

MANOMET VILLAGE CENTER MASTER PLAN UPDATE

JUNE, 2014



ACKNOWLEDGEMENTS

**Thanks to everyone in Plymouth who helped with the update of the
Manomet Village Center Master Plan.**

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The Manomet Steering Committee recognizes the work of the Manomet Master Plan Taskforce:

Randy Parker, Chairman, Carol A. Paone, Vice Chairman, Lee J. Anderson, William H. Boghosian, Mary Jane Calhoun II, Grace E. Karbott, and Mildred M. Silva, who wrote the 1990 Manomet Master Plan with assistance from Lee Hartmann, AICP, Director of Planning and Development for the Town.

TECHNICAL & PROFESSIONAL SUPPORT, PHOTOGRAPHS, DEPARTMENT OF PLANNING AND DEVELOPMENT

Lee Hartmann, AICP, Director of Planning and Development
The committee would like to gratefully acknowledge former Town Planner Valerie Massard, AICP, for her dedication, support and professional guidance.

GRATEFULLY ACKNOWLEDGED FOR THEIR ACTIVE CONTRIBUTION TO THE UPDATE OF THIS PLAN

David Johnson, AICP, Beals & Thomas, Inc. and former Plymouth Town Planner.

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INTRODUCTION

Plan Development and Public Participation

In July of 1977, the Town of Plymouth initiated the Plymouth Goals Project. A direct outcome of this project was the Plymouth Planning Board's *Plymouth Village Centers Plan*, approved in 1979 to guide the Town's development, with anticipated updates on a regular basis to adjust to changing laws, values, attitudes and perceptions. This plan established the Village (Commercial) Centers, the Village Growth Areas, the Rural Areas, and the Economic Development Areas town-wide. The intent of the Village Centers Plan is to concentrate growth within the five village centers identified at the time of the plan, by identifying areas for commercial, institutional, political and public focus of the village, in a form that provides a physical identification for the village. Manomet is one of the Village Centers recognized in this plan. The 1979 Village Centers Plan established three functional areas for Manomet: the commercial center, the village growth area, and the rural area outside of the village growth area.

The Plymouth Planning Board, through the Manomet Task Force, originally adopted the *Manomet Master Plan* in 1990. The Manomet Steering Committee, a Town Charter committee appointed by the Planning Board, is an advisory body with the primary functions being to assist in the implementation of the Manomet Master Plan and to advocate for the needs of the area.

An initial brainstorming session with the Plymouth Planning Board took place in February of 2009, and a follow up meeting was held in the winter of 2009 to outline potential revisions to goals in kicking off an update of the village plan. Starting in August of 2011, the committee met with town officials, the Manomet business community, and residents, with professional assistance from the Plymouth Department of Planning and Development, and Beals & Thomas, Inc. in a series of public meetings.

This master plan was an outcome of the many meetings that took place in preparing the plan. Broader public comment on the plan has been accomplished through:

- Public posted meetings and invitations to guest speakers
- Joint Meeting of Manomet Steering Committee & Planning Board July 14, 2014
- Public Hearing July 14, 2014
- Adoption of Village Plan update by Planning Board July 14, 2014
- Acceptance at Fall 2014 Town Meeting October 18, 2014

VISION

EXECUTIVE SUMMARY

Manomet is bounded by Cape Cod Bay to the east, with spectacular ocean views stretching to Provincetown on the northern tip of Cape Cod in Massachusetts. The community maintains strong ties to its roots, especially with respect to recreational beach-oriented seasonal activities. In recent years, large expanses of the rural lands surrounding Manomet have been protected, making Manomet Village an enduring feature of the landscape. Older seasonal beach communities have been rebuilding and renovating, house by house, to year-round use, and while businesses continue to dominate the commercially zoned stretch of State Road, important pockets of grandfathered commercial uses remain in other areas. Maintenance of existing infrastructure and continued improvements aimed at enhancing community ties are critical to the community as this slow transition continues to bring

Vision Statement

The committee envisions the perpetuation of village diversity and the open character of its people. We hope to preserve the greenbelt surrounding the village with sensible clustered development. Transfer of development rights should be broadened to protect land within the village that is open vulnerable or environmentally sensitive. We recognize the differences in texture of Plymouth’s villages and encourage land use regulation that is sensitive to the unique nature of each village. We look forward to expanding cultural activities and function in Manomet. Ultimately, we reach for a goal of personal and neighborhood village unity and hope that the resources and infrastructure needed to accomplish this goal are made available.

- Manomet is a casual, unique beach community with a strong sense of civic pride and self-reliance, and which actively encourages cultural activities while maintaining a sustainable quality of life for its residents, building on its strong history of generations of families and neighborhoods.
- Manomet Village supports a vibrant and sustainable business community which fits in well with Manomet’s traditional rural beach character. Manomet works to actively promote cooperative relationships with adjacent village centers – both formal and informal, including Valleryville, Cedarville and Pinehills.
- The public and private beaches, coastal views, fresh ponds and rivers, with the many acres of open space surrounding the village, provide a clear sense of the village environs. Improving access to, while protecting, these natural resources, spectacular views and respecting private property rights, remains a part of the recreational tradition of the village.

CORE GOALS:

- Civic Pride and Identity
- Public Space, Recreation, and Access
- Maintain/Enhance Infrastructure
- Business and Economic Development
- Environmental Protection
- Historic and Cultural Preservation

new residents and new opportunities for parks, trails, and recreational and waterfront access.

The Master Plan Update identifies core goals for future enhancement of the village infrastructure while creating a greater sense of community in the Manomet Village Center.

Moving forward, Manomet and the Town of Plymouth as a whole should support activities and programs that advance these goals.

ACCOMPLISHMENTS

The members of the Manomet Steering Committee honor the past by acknowledging successes from the original Master Plan, drafted in 1990.

ACCOMPLISHMENTS SINCE THE 1990 PLAN * 1990 GOALS:

Public Space and Recreation, and Protection of the Natural Features in Manomet
Preserve the existing greenbelt and make further acquisitions along the fringe of Manomet

Acquire open space (small lots) within the village center.

Building and Site Design

Improve Traffic Flow, Parking, and Pedestrian Circulation

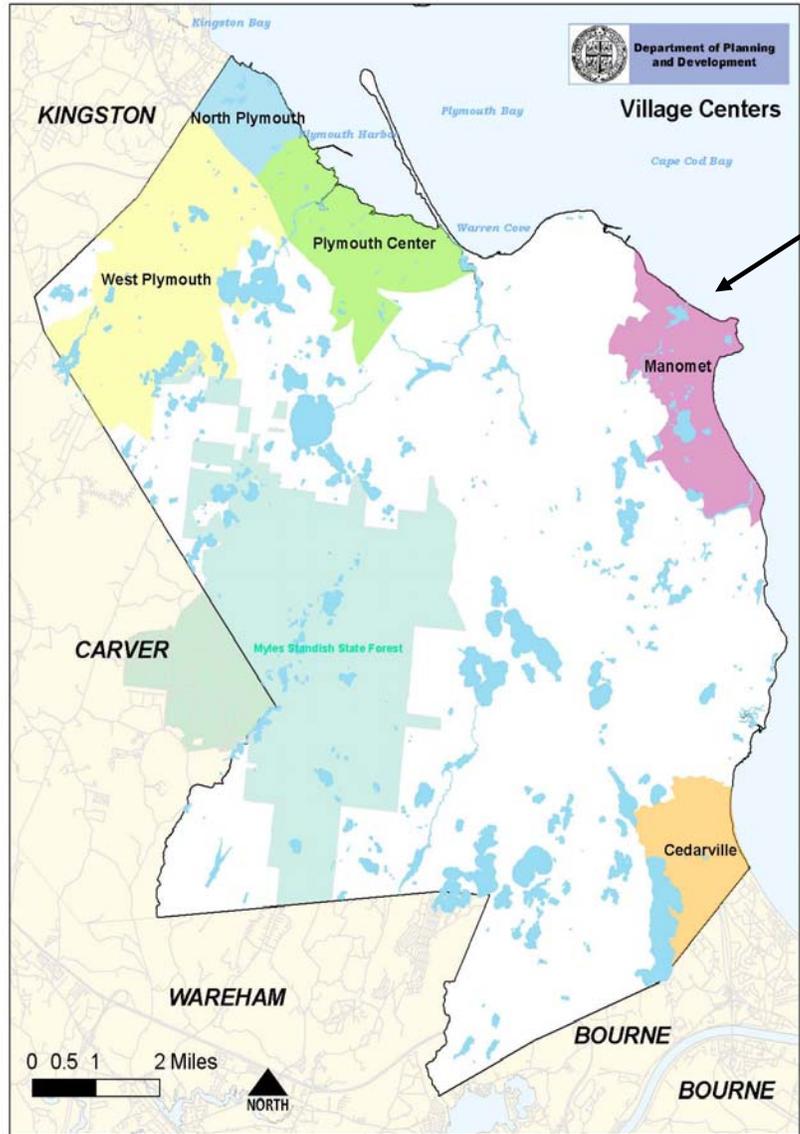
- Fresh Pond has new parking, updated facilities and new fencing for the Native American site.
- Great Island Pond beach access has been officially recognized, with motor size limitations for protection of water.
- The Town has established a library branch in Manomet off Strand Road.
- Town has acquired and preserved 1,500 acres surrounding Manomet to create and preserve the greenbelt surrounding the village.
- The historic structure known as the Simes House has been acquired and its surrounding acres developed as “Manomet Commons”. Fundraising efforts to historically restore the building and adaptively re-use the site are underway. Outreach for possible expansion of use and pedestrian/bicycle linkages are also being explored.
- The intersection of Manomet Point and State Road has been redesigned and improved with signalization.
- With the improvement of the above intersection, a significant Colorado Blue Spruce tree (nicknamed the “Charlie Brown Tree” when planted many years ago as a seedling by the Town), was relocated to the Simes House property rather than having it cut down; however, Charlie did not survive the winter. In his place sits “Bart”, a White Fir, donated to the Manomet Commons by Brenda Bartlett and family.
- Taylor Avenue reconstruction is designed and currently awaiting funding through MassDOT through the regional Transportation Improvement Program (TIP) and a small restroom facility is being designed near White Horse Beach on a small parcel acquired through Community Preservation Act funding.
- The Boat ramp at Point Road has been upgraded.
- Manomet Recreation Area behind Indian Brook Elementary was constructed.
- Holmes Farm – bog renovation and farmstand provides a unique opportunity for residents and visitors.
- The Committee held a village logo contest during 2011-2012, all of the entries are shown throughout the plan, with the selected logo winner enlarged on the cover of this update.
- Saint Catherine’s Chapel Park was created through the benevolent efforts of a local resident and gifted to the Simes House Foundation which encourages the public and their pets to enjoy it.

OVERVIEW OF MANOMET VILLAGE CENTER

Manomet is bounded by Cape Cod Bay to the east, with spectacular ocean views stretching to Provincetown, Massachusetts on the northern tip of Cape Cod. Portions of Manomet are situated high on a bluff along the coastline, while others are situated along both sandy and cobblestone beaches. The Village (commercial center) of Manomet is approximately 6.3 square miles in size, located in the central and eastern area of Plymouth along the coastline.

The boundary of Manomet Village, shown on maps in this Plan, is the official boundary recognized by the Town for planning purposes; however, historically the boundaries may differ somewhat. The 1990 Plan references the Edison Access as a northern boundary, which today would be PowerHouse Road, the access road to the Entergy nuclear power plant known as Pilgrim Station I.

To the west are acres of cranberry bogs, although many have been abandoned today, some remain active, and efforts are being made by the Town and private sector to protect and maintain the views, acres of natural forested and open upland areas surrounding the bogs, and the connectivity of the vast open spaces around the western and southern fringes of Manomet to help to preserve the village's unique identity. To the south, Indian Brook is a significant waterway that receives much of the waters from the preserved open lands to the west and reaches to the ocean, is considered the southern boundary.

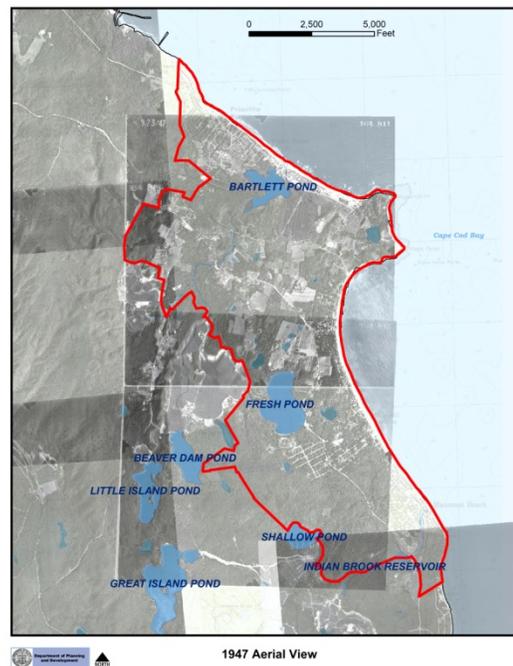


Brief History of the Village

The following is based upon the Public Archaeology Lab’s *Town of Plymouth Narrative History Comprehensive Survey, Phase IV, 1997*.

Plymouth was originally settled by the Wampanoag people. Archaeological evidence suggests that Wampanoag tribes lived near the coast during warm months, planting corn, beans, and squash, and fishing from the ocean and streams. The Wampanoag were part of a larger confederation of Native Americans who lived throughout southeastern Massachusetts. A network of trails connected the Plymouth-area residents to communities north, west and south. State Road is laid out along trails originally defined by the Wampanoag. Historians believe that Sandwich Road, Old Sandwich Road, and Ellisville Road also probably echo earlier Native American trails, as do River Street in Chiltonville and Brook Road in Manomet. Native American settlements were located at Beaver Dam Brook and Fresh Pond. Just prior to the permanent settlement by the English, the Wampanoag people endured three epidemics, which destroyed the local population, in some cases wiping out entire villages.

Different ideas of the derivation of the name Manomet are available, all relating to the Native American heritage of the geographic area, and to the landscape of Manomet. An Algonquian word meaning “portage¹” is consistent with a local interpretation that Manomet is derived from Native American words meaning “path” and “he who bears or carries on his shoulders.”² Another derivation relates to Great Herring Pond and Buzzards Bay’s headwaters as “greatest...fishing place.”³ Yet another interpretation is that Manomet means “at the look-out place.”⁴ Before the Cape Cod Canal was constructed, a portage was needed for travel from the north side of the Cape to Buzzards Bay between the headwaters of two rivers that ran towards the ocean south of Great Herring Pond, and this was also part of a significant Native American trade route which then traveled north into Manomet, where State Road (Route 3A) is located today. The bluffs along the Manomet shoreline provide spectacular views, and the geographic Pine Hills are the highest elevation northerly on the east coast for hundreds of miles.



¹ Weatherford, Jack M. (1992). *Native Roots – How the Indians Enriched America*. Ballantine Books. ISBN-10: 0449907139.

² Collins, Frank. Quoted in “Changing Manomet” by Harbert, Rich. MPG Newspapers: Plymouth, Massachusetts; posted on <http://sites.google.com/site/churchilllanding/articles>.

³ Kinnicut, Lincoln Newton (1909). *Indian Names of Places in Massachusetts in Plymouth, Middleborough, Lakeville and Carver, Plymouth County, Massachusetts, Fifth Interpretations of Some of Them*. The Commonwealth, Massachusetts: Worcester, Massachusetts, p. 24.

⁴ Wilson, Anne R, Contributor (2005). *Teaching with Historic Places, Lesson Plan*. Saugus Public Schools: Saugus, Massachusetts, p. 4.

Also see Grace Karbott, *Manomet Facts and Fictions*

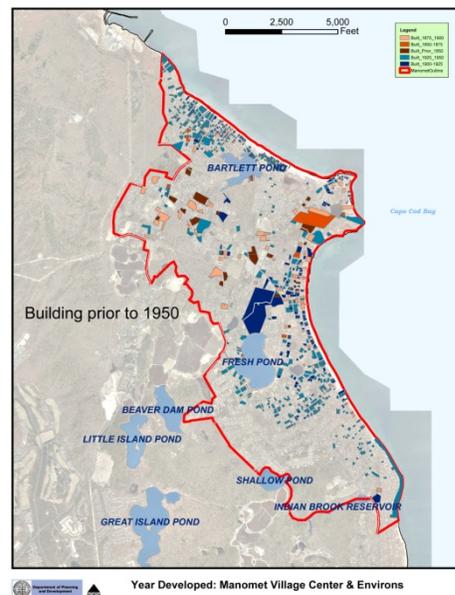
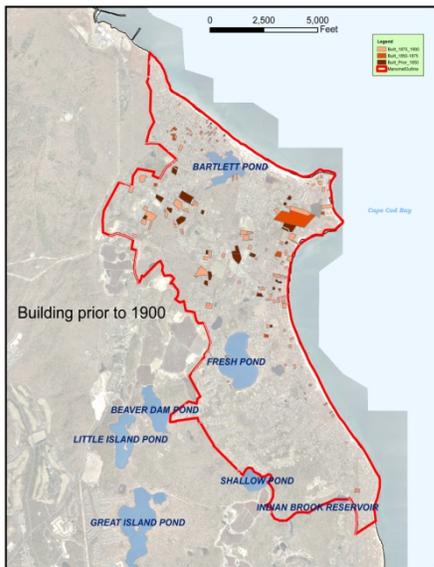
The Pilgrims arrived in 1620 on the Mayflower, settling in Plymouth at the mouth of spring-fed Town Brook initiating the European settlement of the area. The existing paths running north and south along the coast were still present and used by travelers heading from Sandwich to Plymouth (Old Sandwich Road). Robert Bartlett, a passenger on the Mayflower, was one of the first to build a house on what is now Brook Road in 1660,⁵ although this house was destroyed by fire in the late 1990s. For most of its history, Manomet has been relatively isolated from the rest of Plymouth due to the physical barrier created by the Pine Hills.

Farmers began building houses in Manomet south of the Pine Hills in the seventeenth century and by 1739, the area had enough families to support its own church, the Second Church of Plymouth Congregational. The original burial ground for this church, White Horse Cemetery, still exists, but the original church building was replaced in 1826 with a new building. The Holmes family was one of the first families in Manomet and their descendants continue to live in the area. A major crop from the farming in and around Manomet included cranberry bogs. Although only a few remain in production today, large tracts of land surrounding Manomet were dedicated to this use, and some old canals and water control structures remain as remnants within the village center.

The following indented paragraphs are copied verbatim from Rich Harbert’s Old Colony Memorial newspaper article entitled *Changing Manomet*.⁵

Early settlers disliked the trek over the Pine Hills so much they started their own church in Manomet. The Second Church of Plymouth was organized in 1707 and was formally accepted with a following of 25 members four decades later.

The village opened its first reading and writing school in 1716 and got its first permanent school in 1747. The town accepted the village as a precinct in the 1730s.



⁵ Harbert, Rich (circa 2005). Changing Manomet. MPG Newspapers; posted on <http://sites.google.com/site/churchillanding/articles>.

Manomet's more recent history focuses on its shore. In the 1800s, the village was home to several popular inns. Room and board at the stately Manomet House on Manomet Bluffs ran from \$8 to \$15 a week in 1885.

A trip into town still took most of the day aboard Hosea Bartlett's stagecoach. Men rode knowing they would usually need to walk alongside the wagon over the steepest stretches of the Pine Hills to relieve the overburdened horses.

A really good read for the feel of our village is “Manomet – Of Fact & Fiction”. It consists of photo copies of various letters, plans, documents, stories and recollections compiled by local historian, librarian and Manomet Village Task Force member, the late Grace Karbott.

One story has to do with the Indian River Inn, now the Moose Lodge. It was constructed in the 18th century and run by a woman known as Harriet Nat, the custom in those days being to refer to a woman by her first name, followed by husband's first name. She rented rowboats to guests at the inn to explore the Mill Pond and experience nature and other “delights thereof”. We can only speculate what those delights might be...

The Mill Pond existed because of the dam across the main road at the time, where a cordage factory and rope walk were situated. Colored fishing line was the specialty, no different then for gauging the depth of lead line out than used today.

The book is at the Manomet Branch of the Plymouth Public Library. If you like reading and love Manomet, “Of Fact & Fiction” will put one in touch with people, places and events still influencing our lives today.

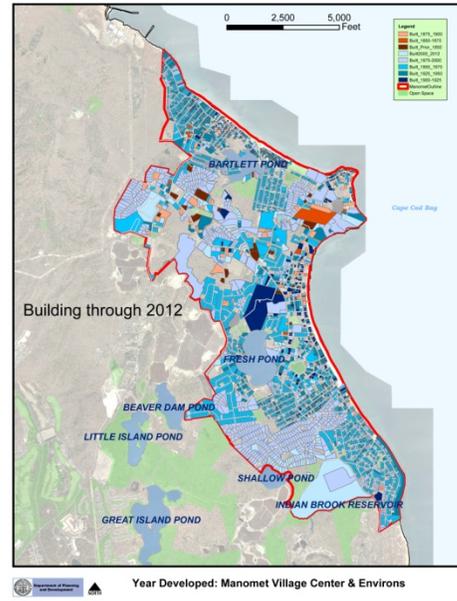
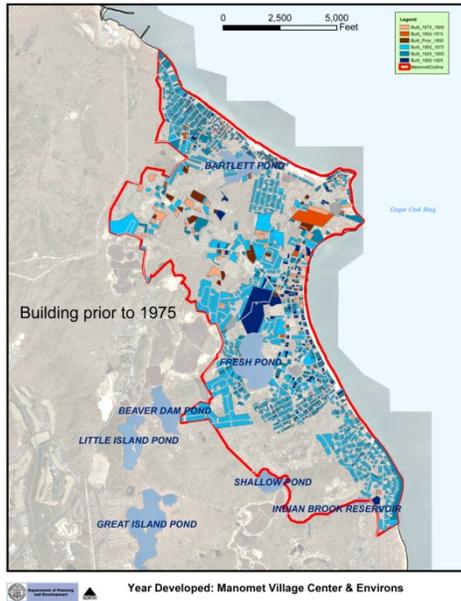
The development of Wellingsley [the area situated by Wellingsley Brook north of Manomet] and Manomet to the south was facilitated by the construction of rail lines in the late nineteenth century. The Old Colony Railroad first linked Plymouth and Boston in 1845, and the development of the coastal areas of Plymouth was spurred by the construction in 1889 of an electric streetcar which traveled from Kingston through Plymouth Center and along Sandwich Street, Warren Avenue, and Rocky Hill Road to the Manomet Shore. The trolley lines were abandoned in the 1920s.

The arrival of trolleys in the 1890s helped open Manomet to the masses. The line eventually extended over the Pine Hills to Fresh Pond. Though the trolleys only operated for about three decades, they paved the way for development along the southern shoreline.

By the late 1800s, with the establishment of the trolley line and the paving of roads around Warren Avenue, Manomet Point, White Horse Beach and bluff areas became increasingly popular vacation and summer neighborhoods. Cottages were built along with inns and hotels. [Approximately 50 developed parcels were scattered in the village at the turn of the century, based on Assessor's records.]

Development in the area accelerated rapidly at the turn of the twentieth century when transportation routes were extended through the Pine Hills. These included Manomet Road (now State Road – a State Highway), and the electric rail line. The new roads and electric rail helped transform Manomet into a summer resort community. Developers built large homes and hotels on Manomet Bluffs and Manomet Point, while smaller-scale cottages were built in the area around White Horse Beach. **White Horse Beach** was itself established in 1917 with the transfer of land to the town. The adjacent **Priscilla Beach** was developed ten years later, on a portion of the old Taylor Farm. In the 1930s and 1940s, Priscilla Beach was an attractive

destination for famous actors who often performed at the **Priscilla Beach Theater** and stayed in surrounding homes. [By 1950, significant beach communities had sprouted north of, and along, the White Horse Beach shoreline, in the area of Fresh Pond, and along the shoreline in the southernmost reaches of the village line.] By 1975, all of these areas had significantly expanded many times over.



Manomet has changed significantly in terms of residential development in recent decades. Route 3, a limited access highway, was completed in 1963, reducing travel time to and from employment centers. The Pilgrim Nuclear Power Station was built in the 1960s, which brought employment and tax revenues to the Town, as did development of the industrial parks during that time. Throughout the 1970s and 1980s, the Town experienced an accelerated growth rate. The real estate boom of the late 1980s brought with it inflated prices, heavily leveraged purchases, high turnover of properties, and acquisitions for investment. There has been a dramatic slowing of growth since the 2008 global economic crisis, although rehabilitation of homes in the Manomet area with conversion to year-round use continues to be a pattern.

Today, most of Manomet is developed, with a few very large properties remaining within the village. Outside of the village bounds, large tracts of open space have been preserved, giving definition to the village.

Population and Demographics

Manomet Village represents about 12 percent of the Town’s population. Taking the information above, the demographics appear to show that about half of the Manomet population is 65 and older, and about half is in the 25-44 age group, both of which are significantly higher percentages than the town-wide population. For example, 56% percent of the population in the White Horse Beach vicinity are over age 75.

Table I Population of Manomet in relation to Town of Plymouth

Area	*1980	*1990	**1995	**2000	**2010
Manomet	5,983	5,753	6,070	6,479	6,863
Ellisville***	1,113	2,506	2,958	3,372	4,376
Pinehills Community	=	=	=	=	(955)
Pine Hills Rural	<u>1,076</u>	<u>1,672</u>	<u>1,728</u>	<u>1,836</u>	<u>3,356</u>
Plymouth	35,913	45,608	47,971	50,907	56,468

Source: Plymouth Department of Planning and Community Development.

Table II Age of Year-Round Residents in White Horse Beach Area

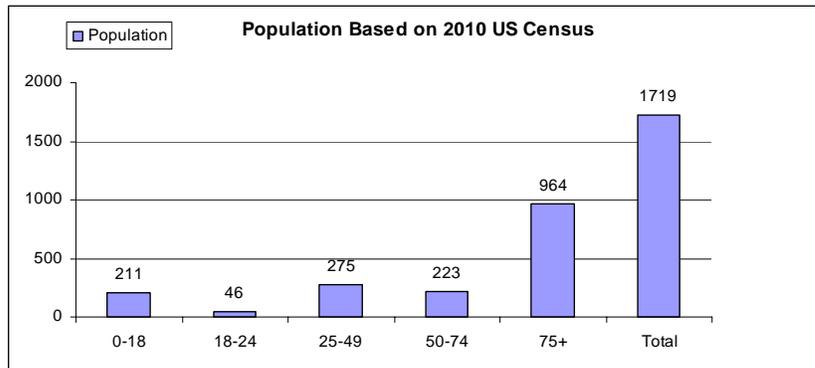


Table III: Plymouth Population Age by Decade, 1970-2010

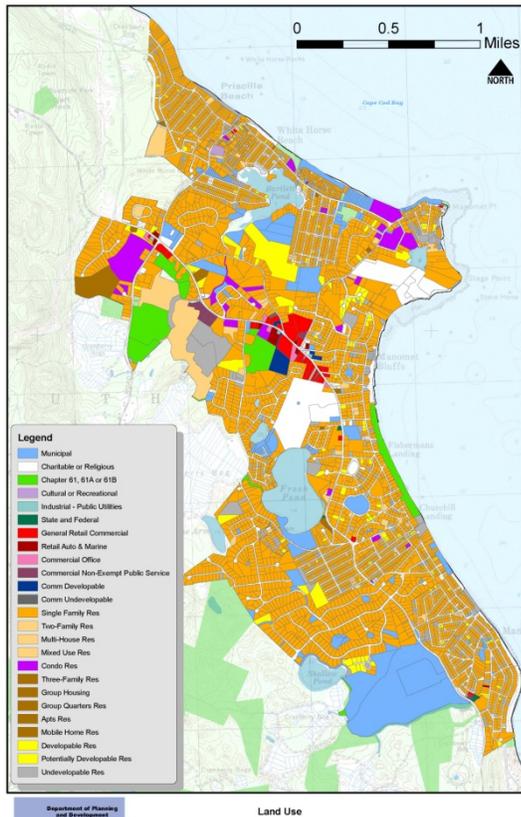
Year	Measure	Age Cohort							Total Population
		0-4	5-15	16-24	25-44	45-54	55-64	65+	
2010	Persons	3,187	7,015	6,367	14,874	8,840	8,232	7,953	56,468
	Percent	5.6%	12.4%	11.3%	26.3%	16.2%	15.6%	14.0%	100%
	<i>Manomet</i>	--*	--*	549*	2,922*	439*	546*	3,115*	6,863
2000	Persons	3,478	7,859	5,880	16,540	7,932	4,411	5,812	51,701
	Percent	6.7%	15.2%	11.4%	32.0%	15.3%	8.5%	11.2%	100%
1990	Percent	3,592	7,590	5,572	16,038	4,401	2,905	5,510	45,608
	Percent	7.9%	16.6%	12.2%	35.2%	9.6%	6.4%	12.1%	100%
1980	Persons	2,979	7,210	4,176	11,122	2,774	3,124	4,528	35,913
	Percent	8.3%	20.1%	11.6%	31.0%	7.7%	8.7%	12.6%	100%
1970	Persons	1,612	3,235	2,627	3,933	2,188	2,186	2,825	18,606
	Percent	8.7%	17.4%	14.1%	21.1%	11.8%	11.7%	15.2%	100%

Source: Plymouth Planning Department, using 2010 Census Geodata SF-1.

*These numbers seem to be faulty; source of data in table must be inaccurate, but good generality.

Land Use Patterns & Zoning

Zoning describes the preferred development outcome. An in-depth description of the current zoning for Manomet is defined in the Zoning Bylaw, (see the Planning Board’s Webpage on the Town’s Website).



The 1979 Village Centers Plan established three functional areas for Manomet: the commercial center, the village growth area, and the rural area outside of the village growth area.

Zoning was put in place to help better define where these areas were identified for future growth patterns.

COMMERCIAL AREAS

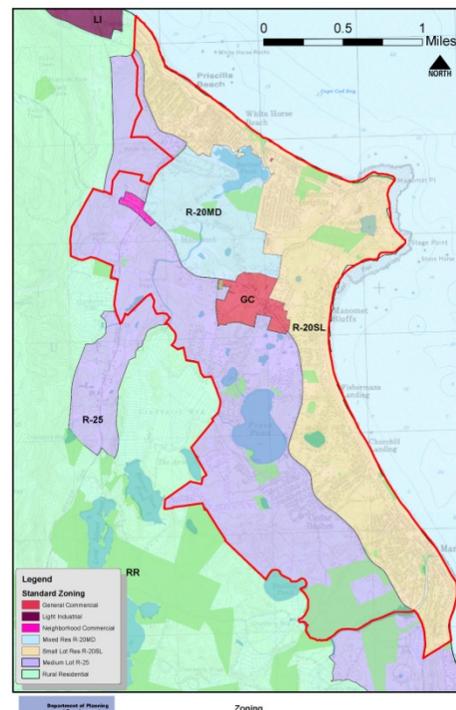
In 1979, discussion of what the Land Use should look like. Is that what we see today? The intent now is to look at the zoning of the Village. Does it match the goals of the village identified in this Update? Manomet’s commercial areas consists of its village (the General Commercial District), the State Road/Beaver Dam Road Neighborhood Commercial District as well as several non-conforming stores and offices.

RESIDENTIAL

Land use describes the existing patterns of development. Zoning and land use are often similar; however, they can be different. For the most part, the land use in Manomet is consistent

with the zoning, although some older sections of the community includes higher density residential development than what is allowed under current the zoning. The R25 zoning allowed larger residential lots to be established as outer portions of Manomet became developed neighborhoods.

Manomet residents continue to support those grandfathered commercial uses that are within the residential zoning districts, which provide neighborhood services within a short distance from different areas of the village. Maintaining a strong presence of historic character in the village is important as residential dwellings are renovated or altered. Conversion of single-family or two-family units to multi-family is creating development that may be too dense in the village center as well as residential areas. Broaden Transfer of Development Rights Zoning should be considered.



GOALS

To establish revised goals for Manomet, the Steering Committee reviewed the original Master Plan Goals, held a brainstorming session with the Planning Board and engaged the community. Based on this process, the committee established six core goals.

- CORE GOALS:**
- **Civic Pride and Identity**
 - **Public Space, Recreation, and Access**
 - **Maintain/Enhance Infrastructure**
 - **Business and Economic Development**
 - **Environmental Protection**
 - **Historic and Cultural Preservation**

BRAINSTORMING SESSION

On February 23, 2009, the Planning Board and the Manomet Village Steering Committee began the village master plan up-date process with a brainstorming session. This session helped to establish a framework that the board and committee used to up-date existing goals and develop new goals for the Village of Manomet. As the planning process evolved, the board and congealed information to establish implementation strategies and specific Master Plan recommendations. The questions and responses were as follows:

- What do you like about Manomet?
- What don't you like about Manomet?
- In the future, what are you looking forward to?
- What would you like to see change?
- In the future, what most concerns you?

A total of eighty-three (83) comments were noted by the Planning Board and Steering Committee. With 29 points, issues related to sidewalks, sidewalk repairs and crosswalks received the most attention. With 28 points, installing a traffic signal at the intersection of Manomet Point Road and State Road was identified as the second highest priority (These lights have now been installed). An appreciation for Manomet's beaches and Cape Cod Bay ranked third (17 points). Protecting Manomet's rustic charm and the need for commercial design standards both ranked fourth with 11 points. Other priorities include:

- The need for village greens and pocket parks
- The need for streetscape improvements
- Identifying and protecting Manomet's history, and historic buildings and historic sites
- To fill vacant commercial space, develop incentives for businesses to locate in Manomet
- Provide better safety measures for the Taylor Avenue public beaches
- Protecting Manomet's natural resources and open spaces
- The need to encourage small Mom and Pop type businesses
- Zoning revisions that protect the unique character of Manomet
- Adoption of village center oriented transfer of development rights bylaw
- Encourage commercial development oriented toward recreational resource uses

CIVIC PRIDE AND IDENTITY

GOALS

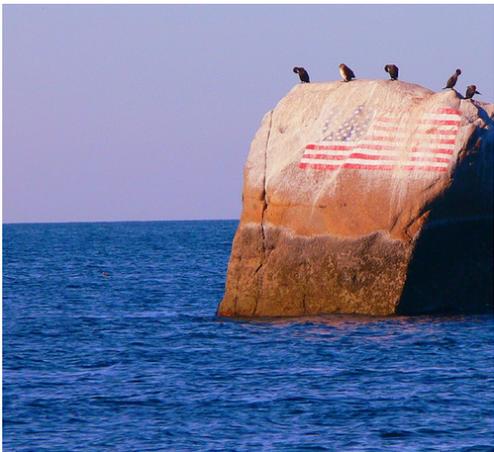
- I. Maintain & improve village greens to serve as a civil focal point for the village.
- II. Protect Manomet’s historic and visual icons such as Flag Rock, Cleft Rock and Manomet Point, including iconic signage on older retail buildings
- III. Encourage private organizations and schools to engage Manomet residents
- IV. Develop design guidelines that incorporate the village vision statement
- V. Support safe, family oriented summer events
- VI. Develop attractive and usable pocket parks, like the new St. Catherine’s Chapel Park.

POLICIES/ACTIONS

I. Maintain & improve village greens to serve as a civil focal point for the village.

POLICIES/ACTIONS

- 1. Support fundraising and improvements to the Simes House, Manomet Commons, St. Catherine’s Chapel Park, Bartlett Hall and Priscilla Beach Theater
- 2. Seek opportunities to hold civic events at these locations indoors/outdoors
- 3. Talk with local property owners and businesses in the area to work on possible expansion of Manomet Commons and the Simes House
- 4. Incorporate history of the Simes House St. Catherine’s Chapel Park and Priscilla Beach Theater and Manomet into infrastructure (kiosks, plaques, sidewalks, etc.)



II. Protect Manomet’s historic and visual icons such as Flag Rock, Cleft Rock and Manomet Point, including iconic signage on older retail buildings and protect public scenic views

POLICIES/ACTIONS

- 1. Use these images in local infrastructure – plaques, benches, sidewalk inlays
- 2. List and explore opportunities to improve awareness of and access to views of scenic locations and visual icons
- 3. Explore opportunities to protect these views of scenic locations and visual icons
- 4. Look to zoning and design guidelines to create overlay districts that support private-public and non-profit corporations
- 5. Villages in Plymouth are very different, consider village specific zoning revisions that recognize Manomet’s unique demands and needs.

III. Encourage private organizations and schools to engage Manomet residents

POLICIES/ACTIONS

1. Develop school curricula and events related to village history, Simes House, St. Catherine’s Chapel Park, Priscilla Beach Theater, special landmarks, or other historic features of the Village. Give children a sense of home and roots in Manomet.
2. Have storytelling nights at the library regarding history of Wampanoag and early Manomet, as well as the special landmarks/businesses in town.



IV. Develop design guidelines that incorporate the village vision statement

During the update process, the Steering Committee, with technical support from the Planning office and Beals & Thomas, Inc. held a streetscape design brainstorming session on September 22, 2011, where four areas of unique character were identified:

- (1) The White Horse Beach area - Generally from Taylor Avenue at the post office complex and through the Manomet Point Road Area as it approaches the Simes House Vicinity.
- (2) Simes House Vicinity – Develop the Commons for community activities like the annual Christmas Tree lighting with Santa.



(3) Beaver Dam Road and State Road intersection south to the Town Fire Station on State Road - commercial areas where roadway travelers experience a “gateway” into the village.

(4) Outskirts - the green space and rural areas outside the “village boundary” defined by zoning, including the 800 acre Briggs Preserve and private Tidmarsh Farms to the west; undeveloped Entergy land to the north, and the residential areas to the south, reaching toward the older, established region

known as Chiltonville and the old southerly village called Valleryville.

The goals of trying to keep the identity of these areas unique as the village center grows and redevelops through streetscaping and landscaping standards for each area, rather than village wide, and also with an eye to the more recreational tradition of the village throughout were important outcomes of this process.

POLICIES/ACTIONS

1. Use the outcome of the Design Charrette, to set the tone for the type of infrastructure improvements that might be seen in the future – logos, colors of streetsigns and street furniture, zoning setbacks, crosswalk design features, bicycle racks, potential integration of plaques and inlays representing Manomet’s unique character, encourage uniform striping & colors in commercial parking areas that are in keeping with the chosen design goals
2. Create a coastal village feel at all bus stops and other public areas
3. “Banner flags” on phone poles and/or streetlights in village center
4. Encourage traffic calming measures in the downtown and beach areas
5. All village plantings should be low maintenance and drought and salt tolerant to give year round enjoyment
6. Work with Planning, Public Works and Engineering to share these design goals in road planning, including the State with respect to State Road
7. Minimize the visual impacts associated with the conversion of seasonal dwellings into larger year-round dwellings by looking into design guidelines for seasonal neighborhoods that have a desire to implement this concept
8. Guidelines by general region, using landmarks as ‘gateway’ identifiers (3A north gateway, 3A south gateway, White Horse/Manomet Pt)
9. Improve pedestrian and bicycle friendly connectivity within the village and its surrounds including:
 - State Road: Crosswalks, side walks on both sides (textured walk), wider layout, where possible, create a way to slow traffic, include bicycle lanes and guard rails
 - Voluntary colors coordination for businesses, striping in parking lots, inlaid logos in crosswalk
 - Taylor Ave: observation platforms; sidewalks on both side sides; raised crosswalks, raised bridge

IV. Support safe, family oriented summer events

POLICIES/ACTIONS

1. Continue to support and assist the Fire Police and Public Works department’s activities related to the third of July, Christmas tree lighting and other similar civic traditions.



PUBLIC SPACE, RECREATION AND PUBLIC ACCESS

GOALS

- I.** Improve pedestrian and bicycle connectivity within the village and its surrounds
- II.** Increase availability of recreational facilities in the village, including at the neighborhood level
- III.** Improve existing facilities
- IV.** Protect and improve the surrounding green space that defines the Village

I. Improve pedestrian and bicycle connectivity within the village and its surrounds

POLICIES/ACTIONS

1. Install bicycle racks in appropriate locations (schools, libraries, Manomet Commons, St. Catherine's Chapel Park, other fields, parks, preserved area and retail centers)
2. Improve crosswalks and sidewalks on both sides of State Road; encourage widening of the layout and reduction in travel speeds in pedestrian-heavy locations
3. Encourage GATRA and shuttles to make use of the Manomet recreation and downtown areas and to facilitate public access to these destinations



4. Encourage public-private partnerships to improve pedestrian and bicycle-friendly orientation of parking and trail/sidewalk linkages

II. Increase availability of recreational facilities in the village, including at the neighborhood level

1. Identify neighborhoods where higher populations of Manomet are located and their proximity to recreational opportunities to identify areas that may need alternative or new recreational facilities
2. Look to acquire open land in densely settled areas or protect such land using transfer of development rights
3. Improve sidewalks, bicycle and pedestrian trails to existing facilities
4. Improve pedestrian loops and hiking trails – support/seek grant funding and acquisition of easements to close identified gaps in these connectivity links

I. Improve existing facilities

1. Continue to seek improved neighborhood and public access opportunities to the public beaches and surrounding open space areas, including by bicycle or walking trails, by boat (motorized and non-motorized) and for trailheads/parking areas to support these activities

2. Work with the Public Works and Parks Departments to identify funding sources or other opportunities to acquire and contribute towards the maintenance and upkeep of existing facilities

II. Protect and improve the surrounding green space that defines the Village

1. Identify additional locations that will help complete the greenbelt around Manomet
2. Work with various tools to limit new housing in these areas through zoning incentives, acquisition of land, or exploring other means of preserving this open space
3. Negotiate with Entergy to maintain their land adjacent to the power facility and on the Pine Hills as open space or substantially open view shed
4. Support and encourage environmental restoration efforts like the ongoing “Tidmarsh Farms” riverine and wetland restoration. Link efforts together. Create water and land trailing systems.



MAINTAIN AND ENHANCE INFRASTRUCTURE

GOALS

- I. Improve pedestrian and bicycle connectivity within the village and its surrounds
- II. Create Design Guidelines which support Complete Street Designs consistent with the character of Manomet
- III. Improve and maintain existing facilities

I. Improve roads, pedestrian and bicycle connectivity within the village and its surrounds

POLICIES/ACTIONS

1. Continue to seek improved neighborhood and public access opportunities to the public beaches and surrounding open space areas, including by bicycle or walking trails, by boat (motorized and non-motorized) and for trailheads/parking areas to support these activities
2. Work with the CPC, Public Works and Parks Departments to identify funding sources or other opportunities to contribute towards the maintenance and upkeep of the existing facilities
3. Encourage traffic calming measures in the downtown and beach areas
4. Support and encourage the completion of the Taylor Avenue Reconstruction Project
5. Create Design Guidelines which support Complete Street Designs consistent with the character of Manomet



BUSINESS AND ECONOMIC DEVELOPMENT

GOALS

- I. To encourage the expansion, maintenance, and development of utilities
- II. To encourage village type commercial development
- III. To encourage a brand that is unique to Manomet
- IV. To support existing businesses

To encourage the expansion, maintenance, and development of utilities.

POLICIES/ACTIONS

- 1. To provide adequate parking facilities for the commercial and recreational uses in Manomet



II. To encourage village type commercial development

POLICIES/ACTIONS

- 1. Encourage building, landscaping and site designs that achieve the village effect
- 2. Encourage an integrated approach to building, landscaping and site design of abutting, existing, or proposed developments based on 3 regions:
 - 3A gateway north
 - 3A gateway south
 - White Horse/Manomet Point
- 3. Encourage a more dense and coordinated development pattern in the commercial district
- 4. Provide zoning incentives for better design

III. To support existing businesses

POLICIES/ACTIONS

- 1. Recognize the importance of neighborhood commercial businesses
- 2. Foster partnerships between private businessmen, property owners and the Town of Plymouth so that the efforts of the private and public sectors work toward mutual benefit, and the benefit of all of the residents of Manomet
- 3. Create local business association group in Manomet

VI. To encourage a brand that is unique to Manomet

POLICIES/ACTIONS

- 1. Develop uniform signage and building styles in village
- 2. Develop marketing materials to attract other Plymouth residents, visitors and tourists to our Village center restaurants, businesses, hotels, rental homes, beaches, ponds and forests
- 3. Work with local residents and businesses to attract needed commercial services to our village

4. Create a sister relationship with our neighbor villages of Pine Hills and Cedarville for joint marketing ventures to attract tourists, businesses and home buyers alike to this part of Plymouth
5. Provide incentives for businesses to locate, invest and expand in the Village Center, such as tax policies as incentives to 'delinquent' properties to move forward with improvements
6. Continue expansion of natural gas service in Plymouth to Manomet Village.

ENVIRONMENTAL PROTECTION

GOALS

- I. Monitor, protect, and enhance fresh and saltwater quality in Manomet
- II. Encourage continued exploration of pre-treatment private residential sewer facilities
- III. Establish a boardwalk over the dunes to access the “comfort station” (fully funded for construction) at White Horse Beach
- IV. Protect the natural features of Manomet. Encourage riverine and wetland restoration like the private “Tidmarsh Farm: project. Incorporate wildlife, habitat and people into natural settings

I. Monitor, protect, and enhance fresh and saltwater quality in Manomet.

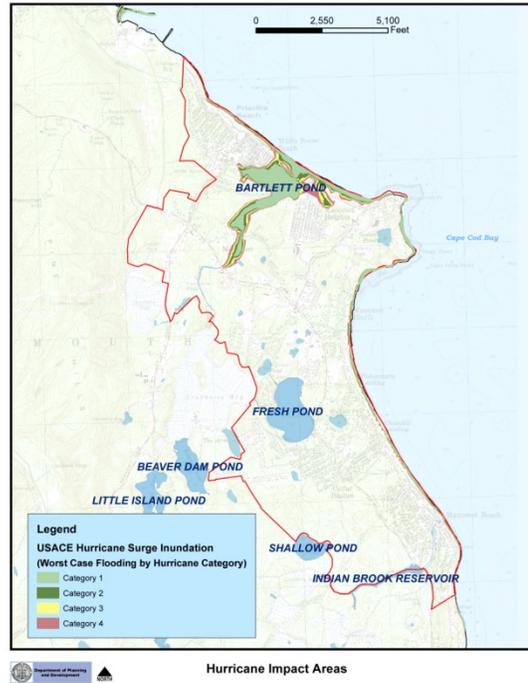
POLICIES/ACTIONS

- 1. Acquire public land adjacent to Manomet’s many ponds and along its shoreline
- 2. Encourage up-grades to on-site septic systems

II. Encourage continued exploration of pre-treatment residential facilities and establish a boardwalk over the dunes to access the “comfort station” (fully funded for construction at White Horse Beach

POLICIES/ACTIONS

- 1. Purchase land suitable for such uses
- 2. Work with the neighborhoods to identify acceptable alternative
- 3. Identify funding for beach and dune preservation



III. Protect the natural features of Manomet. Encourage riverine and wetland restoration like the private “Tidmarsh Farm: project. Incorporate wildlife, habitat and people into natural settings

POLICIES/ACTIONS

- 1. Identify important natural features, landscapes and locations
- 2. Work with the Community Preservation Committee, the Wildland Trust of Southeastern Massachusetts to acquire land with recreational, view shed, access, habitat or parking values

HISTORIC PRESERVATION

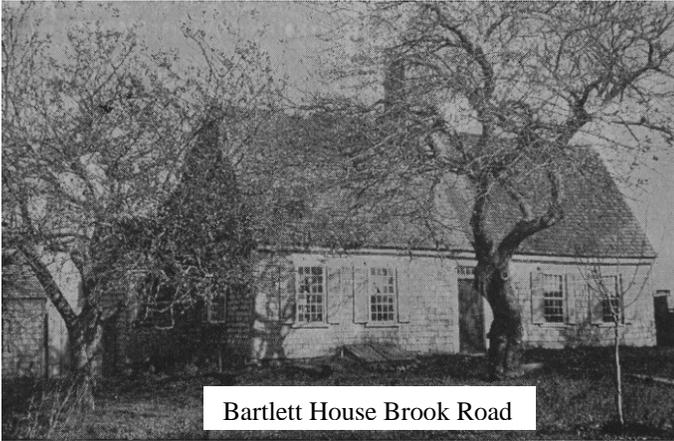
GOALS

- I. Encourage the identification, preservation, and designation of Manomet’s historic and archeological resources.
- II. Identify and designate historic areas and structures. Encourage preservation of these areas and structures, including a program for identification markers.
- III. Encourage building and site designs that adhere to the image of a traditional New England Village.

I. Encourage the identification, preservation, and designation of Manomet’s historic and archeological resources.

POLICIES/ACTIONS

1. Protect and maintain important historical resources such as the Native American and colonial burial grounds, Bartlett Road and historically significant structures such as the Idlewild and Simes House
2. Hold commemorative community events such as the Third of July Celebration, Christmas Tree Lighting, the Easter Egg Hunt and other holiday festivities at the village commons and in parks



II. Identify and designate historic areas and structures. Encourage preservation of these areas and structures, including a program for identification markers.

POLICIES/ACTIONS

1. Identify sites and locations of historic importance for events, people and buildings. Fund and install commemorative plaques at such locations
2. Protect Manomet’s historic and visual icons such as Flag Rock, Cleft Rock, and Manomet Point. Create a historical society for Manomet. Display in the meeting rooms of the Simes House village artifacts in a useful, community fashion, such as old pictures, scenes painting, furniture and clothes passed down through the years

III. Encourage building and site designs that adhere to the image of a traditional New England Village.

POLICIES/ACTIONS

1. Support the Planning Board’s efforts to create design standards for village development

APPENDICES

MANOMET VILLAGE STEERING COMMITTEE

JUNE 11, 1991

REVISED JUNE, 1995; AUGUST 8, 2006

Appointments

The Manomet Village Steering Committee shall be a permanent committee consisting of seven members serving three year overlapping terms. One member shall be appointed by the Board of Selectmen. The remaining six members shall be appointed by the Planning Board. Appointments shall be made annually as terms expire. Vacancies occurring during the year shall be filled within thirty days of when the vacancy occurs.

The committee shall notify the Planning Board of members missing three or more meetings. The Planning Board may remove a member if reasons for such absences are insufficient.

Town Meeting Members from the Manomet Precincts not appointed to the committee are ex officio members.

Notice of Meetings

All meetings must be posted with the Town Clerk in accordance with the Open Meeting Law.

Organization

The committee shall organize at the first meeting held after the new annual appointments are made and shall elect officers as the committee deems appropriate. The committee may also re-organize at any meeting of the committee, by a majority vote of members present and voting in the affirmative calling for such a re-organization. The committee shall notify the Planning Board and the Board of Selectmen of any organization or of re-organizations as they occur.

Duties

This committee is advisory only. Its primary functions are to assist in the implementation of the Manomet Village Master Plan and to advocate for the needs of the area. The committee shall work through the Planning Board and the Board of Selectmen on issues requiring Town Meeting action. The committee may advocate for village interests defined in the master plan.

The committee can deal directly with the private sector in implementing the recommendations of the master plan in consultation with the Department of Planning and Development, the Planning Board and Board of Selectmen.

At the request of a board, committee or department the committee may provide guidance on specific proposals (such as: zoning or planning petitions, sidewalk installations, park and play ground improvements, beach access and historic district designations).

If the committee proposes to take action on an issue not addressed in the Master Plan the committee shall first consult with the Planning Board and/or the Board of Selectmen.

Reports

The committee shall meet twice a year with the Planning Board and file a written annual report with the Planning Board and the Board of Selectmen. Said report will include information on the numbers of meetings held, member attendance, the issues addressed, and the committee's progress in implementing the Master Plan.

Minutes of all committee meetings must be filed with the Town Clerk and Planning Board.

Steering Committee Chairs

The chairs of all five steering committees shall meet annually with the chair of the Planning Board to discuss ongoing committee activities.

STREETSCAPE CHARETTE
September 22, 2011
Manomet Steering Committee meeting

As part of the update of the Manomet Village Master Plan, the Town is working with Beals & Thomas to facilitate a workshop (or “charrette”) for talking about the desired feel of the major streets in the village. In planning terms, this is called a “streetscape.” **A streetscape includes lighting, signage, graphics, landmarks, buffering, lamp-posts or other light fixtures, sidewalk & trail widths and uses, and landscaping.**

In a preparation meeting with Planning Staff, Beals & Thomas and Randy Parker, we have chosen three general areas as focus points for the workshop:

1. Route 3A (State Road) from the Fresh Pond area north to the Beaver Dam Road intersection.
2. White Horse Beach north and south Bartlett Brook – and the transition over the bridge – generally from the Manomet Point Road/Taylor Avenue intersection and north to Route 3A.
3. The future Simes House green and potential for village center near Manomet Point Road and Route 3A.
4. St. Catherine’s Park

These topics are not the focus of the workshop – **the purpose of this workshop is to brainstorm about these three areas and the user experience on the street** – what kinds of vegetation? What should the sidewalks look like? What should crosswalks look like? Are there logos that might fit well for each of these areas to help tell a story about the area?

These serve as a reference for revisions (which may talk about zoning overlays, trails, infrastructure improvements that are needed, goals for design guidelines, and so forth).

POST CARDS FROM THE EARLY 1900s

A Feel For The Way We Were



The village center by Bartlett Brook



Low Tide for the Coast Guard



Gone to fire in the '70s, the Mayflower Hotel's demise changed our future.



Plenty of beach but too much to wear



Perhaps the Simes field to the beach



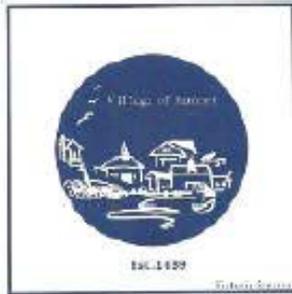
The Point is so much taller now



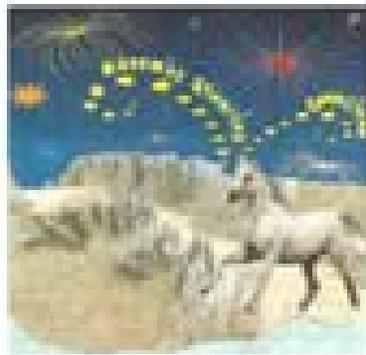
White Horse Road way to the water

Manomet changes, her character we keep.

A logo contest invited schools and residents to submit their creations. A vote was taken by all attending a meeting noticed to pick the winner to grace our front cover. Following are some creative and thoughtful submissions that may be useful going forward. We thank all who participated. It was fun.



A logo contest invited schools and residents to submit their creations. A vote was taken by all attending a meeting centered to pick the winner to grace our front cover. Following are some creative and thoughtful submissions that may be useful going forward. We thank all who participated. It was fun.





Visual and historic icons in Manomet

- Moose Lodge (old Indian River Inn) Manomet Bay
- Simes House
- Stage Pt Water Tower – 2.5 mi
- Priscilla Beach
- John Alden Road
- Rocky Hill Road
- Priscilla Beach Theatre
- Gellar's Ice Cream
- Bartlett Pond to Taylor Ave
- Fresh Pond Park
- Bartlett Road
- White Horse Beach (view) – Taylor Ave
- Manomet Avenue
- Cleft Rock
- Flag Rock
- Manomet Point
- Cemeteries
- 2nd Congregational Church
- Idlewild
- Churchill's Landing
- Indian Brook Beach
- St. Catherine's Chapel Park

MANOMET VILLAGE CENTER STEERING COMMITTEE MEETINGS

Minutes of the Manomet Steering Committee are on file with the Town Clerk and available at the Planning Office.

- January 2011
- March 2011
- April 2011
- June 2011
- August 2011
- September 2011
- January 2012
- March 2012
- October 2012
- November 2012
- December 2012 and forward to this date of approval

COMMENTS FROM PLANNING BOARD MEETING (FROM APPROVED MINUTES)

_____, 2014

Attendees: approximately __

TABLE IV

Recreational Facilities in Manomet

Area	Ownership	Mangement Agency	Current Use	Current Condition	Recreation Potential	Public Access	Degree of Protection	Acres
VILLAGE PARKS AND PLAYGROUNDS								
Briggs Playground	Town of Plymouth	Parks Dept	Playground/ball fields/basketball/tennis	Good, In Use	Recreation	Yes	Unprotected Open Space	4
Brook Road Playground	Town of Plymouth	Parks Dept.	Playground/ball fields/basketball	Good, In Use	Recreation	Yes	Unprotected Open Space	>5
Emerson Playground	Entergy	Town of Plymou, Parks Dept.	Baseball (LT lease from Entergy)	Good, In Use	Recreation	Yes	Unprotected Open Space	5
Fresh Pond Park/Indian Cemetery	Town of Plymouth	DPW (Parks & Cemetery Depts.)	Passive recreation, swimming, boating, fishing, cemetery	Good, In Use	Recreation	Yes	Unprotected	13
Manomet Recreation Facility	Town of Plymouth	Board of Selectmen	Playground/ball fields	Good, In Use	Recreation	Yes	Permanently Protected Open Space	141
St. Catherine’s Park	Simes Foundation	Simes Foundation	Public Park	Excellent		YES		1
SCHOOL PLAYGROUNDS AND PLAYING FIELDS								
Indian Brook Elementary School	Town of Plymouth	School Dept.	Ball fields/basketball	Good, In Use	Expanded Public Use	Yes	Unprotected	15
Manomet Elementary School	Town of Plymouth	School Dept.	Playground/field	Good, In Use	Expanded Public Use	Yes	Unprotected	4
Simes House	Simes Foundation	Simes Foundation	Meeting space, exhibits, park	Good		Yes		
INDOOR FACILITIES								
Manomet Youth Center/Bartlett Hall	Town of Plymouth	Parks, Recreation Depts.	Indoor gym	Good, In Use	Recreation	Yes	Unprotected Open Space	<1

CONSERVATION AREAS

13

Area	Ownership	Mangement Agency	Current Use	Current Condition	Recreation Potential	Public Access	Degree of Protection	Acres
Bartlett Pond	Town of Plymouth	Conservation Commission	Conservation/hiking, Swimming, Fishing	Good, In Use	Recreation	Yes	Permanently Protected Open Space	7.5
Beaver Dam Road Conservation Area	Town of Plymouth	Board of Selectmen	Conservation/hiking	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	119
Carolyn Drive Conservation Area	Town of Plymouth	Board of Selectmen	Conservation-limited access	Good	Limited Access Recreation	Yes	Permanently Protected Open Space	167
Indian Brook Conservation Area	Town of Plymouth	Conservation Commission	Conservation/hiking	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	50
Little Island Pond Conservation Area	Town of Plymouth	Board of Selectmen	Conservation/hiking/swimming	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	119
Pond View Circle Conservation Area	Town of Plymouth	Conservation Commission	Conservation	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	<1
Rabbit Pond	Town of Plymouth	Conservation Commission	Conservation	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	>6
Shallow Pond-pond frontage only	Town of Plymouth	Board of Selectmen	Conservation-no access	Good	Conservation Only	No	Unprotected Open Space	2
Taylor Avenue Wetlands	Town of Plymouth	Conservation Commission	Conservation/hiking	Good	Passive Recreation	Yes	Permanently Protected Open Space	6

BEACHES

Manomet Bluffs	Town of Plymouth	Board of Selectmen	Beach area below bluffs	Good	Passive Recreation	Yes	Permanently Protected Open Space	5
White Horse Beach	Town of Plymouth	Board of Selectmen	Dunes and beaches/swimming/fishing	Good, In Use	Passive Recreation	Yes	Permanently Protected Open Space	15

TRAILS

Area	Ownership	Mangement Agency	Current Use	Current Condition	Recreation Potential	Public Access	Degree of Protection	Acres
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LANDINGS

Churchill Landing	Churchill Landing Association	Churchill Landing Association	Beach, Beach Access	Good	Passive Recreation	Yes	Unprotected Open Space	18
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Also Public access points exists via White Horse Rd, Point Rd, and Fresh Pond

GROUNDWATER PROTECTION SITES

Wannos Pond Well Site	Town of Plymouth	Water Dept.	Groundwater protection	Active Well Site			Unprotected Open Space	9
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SIMES HOUSE INFORMATION

In 2010 the Simes House Foundation was established by the Manomet Village Steering Committee to save the house and create a village common. \$1.5 million in Community Preservation Act funds were dedicated by Town Meeting in early 2011 towards the preservation and restoration of the site.

Please refer to the Foundation website:

<http://www.simeshousefoundation.org/>



BELOW IMAGES FROM SIMES HOUSE FOUNDATION WEBSITE:

SIMES * HOUSE,
MANOMET BLUFFS,
PLYMOUTH, MASS.

This House, having been built for a Gentleman's Private Residence, is in
PERFECT * SANITARY * CONDITION,
 AND
 Comfortably Furnished Throughout.

It contains
TWENTY LARGE AND AIRY ROOMS,
 With spacious closets and fireplaces, including bathroom with hot and cold water, and is exceptionally fine in all its appointments. Ample piazzas, and a beautiful lawn on which a tennis court and croquet ground, have been fitted up for the use of guests, surround the house. No nuisance of unsightly buildings or offensive odors, all rooms being equally pleasant.

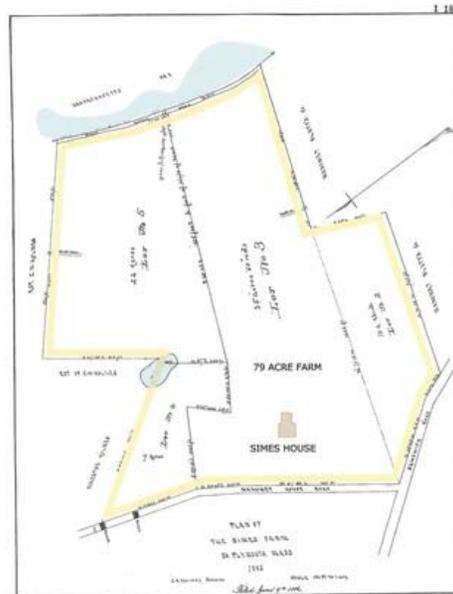
This estate, containing SEVENTY ACRES of land, and
Situated on a Bluff Eighty Feet above Sea Level.
 Commands a fine view of the ocean, and embraces a quarter of a mile of fine, sandy beach, on which may be found six nice bath-houses.

Abundant Supply of Good Water, Ornamental Shade Trees, Stable Privileges, Etc.
 A LIBERAL HOME TABLE, WITH FOOD OF FIRST QUALITY.
FINE BORTING, BATHING, FISHING AND DELIGHTFUL DRIVES,

Presenting to those desirous of a resort where country and seashore are combined, one of the most attractive locations on the coast.

SINGLE BOARD, \$8.00 TO \$16.00. COUPLES, \$16.00 TO \$30.00.
 Special rates for June and September. Address
+ MRS. H. A. WHITE, +
SIMES HOUSE, MANOMET, MASS.
 Take electric cars from depot to Hotel Pilgrim and connect with private carriages of the Simes House.

[G]



FORM B - BUILDING

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Assessor's number 46/101-16A USGS Quad Manomet, MA Area(s) F Form Number 352



Town Plymouth

Place (neighborhood or village) Manomet

Address Manomet Point Road

Historic Name H. Hawley House

Uses: Present residential

Original residential

Date of Construction ca. 1865

Source style

Style/Form Italianate/Second Empire

Architect/Builder _____

Exterior Material: _____

Foundation not visible

Wall/Trim clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (with dates) none

Condition fair

Moved no yes Date _____

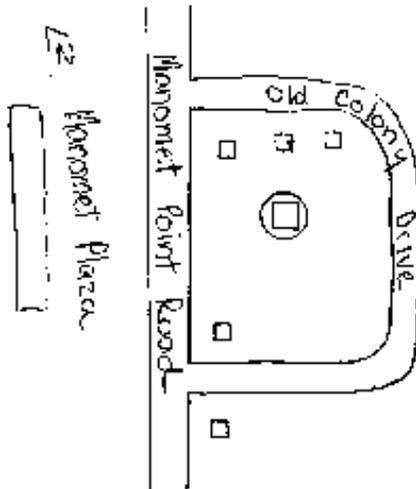
Acreage _____

Setting beach cottage community; near commercial area;

formerly large lot poorly divided so that neighbor's

fence cuts into front yard; poorly maintained lot

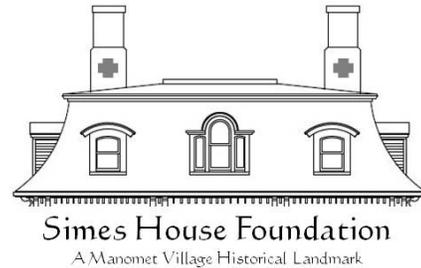
Sketch Map



Recorded by V.H. Adams & A. McFeeters-Krone

Organization The Public Archaeology Laboratory, Inc.

Date (month/day/year) February 1994



SIMES HOUSE HISTORY

(Draft #1 ~ 12-08-10 ~ Compiled JRP)

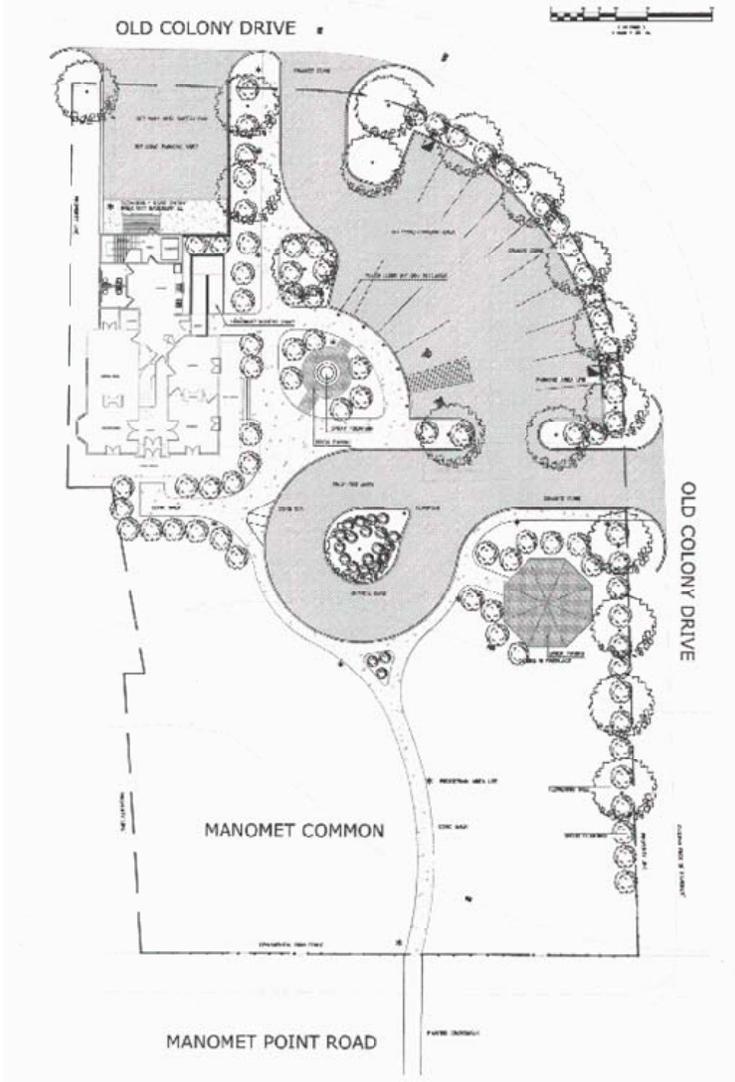
The title search thus far shows Bartlett LaBaron conveying the property to Clark Johnson in 1797. The farm was conveyed from Clark Johnson to Jacob Johnson and back to Clark Johnson, who in 1857 conveyed the farm to Joseph Simes. Assessor records indicate that a dwelling, barn, live stock and carriages existed when Johnson owned the farm. Joseph Simes, primary residence elsewhere, 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 carryalls, 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 mayor of Portsmouth, has always carried a prominent position. Joseph Simes 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, with 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 conveyed the six acre Simes House lot to George B. Emmons in 1906.

MANOMET VILLAGE CENTER

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. 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. 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.

Credit to Lee Hartmann, Jim Baker, Will Shain and Veronica Cooper 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.

ST. CATHERINE'S CHAPEL PARK INFORMATION



St. Catherine’s Chapel Park was constructed by a benevolent resident and deeded by Good Properties Realty Trust with maintenance endowment to the Simes House Foundation on December 31, 2013. It is a beautiful place well respected, maintained and utilized by villagers. Signs and pictures along chip seal walks tell the story of White Horse Beach and Manomet. Open lawn, granite seats, luxuriant plantings and pastoral setting beckon pets to play and people to meditate in the park as they did the old Chapel, now gone, memorialized in name and

painting along the way, as is the image of the Simes House circa 1870, and other historical features. Its acquisition was gained through vote of Foundation directors, presentation to selectmen and negotiation with Good Properties, with a case for the acquisition of St. Catherine’s Chapel Park presented by a MVSC member and Foundation director, commencing with the Simes House Foundation’s purpose, “The corporation will specifically engage in the following activities: Restore, preserve, maintain and operate the Simes House and its grounds, located at 29 Manomet Point Road...for the benefit of the inhabitants of the Village of Manomet, the Town of Plymouth and the general public, organize volunteer efforts, undertake fund raising, obtain and hold any permits, apply for and prosecute any applications for funding and grants, *educate cooperatively with other institutions* and inform interested parties about the unique characteristics and use of the Simes House, its history and place in the village and town. *Consult for guidance*, but not bound by or limited to, *the goals and objectives of the Manomet Village Master Plan and revisions thereto, to establish a village common, to identify and preserve village history, and provide cultural focus, continuity and identity to the community*, and to identify surplus revenue funding priorities.”; and continues with our mission, “To restore and maintain the Simes House and Manomet Commons as self-sustaining historical landmarks in the Village of Manomet. *For the public benefit, we will enhance cultural focus and identity, provide education and encourage community service.*”

St. Catherine’s Chapel Park is a stepping stone of potential to achieve some of our purpose and mission. It is surrounded by neighborhoods of new members and volunteers. Opposite our location on the Manomet loop, it leads through White Horse Beach to Priscilla Beach and its cultural Theatre. Our house historically accommodated its operations, actors and owners. Acquisition of St. Catherine’s Park provides focus, *continuity* and identity, enlarges our education and *encourages community service*. In Manomet, it’s all connected, we’re a village. Acquisition of the Park under a Foundation umbrella would make us more so. Both the Commons and the Park are natural resting places around the wheel we walk, run and ride. Signage is designed at the Park to tell Manomet’s history, with wayfaring signs to the Simes House and other Manomet places.



Also potential is rapport and good will, unity, a better quality of life for Manomet. Do what's best for Manomet and one inherently does what is best for the Simes House and Manomet Commons. Acquisition of St. Catherine's Park poses risk, liability and cost; but those are far outweighed by the mutual potential benefits to the village and Foundation, as well as the realization of our charges.

St. Catherine's Chapel Park is protected for the time being by a private open space agreement with the grantor. It would be prudent to transfer development rights for permanent conservation restriction to protect this place forever.



There's no place like home...