM. CONC. PAD	8	EA	\$2,500	\$20,000	
TRASH RECEPTACLES ON CEM. CONC. PAD	4	EA	\$1,800	\$7,200	
HISTORIC & CPA FUNDING SIGNAGE ALLOWANCE	1	LS	\$7,500	\$7,500	
HORSE TROUGH RESTORATION	1	LS	\$1,500	\$1,500	
FURNISH & INSTALL TREE IDENTIFICATION TAGS	1	LS	\$1,500	\$1,500	
PAVING & SURFACING (Associated base materials are included)					\$53,400
CEM. CONC. PAVED WALKWAY REPLACEMENT ALLOWANCE	2,000	SF	\$11.00	\$22,000	
BRICK PAVER WALKWAYS	800	SF	\$28.00	\$22,400	

**OPINION OF PROBABLE PROJECT COSTS
 BASED ON "RESTORATION OF COTTAGE HILL GROVE- CONCEPTUAL MASTER PLAN" (MARCH 2021)**

GRANITE COBBLESTONE CURB	200	LF	\$45.00	\$9,000	
LANDSCAPE WORK					\$29,700
REFURBISH LAWN AREAS	60,000	SF	\$0.22	\$13,200	
TREE PLANTINGS	8	EA	\$1,000	\$8,000	
PLANTING BED ALLOWANCE	1	EA	\$7,500	\$7,500	
MULCH BED	500	SF	\$2.00	\$1,000	
			SUB-TOTAL =	\$178,300	
			DESIGN CONTINGENCY** & CONSTRUCTION CONTINGENCY (20%±)	\$36,000	
			TOTAL CONSTRUCTION=	\$214,300	
			DESIGN, ENGINEERING & CONSTRUCTION PHASE SERVICES (10%±)	\$22,000	
			HISTORIC CONSULTANT SERVICES	\$1,500	
			SUB TOTAL =	\$237,800	
			ESCALATION PER YEAR (5%±)	\$12,000	
			TOTAL =	\$249,800	
			TOTAL (2022 DOLLARS), SAY	\$250,000	
ALL CONSTRUCTION COSTS INCLUDE LABOR AT PREVAILING WAGE RATES, OVERHEAD & PROFIT					

** The Design Contingency is intended to provide for minor Project elements that are undefined at the current level of design yet typically become evident as the design progresses and that may be recommended by the design team and agreed upon by the Owner during the design phase.



70 Tapley Street
Springfield, MA 01104

March 23, 2021

Community Preservation Committee
City Hall, 36 Court Street
Springfield, MA, 01103

Re: Application for Community Preservation Act Grant
City of Springfield, Dept. of Parks, Buildings & Recreation Management –
Cottage Hill Park

Dear Community Preservation Committee:

I am writing to you to express the support from the Springfield Historical Commission for the City of Springfield Department of Parks, Buildings and Recreation Management's application for Community Preservation Act funds to advance restoration of Cottage Hill Park.

Cottage Hill Park, located in Indian Orchard, is listed as an inventoried property on the State Register of Historic Properties and the Springfield Historical Commission has determined this property to be historically significant due to the age of the property and the role it played in the forming of the Indian Orchard neighborhood.

Cottage Hill Park, approximately 3.3 acres, was gifted to the City of Springfield in 1901 by Indian Orchard Company, which had established the parcel as open space for its workers. In 1902, the Park Department added walkways and granite curbs. This current project will enable the Park Department to advance schematic design into construction documents and implement improvements that honor the park's history.

Community Preservation Act funds are integral to projects of this scope and will ensure that restoration of Cottage Hill Park will preserve the historic character of this open space in the Indian Orchard neighborhood. The results of this project will restore a significant historic landscape for all to enjoy. Support of the Community Preservation Committee is appreciated.

Thank you for your consideration.

Sincerely,

Vincent Walsh
Chairman, Springfield Historical Commission

Cc: Patrick J. Sullivan, Department of Parks, Buildings & Recreation Management



70 Tapley Street
Springfield, MA 01104

Eligibility Determination for Community Preservation Act

THE SPRINGFIELD HISTORICAL COMMISSION has determined at its meeting of March 18, 2021 that the following property:

Cottage Hill Park
Property
130 Oak Street
Indian Orchard, MA 01151

City of Springfield
Owner
36 Court Street
Springfield, MA 01103

___ is listed individually on the State Register of Historic Places, or

___ contributes to the National Register District, which is listed on the State Register of Historic Places, or

is not listed individually or as a contributing part of a district but is significant in the history, archeology, architecture, or culture of Springfield because:
As this open space/parkland has history connected to the Indian Orchard Mill Company, one of the original developers of the Indian Orchard neighborhood, the Springfield Historical Commission deems this parcel of land as having historical significance.

___ is NOT significant in the history, archeology, architecture, or culture of Springfield.

Chairman or Authorized Signature

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SPR.914
Historic Name: Cottage Hill Grove
Common Name:
Address: Hampshire St
off Hampshire St
City/Town: Springfield
Village/Neighborhood: Indian Orchard
Local No: 3286
Year Constructed: r 1850
Architect(s):
Architectural Style(s):
Use(s): Park
Significance: Community Planning; Recreation
Area(s):
Designation(s):
Building Materials(s):



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: Thursday, February 25, 2021 at 9:37: AM

PI. INDIAN
 V.S.G.S. - SPfld. N
 SET A

Area	Form No.
	3286

914



08

1. Town Springfield
 Address off Hampshire St.
 Name Cottage Hill Grove

2. Ownership:
 Public
 Private
 Present owner City of Spfld.

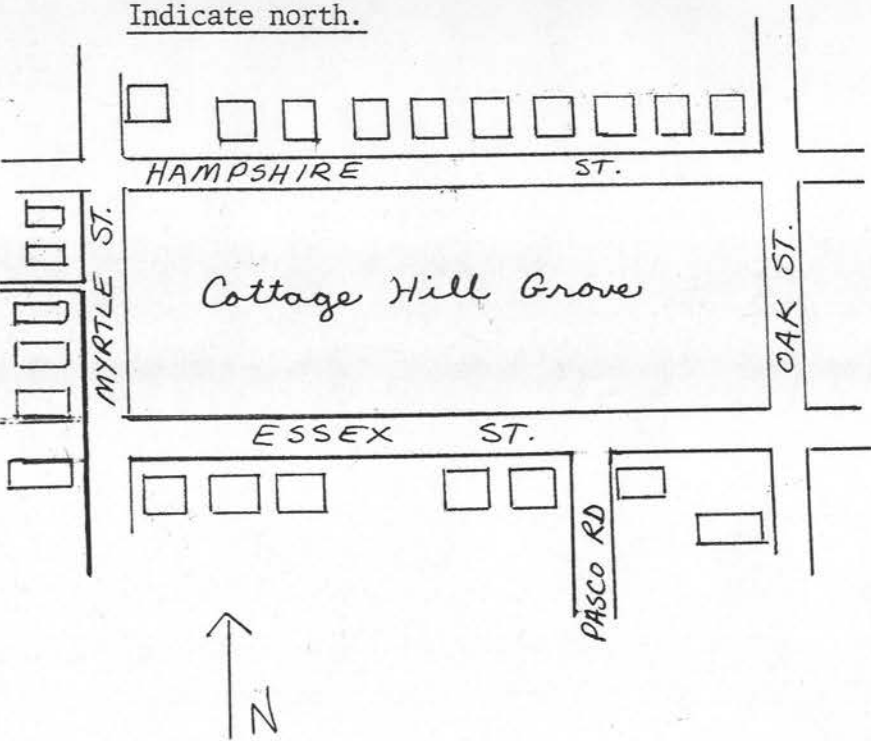
3. Type:
 Park
 Green
 Training Field
 Boulevard or Parkway
 Other

4. Description:
 Date mid 19th century
 Size (approx. acreage) 3.34 acres
 Architect (if known) _____
 Location of Plans (if known) --

Setting on the hill above the center of I. O. village
 Current Condition fair

Recorded by Ed Lonergan
 Organization Spfld. Pres. Trust
 Date July 1984

and other buildings or geographical features.
 Indicate north.



VISUAL ASSESSMENT Describe topography and layout. Note components such as structures (bandstands, gazebos, sheds) monuments & fountains; landscaping features (formal plantings, bodies of water).
Compare current appearance with original, if possible.

This small park is located at the top of the river terrace above the village of Indian Orchard. The only man-made objects in the park are the walkways and the concrete benches. Mostly it is an open space amongst the residential streets of the Orchard. It is flat and covered with a mixture of Pine, Oak, and Maple trees.

HISTORICAL SIGNIFICANCE Discuss types of use, major period of use, evaluate importance within town.

This park is shown as an open space as early as the 1860 map of Springfield. At that time all of the land was owned by the local mill company. They laid out the streets and built the houses for their workers. As the mills expanded residential development moved up the hill from the cillage. By the 1870's the company was selling some of their lots to local developers or to some of their employees who wanted to build their own houses. During the late nineteenth century most of the periphery of the park was developed. On the north the houses tended to be small cottages, while on the south there were more substantial, one-family houses, including the house of the superintendent of the Chapman Valve Manufacturing Co.

The park continued to be owned by the local mill company until 1901, when it was given to the City of Springfield. The Park Department promptly curbed the park and laid out the walks. The 1903 Annual Report of the Park Department refers to this park as "this pretty breathing place in the city's easterly ward"



City of Springfield
Parks, Buildings, and Recreation Management

March 22, 2021

Community Preservation Committee
36 Court Street
Springfield, MA 01103

Dear Committee Members,

The Board of Park Commissioners convened a meeting on March 18, 2021 to hear requests from citizens and community organizations relating to Community Preservation Act grant applications.

The Springfield Park Commission enthusiastically supports Indian Orchard resident Gerald O'Brien's historic open space application for master plan development and site improvements at Cottage Hill Park.

The Park Commission feels this project is aligned not only with Park Department priorities and needs for enhanced recreational offering city-wide, but with the Community Preservation Act priority to preserve the historic character of the City's streetscapes and historic properties.

We are available to answer any questions and look forward to working with the Community Preservation Committee and the Indian Orchard neighborhood to implement this project.

Sincerely,

Milagros Terry Rodriguez
Board of Park Commissioners, Chairwoman

cc: Patrick Sullivan, Executive Director DPBRM
Gerald O'Brien, Indian Orchard Resident
Zaida Govan, Indian Orchard Citizen Council

INDIAN ORCHARD CITIZEN'S COUNCIL

March 26, 2021

To whom it may concern:

Mr. Gerry O'Brien presented a proposal to the Indian Orchard Citizens Council on March 10th to improve the Cottage Hill Park. His proposal is really good for Indian Orchard and we are in full support of all of the ideas that he has to improve the aesthetics of this park. I personally look forward to enjoying the park after it has been revitalized.

If you have any questions, please feel free to call me at 413-301-2533 or email me at Zaida.govan@yahoo.com. Thank you.

In service,

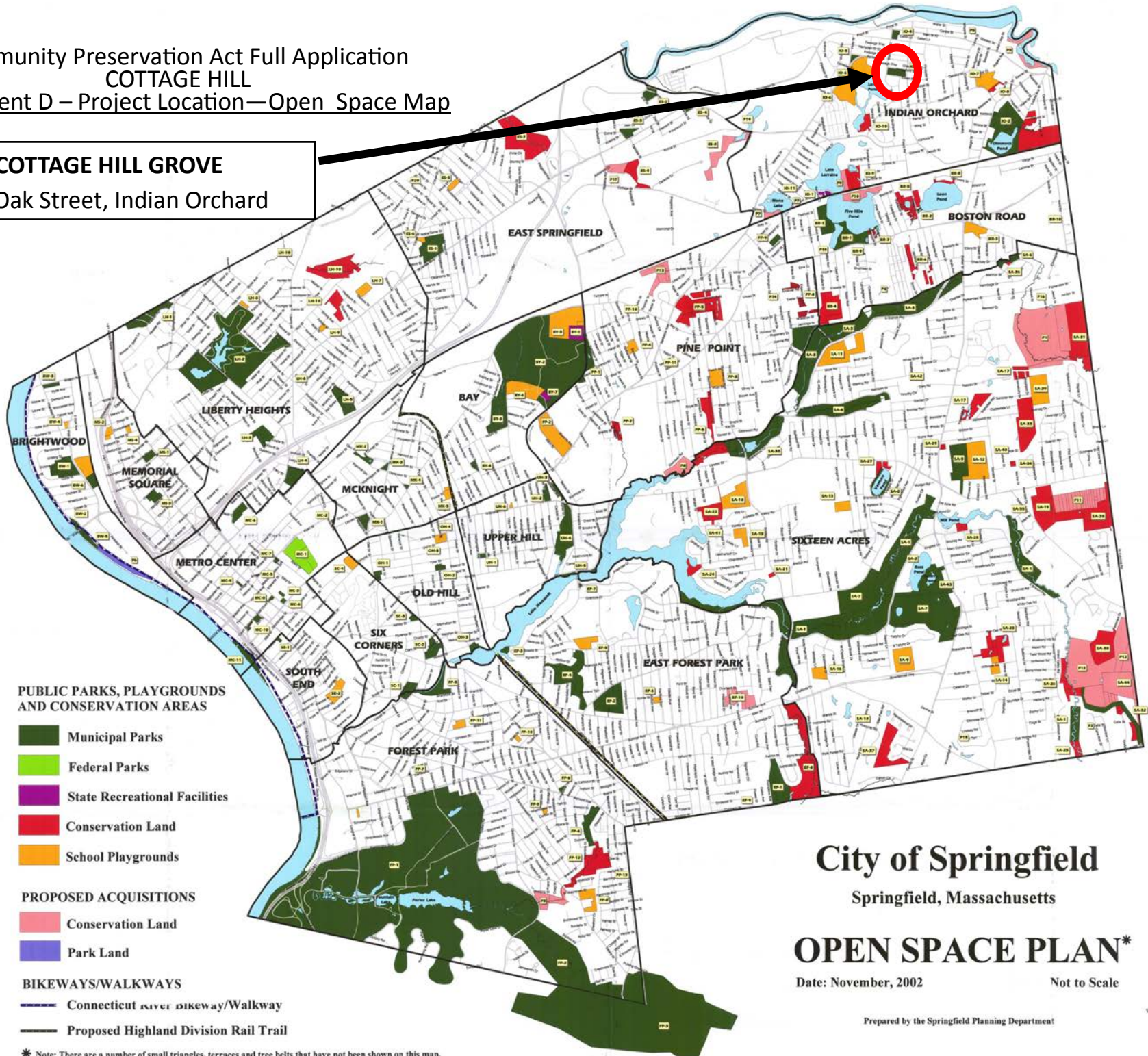
Zaida Govan

Zaida Govan, President

IOCC

Community Preservation Act Full Application
COTTAGE HILL
 Attachment D – Project Location—Open Space Map

COTTAGE HILL GROVE
 130 Oak Street, Indian Orchard



City of Springfield
 Springfield, Massachusetts

OPEN SPACE PLAN*

Date: November, 2002 Not to Scale

Prepared by the Springfield Planning Department



* Note: There are a number of small triangles, terraces and tree belts that have not been shown on this map.



Cottage Hill Park, 130 Oak

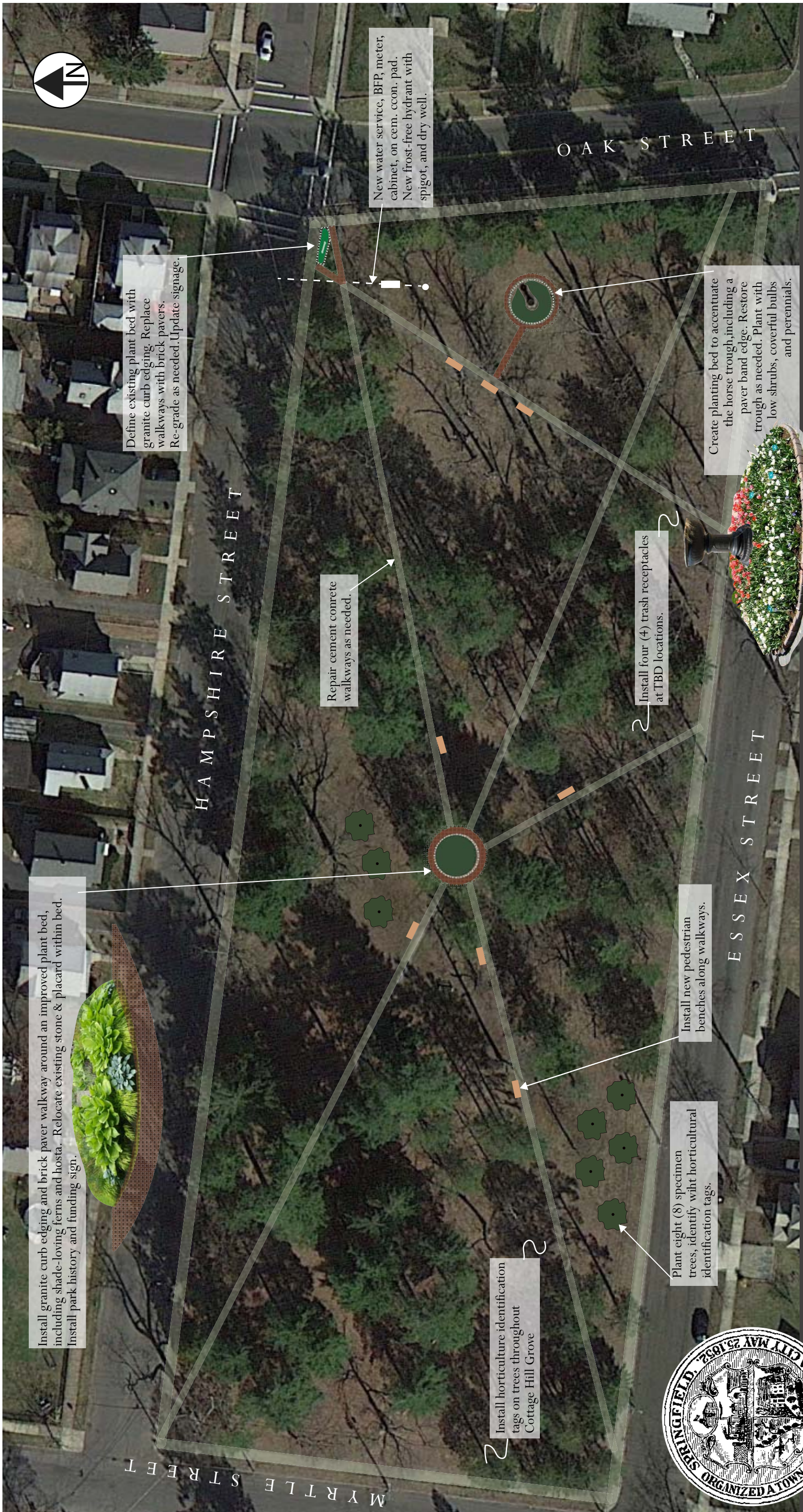
3/11/2021 10:38:21 AM

Scale: 1"=188'

Scale is approximate



GIS information is provided on these Web Pages as a public resource for general information purposes only. It is used to locate, identify and inventory parcels of land in the City of Springfield for general purposes only and is NOT to be construed or used as a "legal description." Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against the City of Springfield that may arise from the use of this data. Information provided on these Web Pages should be verified with the appropriate City department, and reviewed and approved by an attorney or other qualified professional prior to its use for any purpose with potential legal consequences.



Install granite curb edging and brick paver walkway around an improved plant bed, including shade-loving ferns and hosta. Relocate existing stone & placard within bed. Install park history and funding sign.



Define existing plant bed with granite curb edging. Replace walkways with brick pavers. Re-grade as needed. Update signage.

Repair cement concrete walkways as needed.

New water service, BFP, meter, cabinet, on cem. con. pad. New frost-free hydrant with spigot, and dry well.

Install horticulture identification tags on trees throughout Cottage Hill Grove



Plant eight (8) specimen trees, identify with horticultural identification tags.

Install new pedestrian benches along walkways.

Install four (+) trash receptacles at TBD locations.

Create planting bed to accentuate the horse trough, including a paver band edge. Restore trough as needed. Plant with low shrubs, coverful bulbs and perennials.



Examples of plantings

Restoration of Cottage Hill Grove

CONCEPTUAL MASTER PLAN

Prepared for the City of Springfield
 Department of Parks, Buildings, & Recreation Management
 Prepared by GZA
 March 2021





WATERBURY

1891



PATENTED
JULY 1891



COTTAGE HILL GROVE SQUARE

Cottage Hill Grove Square was realized on December 17, 1901, when the Indian Orchard Manufacturing Company donated this generous gift of 3.34 acres to the City of Springfield, to be enjoyed by the residents of this most easterly ward and visitors from near and far.



COTTAGE HILL GROVE

from The Indian Orchard Company.

\$1

October 23, 1901 registered Jan. 3, 1902 Book 634 Page 398

Description:-

A certain tract of land situated in said Springfield and in that part thereof known as Indian Orchard and bounded and described as follows, viz: Northerly by Hampshire Street about Six Hundred Thirty Seven and Eighty Five one hundredths (637.85) feet, Easterly by Oak Street about Two Hundred Twenty Four and Fifty Two one hundredths (224.52) feet, Southerly by Essex Street about Six Hundred Eighty Four and Sixty Two one-hundredths (684.62) feet. And Westerly by Myrtle Street about Two Hundred and Twenty Feet. And this conveyance is on the following condition, That said land shall forever be kept open and maintained as and for a Public Park and suitable and convient cross walks shall be constructed across the same and that suitable and convient sidewalks shall be constructed and maintained and suitable and proper curbing shall be placed and maintained adjoining said above described land on each of the above mentioned streets.

COTTAGE HILL PARK

1903 (for 1902)

40,000 people in the park at one time, yet this vast number was so scattered throughout the park that its hospitable resources were by no means tested.

The most notable accomplishment of the year at Forest Park has been the erection of a greenhouse, now practically complete, the generous gift of Hon. Dwight O. Gilmore. This important and useful addition to the park is intended more as a place of propagation than for exhibition purposes, and by having a place where shrubs, plants and flowers can be properly nurtured at all seasons of the year, the department will be able to carry on its work of beautifying all the parks of the city far more easily and at a great saving over the methods necessarily employed heretofore.

THE SMALL PARKS.

During the year the Levee or River Bank Park at the foot of Elm street has been completed and opened to the public, affording a glimpse of the river in the congested portion of the city, suggestive of the possibilities of a future river front park.

Cottage Hill Grove Square, in Indian Orchard, the handsome gift of the Indian Orchard Company, containing 3.34 acres, has been curbed on the street fronts and walks laid out. This pretty breathing place in the city's easterly ward is greatly appreciated by the residents of that locality.

An improvement which will be fully appreciated by the thousands of pedestrians who daily traverse State street hill is the work done on Merrick Terrace at the corner of State and Chestnut streets. Inside thumb curbing, has been built along the State street front to prevent the surface water from flooding the sidewalks, and a new concrete walk ten feet wide, with connecting crosswalks eight feet wide, has also been constructed. Co-operating with the plan of the Park Commissioners, the City Library Association and Right Reverend T. D. Beaven have continued the same style of curb and walk in front of their re-

spective properties, so that now there is an excellent sidewalk from Chestnut street to Elliott street.

The tract of land known as Heywood Reservoir, near Army street, has been turned over to this department and it affords splendid possibilities for a park in this section of the city. It contains 7.64 acres, well wooded, and with proper development will make a most attractive park in a vicinity hitherto without any public place of recreation.

- HERMAN BUCHHOLZ,
- NATHAN D. BILL,
- EVERETT H. BARNEY,
- WILLIAM E. WRIGHT,
- DANIEL J. MARSH,

Board of Park Commissioners.

Tues. Dec 17, 1901

*