

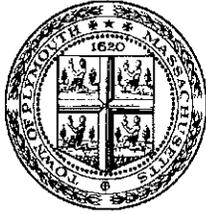
## ARTICLE 16A:

ARTICLE 16A: To see if the Town will vote to appropriate \$3,420,477, for historic preservation, restoration, and rehabilitation of the Simes House, located at 29 Manomet Point Road, Plymouth, for the creation of two affordable housing units at the Simes House which units shall be eligible for inclusion on the Town's subsidized housing inventory; and creation or preservation of open space for passive recreational use as a village green, public park, or common at the Simes House; including all costs related to the planning and design of such projects and all other costs incidental and related thereto; and as funding therefor to transfer from Community Preservation Fund Balance, or reserves, and/or borrow said total sum pursuant to G.L.c. 44, section 7 or any other enabling authority; to authorize the Board of Selectmen to petition the Massachusetts General Court for exemption from the provisions of G.L. c. 149 for the historic preservation, restoration and rehabilitation of the Simes House, 29 Manomet Point Road; and to authorize the Board of Selectmen to grant an affordable housing restriction to the Department of Housing and Community Development on said units in accordance with G.L. c.44B, Section 12, meeting the requirements of G.L. c.184, sections 31-33, and to authorize the Board of Selectmen in consultation with the Town Manager and the Community Preservation Committee, to enter into an agreement, license, and/or ground lease with a qualified organization to maintain, manage and cover all costs and expenses for the operation of the Simes House, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

### **RECOMMENDATION: Approval \$3,420,477 (8-2-0)**

The Advisory & Finance Committee recommends Town Meeting approve Article 16A. Approval of this Article will authorize the use of Community Preservation Act (CPA) funds to finish the Simes House project. The Community Preservation Committee (CPC) observes that the project is unique in that it combines in a single project all three CPA components: open space, affordable housing, and historic preservation. The CPC has made this project its number one priority. The CPC believes it is able to fund the Simes House effort without compromising on upcoming projects. The CPC also acknowledges that the village of Manomet has not received CPC investment comparable to that provided in other parts of town. The Advisory & Finance Committee agrees that this building is so unique and worth saving, not only for its irreplaceable historic features, its addition of affordable housing units and office space, but also because it offers Manomet a village green and common area where residents can come together for village events.



## TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

### MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee  
From: The Community Preservation Committee  
Date: Friday August 14, 2015  
Re: ANNUAL FALL TM 2015: CPA Article 16A

**ARTICLE 16A: To see if the Town will vote to appropriate \$3,420,477 or any other sum, for historic preservation, restoration, and rehabilitation of the Simes House, located at 29 Manomet Point Road, Plymouth, MA, the creation of two affordable housing units at the Simes House which until shall be eligible for inclusion on the Town's subsidized housing inventory, creation or preservation of open space for passive recreational use as a village green, public park, or common at the Simes House, including all costs related to the planning and design of such projects and all other costs incidental and related thereto; to determine whether this appropriation shall be raised by borrowing or otherwise; to authorize the Board of Selectmen to petition the state for special legislation that will exempt the Simes House, 29 Manomet Point Road, from MGL, Chapter 149; and to authorize the Town Manager and Board of Selectmen, in consultation with the Community Preservation Committee, to enter into a ground lease agreement to a qualified organization to maintain, manage and cover all costs for the Simes House; or take any other action relative thereto.**

#### COMMUNITY PRESERVATION COMMITTEE

#### CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16A at its meeting held Thursday, July 30, 2015

#### SUMMARY & INTENT:

The Community Preservation Committee's intention is to utilize the three allowances under the CPA, (Housing, Historical and Open Space/ Recreation) for the restoration, preservation and rehabilitation of the Simes House at 29 Point Road, Manomet MA. The project would include: historical building preservation, restoration and rehabilitation; creation of two affordable rental units; and the creation and preservation of open space for recreation for use as the Manomet Village Green public park or common. The first floor will be renovated to create three multi-purpose public meeting rooms with a commercial kitchen. The first floor will generate an income (renting for private events but free to Town sanctioned committees and boards) that will be dedicated to maintaining the building and grounds. The second floor will be renovated to create two rental spaces (preferably social services office units with shared conference facilities). The second floor income will be designated to maintaining the building and grounds. The third floor would be renovated to create two one-bedroom affordable rental apartments. Upon completion of the renovations the Town Manager and Board of Selectmen, in consultation with the Community Preservation Committee and Antiquarian Society, will consider entering into a ground lease agreement with a qualified organization to operate, care, maintain and make all improvements to the Simes House. The Board of Selectmen will appoint three members for three-year terms to represent Town interest in the investment in the Property. The organization would operate the property with a business plan to generate income through the rental units and rental fees of the multi-purpose space. The revenue would be required to be used to maintain the Simes House, surrounding grounds and pay for the House's maintenance, utilities cost and any capital improvements. Town sanctioned committees would not be charged a fee to meet or hold events at the Simes House, subject to availability.

Rental Analysis Form

Property Address
29 Manomet Point Road

Unit Mix						
No of Units	Rooms	Beds	Baths	Monthly Rent	Yrly Rent	
1 - Business	3	0	1	\$ 1,590.00	\$ 19,080.00	
1 - Business	3	0	1	\$ 1,590.00	\$ 19,080.00	
1 - 2 bedroom residential	4	2	1	\$ 960.00	\$ 11,520.00	
1 - 1 bedroom residential	3	2	1	\$ 720.00	\$ 8,640.00	
Community Room			2	\$ 50.00	\$ 600.00	
Basement/Storage		0	0	\$ 50.00	\$ 600.00	
<b>Total Rental Income</b>				\$ 4,960.00	\$ 59,520.00	
<b>Less Vacancy 10%</b>				\$ 4,464.00	\$ 53,568.00	

Annual Operating Expenses	
Real Estate Taxes	N/a
Insurance	\$ 4,500.00
electric	\$ 2,940.00
Water and Sewar	\$ 1,500.00
Snow removal	\$ 1,000.00
Trash removal	\$ 900.00
Landscaping (lawn & gardens)	Under All Business
Gas	n/a
Oil	\$ 2,849.76
Legal	Under All Business
Management Fees	n/a
Advertising	Under All Business
Repairs and Maintenance 10%	\$ 5,356.80
Other	
<b>Total Annual Operating Expenses</b>	<b>\$ 19,046.56</b>

Summary		
Total Annual Income (+)	\$	53,568.00
Total Annual Operating Expense (-)	\$	19,046.56
Total Annual debt Service (-)	\$	-
Cash Flow (=)	\$	34,521.44

**P**

**M**

**&**

**C**

**Concept Estimate**

**Joseph Simes House  
Phase 2 Renovation**

Plymouth, MA

**PMC LLC**  
20 Downer Ave  
Suite 1C  
Hingham  
MA 02043  
(ph) 781-740-8007  
(f) 781-740-1012

August 6, 2015

# Simes House Renovation

DRAFT

Budget

8/12/2015

Potential Estimate 08/06/2015

(Based on Design Development Plans of the Simes Foundation w/Alternates not drawn and/or coordinated)

*Building Area--GSF:*

TOTAL

**BUILDING TRADE COST**

General Construction - Building Interior (No Exterior Scope of Work to Building)

Conveying Systems - Elevator

Fire Protection

Plumbing

HVAC

Electrical and Fire Alarm

BUILDING RENOVATIONS

\$1,939,033

SITework

\$548,219

SUBTOTAL

\$2,487,252

DESIGN AND PRICING CONTINGENCY at 10%

\$0.10

\$248,725

SUBTOTAL

\$2,735,977

GENERAL CONDITIONS

@ 7.0%

\$191,518

BONDS

@ 1.0%

\$27,360

INSURANCE

@ 1.25%

\$34,200

ALL PERMITS - Waived By Town

NIC

BUILDER'S RISK INSURANCE

@ 1.00%

\$27,360

OVERHEAD & PROFIT

@ 5.0%

\$136,799

ESCALATION - Assumed 12 months

@ 4.0%

\$109,439

**TOTAL OF ALL CONSTRUCTION**

**\$3,262,653**

TOTAL EST. GENERAL CONTRACTOR'S BID

Bidding Contingency

TOTAL ESTIMATED BID

Construction Contingency

7.5%

\$244,699

HAZARDOUS MATERIALS ABATEMENT Allowance

Allowance

\$50,000

LANDSCAPING Allowance

Allowance

\$75,000

INDIRECT EXPENSES, From Page 2

Design/OPM

\$538,125

**TOTAL ESTIMATED PROJECT COST**

**\$4,170,477**

*TOTAL PROJECT BUDGET*

\$750,000

**Difference Over / (Under) Budget**

\$3,420,477

Total Deducts Under Consideration

Total Adds Under Consideration

**Resultant Difference Over / (Under) Budget**

\$3,420,477

# Simes House Renovation

DRAFT

Budget

8/12/2015

Potential Estimate 08/06/2015

(Based on Design Development Plans of the Simes Foundation w/Alternates not drawn and/or coordinated)

## INDIRECT EXPENSES

### Total A/E Basic Services

A/E basic services - To Complete design of Alternates and CA	\$50,000
Furniture & equipment Consultant	NIC
Civil Engineering	\$50,000
Technology Consultant (infrastructure design)	NIC
Food Service Consultant - Allowance	Allowance \$25,000
Survey of existing site conditions ( included in CE )	included
Geotechnical investigation	NIC
Wetlands Survey	NIC
Historic Commission approvals	NIC
Cost estimating	\$45,000
Printing bid documents	\$20,000
Estimating - 3 estimates, CM review	Included
Structural testing & inspections	\$20,000
CA services	Included
Hazmat analysis - See below	NIC

Subtotal \$210,000

### Additional Services

Geoenvironmental investigation	NIC
Geotechnical monitoring of foundations	NIC
Geoenvironmental monitoring of earthwork	NIC
Materials testing, incl hazmat testing	\$7,500
Property survey	included
Independent structural review	\$5,000
Travel, postage and other reimbursable expenses	\$10,000

Subtotal \$22,500

Additional Services Contingency @ 25% \$5,625

Subtotal \$28,125

**Total A/E Fees \$238,125**

### Other Costs

CM Services	
PM basic services	\$180,000
Clerk of the Works	\$120,000

**Total Other Costs \$300,000**

**TOTAL INDIRECT SERVICES \$538,125**



Joseph Simes House  
Phase 2 Renovation  
Plymouth, MA

06-Aug-15

Concept Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
BUILDING RENOVATIONS		9,080	\$213.55	\$1,939,033
SITework				\$548,219
SUB-TOTAL		9,080	\$273.93	\$2,487,252
DESIGN AND PRICING CONTINGENCY	10%			\$248,725
SUB-TOTAL		9,080	\$301.32	\$2,735,977
GENERAL CONDITIONS	7%			\$191,518
BONDS	1.00%			\$27,360
INSURANCE	1.25%			\$34,200
PERMIT				NIC
OVERHEAD AND PROFIT	5%			\$136,799
ESCALATION - assumed 12 months	4.00%			\$109,439
<b>TOTAL OF ALL CONSTRUCTION</b>		9,080	\$356.31	<b>\$3,235,293</b>
<b>ALTERNATES</b>				
WORK TO FIRST FLOOR			DEDUCT	\$1,708,801
ADD STORM UNITS TO ALL WINDOWS			ADD	\$21,158

December 9, 2010

## SIMES HOUSE HISTORY

The title search thus far shows Bartlett LaBaron conveying the property to Clark Johnson in 1797. The farm was conveyed from Clark Johnson to Jacob Johnson and back to Clark Johnson, who in 1857 conveyed the farm to Joseph Simes. Assessor records indicate that a dwelling, barn, live stock and carriages existed when Johnson owned the farm. Joseph Simes, primary residence elsewhere at the time, is first assessed in 1858 for essentially the same property owned by Johnson. In 1863 assessor records reflect a man of considerable means; dwelling worth \$900, barns at \$650, shed, corn crib and henery at \$125, twenty acres of mowing and tillage, and eighty acres of pasture. Belongings included four horses, two cows, two heifers, five swine, two top buggies, two carry alls, two horse carts and farm wagons. The records show Simes held stock shares in the Agricultural Branch, Boston & Lowell and Metropolitan Railroads, the Dwight and Lowell Manufacturing Companies, the Suffolk Five Insurance Company, the Lancaster and Lyman Mills, as well as State Bank and Granite Bank. In 1864 the dwelling assessment shows a dwelling worth \$9,000. Assuming a year's lag for assessment, the Simes house and farm as shown in the 1870 photograph by A. H. Locke appears to have been built in 1863.

Simes was originally from Portsmouth, NH, then Boston, then Manomet, descended from John Simes, who came to Portsmouth from England in 1736, where the family, of which one member has been a mayor of Portsmouth, has always carried a prominent position. In "The Symes Memorial" by Rev. J. Vinton, 1873, "Joseph Sims, a rich tea merchant, of Boston, married the daughter of a Plymouth man...., and "built a fine house in South Plymouth, six miles from the principal village...about 1850 or 1860." Joseph Simes in fact married Mary Johnson, niece of Clark Johnson. They had two children, Emma Cecilia from Mary, not Joseph and George, adopted, born Charles Page. George Simes married Charlotte Crewe-Read and took title to the farm in 1881. Josephine Simes was born to the couple on September 18, 1885. A plan of the Simes Farm was put to record in 1886. At this time the farm consisted of 79 acres, running from "Manomet House Road" easterly to the ocean.

The farm was conveyed to Edward J. Gladding then Frank W. Crocker in 1890. This deed description appears to be the last time the property conveyed as the farm in its entirety. A subdivision plan was drawn for the South Plymouth Land Company by C. H. Holmes in 1890, showing the Simes House on its own six acre lot. In 1892 Harriet E. Crocker conveyed to the South Plymouth Land Company. In 1893 an advertisement appeared in the Plymouth Directory, detailing the perfect sanitary conditions of a twenty room inn, situated on a bluff eighty feet above sea level, commanding a fine view of the ocean, embracing a quarter mile of sandy beach and having six nice bath houses, managed by Mrs. H. A. White. Transportation was most modern, with electric cars from depot to the Hotel Pilgrim and private carriage to the Simes House, "a resort where country and seashore are combined, one of the most attractive locations on the coast." William H. Hawley of Malden purchased the property in a series of transactions from 1900 to 1905. He conveyed the six acre Simes House lot to George B. Emmons in 1906.

Emmons conveyed the house to Abbie L. Punchard in 1907. It was a nursing home known as "Broadview", where Mrs. Wenona Osborne Pinkham of Boston addressed seventy-five people, including Manomet residents, summer visitors and "Plymouth people" on the necessity of equal suffrage, a natural thing for women to vote, as reported in the Old Colony Memorial, July 8, 1914. Punchard conveyed to George R. Barker in 1918, who conveyed to the Boston's Young Men's Christian Union in 1923. The Simes House was operated as a "girls' camp" for the under privileged from Boston, Roxbury and Dorchester. It was known as "Esta Naula" until 1939, when its name was changed to "Camp Bazely", reflecting a substantial donation by a Mr. Bazely. Caretakers for the property during the home's time under the BYMCU were Frank and Alice Bull. Their daughter recalls the Manomet Bluffs beach as their "swimming hole" and the barn being renovated into a recreation hall. She recounts a large garden, one horse and a cow remaining with the farm. The last vestige of the farm's pasture can still be seen behind 32-38 Strand Avenue. It was still mowed for hay up to 2002.

The Simes House was held by the BYMCU under "Permanent Trust" until 1954, when it was conveyed into A. Franklin and Agnes H. Trask, who divided the property into sixteen lots, two of those now comprising the acre remaining with the house. The title subsequent to Trask has yet to be sufficiently explored. In 1987 a lot line adjustment plan was done to eliminate a property line erroneously passing through the house. In 1994 the Public Archaeology Laboratory, Inc. was commissioned by the Massachusetts Historical Commission to conduct an historic study, who determined the locally rare Italianate Second Empire house as possessing sufficient integrity of location, design, materials, workmanship and feeling to be individually eligible for inclusion on the National Register of Historic Places. The Simes House was taken for taxes in 2009. In 2010 the Simes House Foundation was established to save the house and create a village common.

This story has yet to be concluded.

Draft, compiled by R. Parker



Credit to Lee Hartmann, Jim Baker, Will Shain, Veronica Cooper and the Public Archaeology Laboratory for the research reflected herein. This history is subject to revision and expansion as more research is gathered and analyzed. This is a draft document not necessarily entirely correct, but the best available at this time.