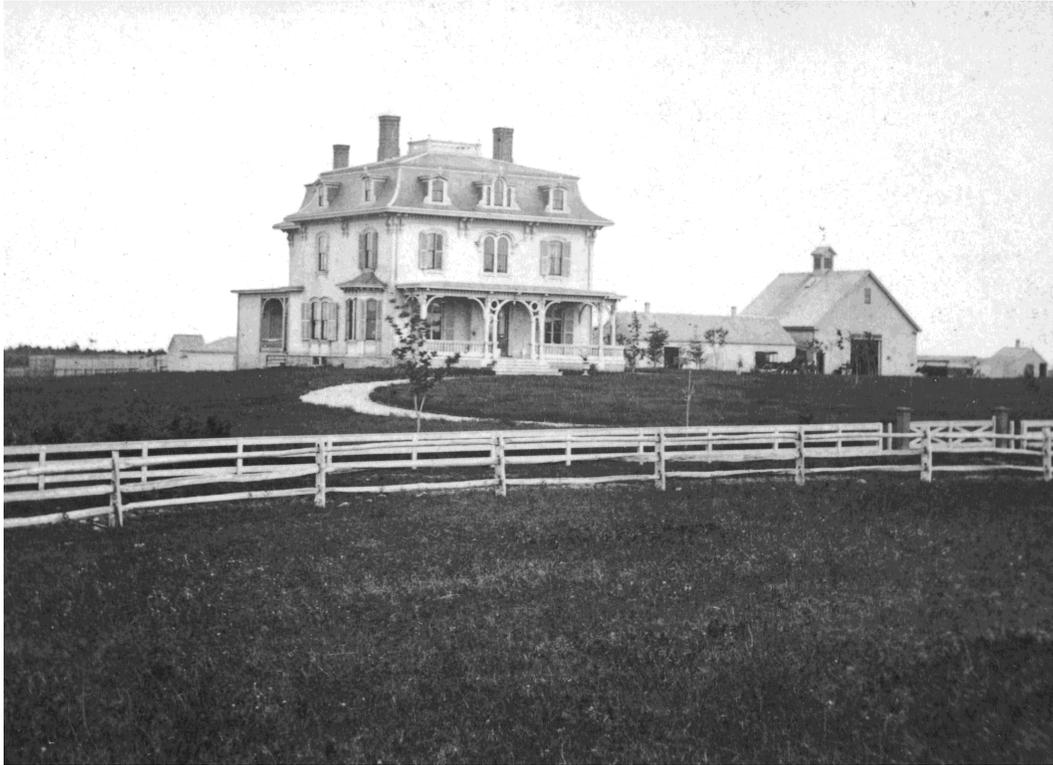


HISTORIC STRUCTURE REPORT & RECOMMENDATIONS



**JOSEPH SIMES HOUSE
29 MANOMET POINT RD.
MANOMET (PLYMOUTH), MA 02345**

Prepared for the

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July 2012

**JOSEPH SIMES HOUSE
29 MANOMET POINT RD.
PLYMOUTH, MA 02360**

HISTORIC STRUCTURE REPORT & RECOMMENDATIONS

July 2012

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EXECUTIVE SUMMARY

The Joseph Simes House, built in 1863 in the Manomet section of Plymouth, is a distinctive and highly visible component of the community's heritage that helps to define the character of Manomet.

The house was recently acquired by the Simes House Foundation, Inc., a private nonprofit community organization dedicated to the preservation and reuse of the Simes House and the development of the Simes House property as open space for community use. The Foundation has secured a commitment of \$1.5 million in Community Preservation funds from the Town of Plymouth and intends to demonstrate that the funds are used in a responsible and publicly accountable manner.

Goals

The primary goal of the Historic Structure Report was to provide the Simes House Foundation with the information required to guide the organization and the community in planning for adaptive reuse of the historic building and site.

Within the general goal were three specific tasks:

- 1) Investigate and document the existing condition of the Simes House and its setting, analyzing the level of physical integrity, and relating physical changes in the property to specific periods of occupancy and use
- 2) Provide an outline for understanding and interpreting the Simes House property within a general historical and architectural context and within the context of Manomet specifically
- 3) Evaluate the potential for preservation and adaptive reuse of the Simes House, including the preparation of conceptual designs, treatment recommendations, and cost estimates.

The Historic Structure Report assembles in one document as much information as is currently available about the history, condition, and intended reuse of the property.

Findings

The Joseph Simes House is one of Plymouth's grandest expressions of the 19th century trend toward prosperity and leisure. The Second Empire-style house was built as a gentleman's farm and country retreat, but the house later functioned as a summer resort, a rest home, a summer camp, and a more modest single-family residence.

The research and investigation undertaken as part of the Historic Structure Report confirmed and identified several key findings:

- The Simes House, built in 1863, is historically significant as one of the few remaining 19th century country estates in Plymouth and as a property whose evolution and use reflect the historical development trends in Manomet.
- The Simes House is architecturally significant as a relatively early and highly developed expression of the Second Empire style and retains a high degree of physical and stylistic integrity.
- The location and setting of the Simes House are amenable to the mixed-use scenario proposed by the Simes House Foundation.

- The Simes House, despite a period of deferred maintenance, is in reasonably sound condition with no significant structural problems or hazardous materials issues, and is a viable focus for preservation and adaptive reuse.

In the course of preparing the Historic Structure Report, the study team did not uncover any issues that would adversely affect the proposed uses of the site and structure, or significantly increase the cost of preservation and rehabilitation. Compliance with modern building codes and safety codes appears to be achievable within the overall context of the project.

Recommendations

The Simes House Foundation identified four specific parameters for the mixed-use development of the historic property:

- 1) Development of meeting rooms and public space on the first floor
- 2) Development of leasable commercial space on the second floor
- 3) Development of two affordable residential rental units on the third floor
- 4) Development of open space for community use on the lawn area (Manomet Commons)

The Historic Structure Report supports the viability of the designated uses and includes specific recommendations:

- The Simes House property should be nominated to the National Register of Historic Places in order to validate the property's historical and architectural significance, to facilitate compliance with current code requirements, and to support future marketing and fundraising efforts.
- All work proposed for the site and the building should comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68), with a focus on restoration of the building exterior, rehabilitation of the building interior, and compatible development of the site.
- Immediate priorities should focus on stabilization and repair of the exterior of the building, including the roof, walls, windows, porches, and foundation, with an estimated cost of approximately \$700,000.
- Medium-term priorities should focus on the development of the landscape and the installation of heat and electrical service within the main house, with an estimated cost of approximately \$220,000.
- Long-term priorities should focus on rehabilitating the interior of the house to serve the mixed-use functions previously identified, with an estimated cost of \$500,000.
- The project schedule should be phased to accomplish exterior stabilization in Year 1, landscape improvements and initial building services in Year 2, and interior rehabilitation in Year 3.

The study team has outlined additional considerations that may affect the configuration of the site and the allocation of space within the main building, including the possibility of erecting a general purpose outbuilding reminiscent of the former barns on the site, and the possibility of modifying the location of affordable housing units on the site in order to reduce the net cost.

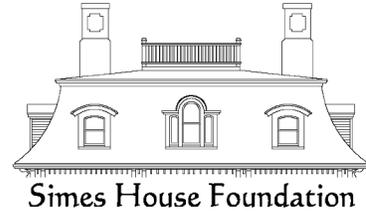
The Historic Structure Report does not include a business plan or marketing plan for the Simes House project, but does provide some of the information that will be needed to develop more detailed plans as the project gains momentum.

Uses of the HSR

The Historic Structure Report is primarily a compilation of the best information currently available on the significance of the property, its current condition, and the prospects for preservation and rehabilitation. It provides a record of the project at this point in time (2012) and outlines the logical steps to move the project forward toward completion:

- Undertake additional research to gain a more complete understanding of the occupancy, use, and physical configuration of the property over time.
- Develop more detailed plans and specifications for the initial phase of stabilization and repair, as well as for subsequent improvements to the building and the landscape.
- Embark on a fundraising campaign to tap additional sources of public and private funds to support the rehabilitation of the property and its continued operation.
- Lay the groundwork for marketing the site and the building as an attractive location for community functions and private rentals.
- Continue to maintain a consistent and accessible record of information on the Simes House, including its history and condition, the progress of the rehabilitation, and the expanded use of the building and site.

The organization of the Historic Structure Report is designed to provide easy access to the many layers of information about the Simes House project. It is expected that the information will be referenced, revised, expanded, and re-analyzed as the project develops. At its core, the HSR is a benchmark that demonstrates the viability of the current project and a measure of its progress.



**Request for Proposal Bid No. 2011-1005
Historic Structure Report
Joseph S. Simes House
29 Manomet Point Road (P.O. Box 577)
Manomet, MA 02345**

October 31, 2011

Please Note: An invitation is extended for a personal tour of the Simes House on a date to be mutually agreed upon.

I. GENERAL INFORMATION

The Simes House Foundation, Inc. (the "Foundation") requests proposals from qualified architectural historians, historians, planners, architects, consulting and research firms ("Bidder") skilled in the practice of preservation design, conditions assessments, materials science and historic building documentation for the purpose of providing professional services to include, but not necessarily be limited to, creation of an historic structure report, preservation plan, site master plan and archival research.

Bid #2011-1005 requires that the contract work include cost projections and deliverables which are unique to the Simes House and its proposed combination of preservation, restoration and reconstruction. Working from a Historic Structure Report (HSR), it is essential that the Foundation understand and implement the restoration of as much of the building as possible within the context of the proposed project and budget that involves the adaptive re-use of an historic property. The project concept is anchored by the need to integrate multiple, separate functions within the Simes House in a "mixed use" building plan that includes:

- 1) Up to four meeting rooms on the first floor built around the current floor plan, and a functional kitchen area suitable for catering of modest functions plus appropriate lavatory space to accommodate meeting participants and the public;
- 2) Two-four (2-4) leasable office spaces on the second floor with common lavatory and conference room facilities for lessees; and
- 3) Two (2) affordable housing units on the third floor with appropriate kitchen and bath facilities.

- 4) Creation of a community-based open space on the grounds of the Simes House to include parking, walkways, gazebo and other attention to the "green" space that will encourage community use.

There is no intention in this proposed building plan to conduct a true historical preservation or complete restoration of the historical structure. It is essential that the house retain its historical "flavor" and that all restrictions and covenants that are currently in negotiation with the Town of Plymouth be observed. To that end, the exterior on three sides (northwest, northeast and southwest) must be completed to preserve the historical character of the house. The fourth side (southeast) will permit a more flexible finish with regard to the installation of a modern elevator and staircase for purposes of current fire and ADA regulations (Americans with Disabilities Act). The widow's walk no longer exists on the house, but it is our intention to re-build the walk and to find a way to retain the interior staircase that leads to it. Interior finish is envisioned as historical as possible on the first floor in meeting rooms and hallways, and in staircases and hallways on the second and third floor. The interior of offices and apartments are to be finished to code with modern amenities. The completed building renovation will permit the scheduling of public meetings, leasing of office space and rental of affordable (low-income) apartments in an integrated design that will accomplish the mixed use planned for a property that will become economically self-sufficient.

II. BACKGROUND

The Foundation was created in September 2010 by a group of eleven residents of Plymouth. With the encouragement and sponsorship of the Manomet Village Steering Committee and its Village Master Plan, the Foundation now includes more than 140 individuals and a Board of eleven Directors with individual professional expertise, including public officials who either reside on the Board or are in an advisory role such as the Community Preservation Committee (CPC). The Foundation is registered in the State of Massachusetts as a non-profit corporation, and has received federal approval of its 501(c)3 application with the Internal Revenue Service. From a management perspective, all approvals of vendors and bids are the sole responsibility of the Foundation, but all work orders once completed and invoiced, are reviewed and approved by the CPC, and payment is administered by the Plymouth Town Finance Department. Administration of the CPC grant pertains to all construction expenses, excluding normal maintenance and other operational costs. Maintenance and operating expenses are the financial responsibility of the Simes House Foundation.

Article 16A, a spring 2011 Town Meeting warrant article, passed on April 2, 2011 with a majority of Town Meeting Members in favor (97-11). The warrant article awarded a \$1.5M community preservation grant to be managed by the local Community Preservation Committee (CPC). The article followed the approval of transfer of the parcel of land upon which the Simes House rests, from the Town Treasurer for the purpose of conveyance to the Board of Selectmen to convey said parcel of land and building thereon to the Simes House Foundation, Inc. The purpose of conveyance was to develop a public village common and convert the building thereon to community use. As a result, the SHFI was the lone bidder on a Plymouth RFP, and was awarded the bid on April 7, 2011. Conveyance of the title to the Simes property is planned to occur sometime in 2011, although the Foundation is now carrying all appropriate structure, property and liability insurance for the house, taking on the legal and financial responsibilities and relieving the financial burden from the Town of Plymouth.

The Joseph S. Simes House is located in the Village of Manomet, in Plymouth, MA. It is centrally located in the Village, and is in walking distance from shopping, restaurants, offices, schools, library and post office, and makes an ideal location for community affairs and activities. The Simes House is the centerpiece of the Village of Manomet with its timeless 19th century, Second Empire, Italianate construction, with significant architectural elements including intricate woodworking, porches, dormers, fireplaces, curving front staircase and other elements largely intact from the original construction.

The property includes a one acre lot and is shown on Assessor Map 46 as Lots H181-16A and H181-015, identified as 29 Manomet Point Road. The Simes House takes on special meaning not only because of the historical significance in the Village of Manomet over the past 150 years, but because of its ideal location and one acre lot that is so amenable to development as open, green space for community affairs. The goal of the Foundation is to develop an active, cultural center for the Village of Manomet, and the larger community of Plymouth, in a location not generally funded in the past for development and lacking an easily identifiable central presence that will build a stronger sense of community. It is consistent with the Village of Manomet Master Plan (available on request) and represents a mixed use redevelopment project.

The property is abutted by three immediately adjacent private residences, and is partially defined on three sides by roadways (north by Manomet Point Road; west and south by Old Colony Drive). One of the abutters is a Director on the Foundation, and a second Director resides adjacent to the property across Old Colony Drive. Several other Directors live within walking distance of the house.

The consultant's task will be to help guide the Simes House Foundation to preserve, restore and reconstruct the Simes House in an efficient and productive manner over the course of three fiscal years through the development of an historic structures report.

III. WHAT IS KNOWN THAT MAY CONTRIBUTE TO THE HSR

The Simes House Foundation, Inc. has produced, through its organization of members, volunteers and professional relations, a business plan brief that speaks to the adaptive re-use of the Simes House. In addition, preliminary architectural drawings in 2-D and 3-D demonstrate and document the plan to convert the Simes House for adaptive re-use.

An historical database has been started to compile a rich history of the house. that may provide useful information upon which to build an archival history of the property. Much of the known historical information is viewable on the Foundation's website at www.simeshousefoundation.org. Additional details may be available in electronic or manual form, and will be provided to the Awardee at project initiation.

The concept of adaptive re-use integrated into a blend of preservation, restoration and reconstruction is intended to build a positive cash-flow that will provide the necessary funding for on-going operations, repairs and future renovation or construction that may be necessary. The adaptive-reuse concept will be utilized in the Simes House operations to:

- Renovate the first floor to offer a community center that is historically accurate and will provide up to four meeting rooms for small-medium sized meetings with kitchen facilities to

offer modest dining arrangements. Meeting rooms will be offered to local non-profit groups and to town committees at no charge, and a modest fee will be charged for all others.

- A "mostly" renovated second floor that offers modern amenities (AC, TV cable/high speed internet, etc.), but stays "true-to-form" in common areas including hallways and meeting rooms.
- A predominantly reconstructed third floor to accommodate two modern apartments that meet all necessary codes and building regulation to permit renting units to low income individuals.

Walk-throughs by knowledgeable historical architects, engineers and other experts suggests that the Simes House is largely intact and has not been plagued over the years with renovations that have hidden, cut out, or otherwise changed the original, historical designs. There is the question of an addition to the back of the home that may or may not be original. Primary spaces in the house are largely intact, and the original details appointed in the doors, cornices, baseboards, fireplaces and mantels, flooring, hardware, light fixtures, plaster walls and moldings, staircases, rails, etc. are present and in many cases, in good shape. The house is clearly in a state of disrepair with regard to roof, windows, porches, heating, lighting, plumbing, kitchen, interior walls and some floors affected by intrusion of water. The foundation is solid and should be the bedrock for a future restoration.

With a one acre lot to work with, and the house situated almost abutting the southeastern corner of the lot, there is a prime opportunity to restore the yard into a community-centric "green" space for community activities and as a focal point in the Village of Manomet.

Temporary repairs to the roof have been completed that have partially corrected the intrusion of water into the interior. Hurricane Irene has opened and exposed a portion of the second floor that passes from the exterior siding through the plaster interior wall exposing the impact of years of water intrusion into the interior framing. How representative this is with respect to other known entry points for the weather is not known with certainty at this time. The house has been cleaned on the interior sufficient to aid in more detailed inspections of the condition and design of the house. The outside property is being mowed and cleared of weeds and overgrowth, and a temporary lawn is planned for installation as a stop-gap measure in the fall of 2011. The goals are to aid in presenting an attractive facade for curious visitors, town and committee members, and grantors who choose to visit the property for site visits as work progresses, and to improve access to the property for contractors. Bringing the yard back is a key element of the public relations campaign that includes fund-raising events, open meetings, membership drives and the integration with our social media campaign. Consideration is being given to beginning the development of the grounds first, including the gazebo, to permit community events that will bring additional funding to the Foundation and increase community spirit and motivation with regard to the Simes House restoration.

Initial funding has been approved through the Community Preservation Act by the local Community Preservation Committee for a total grant of \$1.5 million for the purpose of adaptive re-use of the Simes House. As the grant was applied for and awarded, the grant is set up with three primary objectives and funding budgets:

1. \$1.0 million approved for restoration of the Simes House, not including the third floor designated for affordable housing.
2. \$0.3 million approved for creation of two apartments on the third floor for low income tenants.

3. \$0.2 million approved for work on the two lots representing the property's "open space". This includes parking, driveways, landscaping and gazebo.

At this time, this grant is entirely available for the restoration, and no funds have been utilized from this source. This funding is available only for restoration, reconstruction and open space development efforts, and cannot be used for expenses associated with daily operations or other non-building costs (electricity, water, trash, routine maintenance, etc.). On-going local fund-raising activities, membership dues and donations offsetting expenses over the past year have netted the association \$7,000 for its operating budget. Additional grants will be applied for to secure additional working capital for the restoration, and an active fund-raising campaign will continue.

IV. SCOPE OF SERVICES

The following is a breakdown of the minimum services required for completion of this proposal. The Foundation anticipates that the final HSR report will include a formal presentation of findings, and a review of final building plans (when completed) to advise the Foundation on consistency with recommendations made in the HSR. This added consultation should be included in the final bid proposal.

1. ANALYSIS AND DESIGN

A. Existing Conditions Inventory and Analysis

The Simes House. Identify and document in photos, drawings, legal and other documents the Joseph S. Simes House circa 1863. Conduct a thorough analysis of the structure to identify all historically relevant architectural elements and the plans to preserve or replace with like designs. Include a materials analysis, where appropriate, including paint analysis to discern the original colors of the house inside and out. This will require creation of an Historic Structure Report in conformance with Preservation Brief 43 ("The Preparation and Use of Historic Structure Reports") and Preservation Brief 18 ("Rehabilitating Interiors in Historic Buildings. Identifying and Preserving Character-Defining Elements") of the National Park Services of the U.S. Department of the Interior. Documents already collected will be supplied as source material for the historical discovery portion of the HSR.

The Village Area. Provide a general overview of the historic Village of Manomet with its commercial, cultural, housing, historic and other resources, as it might relate to the redevelopment of the Simes House. Analyze economic and other conditions and synergies, physical proximities, visual, historic and other connections. Examine the setting from an architectural, landscape architecture and Village design perspective, as well as from economic, cultural enhancement and real estate frameworks. The consultant will be provided with all recent pertinent planning documents to aid in this task.

B. Historical Analysis

A better historical understanding of the building and property is desirable. Confirmation of the ancestors of Joseph S. Simes back to the original immigration to America is sought, and validation of the descendants of Mr. Simes is requested. Their involvement in matters

significant to the establishment and evolution of the United States of America would be of great help in securing additional funds for the Foundation.

Additional questions of interest, but not necessarily comprehensive in scope, include:

- Aside from the use of the property as a "gentleman's farm", what other events of historical significance can be found to supplement what is already known?
- Can the original architect of the house be identified? Is it possible that Mr. Luther Briggs, a local regional architect of some repute was involved?
- Is archival documentation available, in particular, the original building plans?
- To what extent can the building's physical (and historical) design be retained in the context of upgrading to a 21st century building that will host new tenants both resident and professional, and the influx of visitors and guests that will come as a result of meetings and events?
- Review and comments on the current adaptive re-use plan in the historical context of the house, and direction/suggestions given for alternate designs.

C. Guide for budgetary planning for preservation of recommended architectural elements

Within the context of the current design (existing conditions and preliminary drawings are available), the Foundation would be best served with a budgetary estimate of recommended architectural elements to be preserved.

2. FINAL WORK PRODUCTS

The final work product will be a Historic Structure Report as defined by the U.S. Department of the Interior in Briefs 43 and 18. This will document existing conditions and provide guidance for decision-making about the historic importance of the Simes House and the most appropriate mix of preservation, rehabilitation, restoration and/or reconstruction treatments to accomplish the adaptive re-use envisioned. The final report should include:

- Existing conditions report that includes a summary of the information known and conditions observed at the time of the survey that will guide the immediate and long term restoration of the house. Also include a materials analysis to ascertain the original paint and stain colors for the interior and exterior finishings. Materials analysis should also be conducted to test for the presence of lead and asbestos;
- Development of specific work recommendations including the selection and rationale for the most appropriate approach to treatment (preservation, rehabilitation, restoration, or reconstruction). Also include options for replicating existing architectural treatments and finish, specifically, how others do it to meet today's standards.
- A compilation of key information on the history, significance and existing condition of the historic structure including documentation to help establish the dates and periods of construction;
- Record photography.
- A bibliography of archival documentation relevant to the Simes House;

- A record of completed work.

The final report will represent a readily accessible reference document for the Foundation validating the mixed uses planned for the historic structure, and will be a practical tool for use in interpretation of the structure based on historical and physical evidence.

ADDENDUM 1. Historical Information prepared by the Foundation, but not verified by independent historians.

The title search for the Joseph S. Simes House 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 hennery 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.

We believe that 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 was a mayor of Portsmouth, has always carried a prominent position. In "The Symmes 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. Punched 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 to 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.

PROJECT DESCRIPTION

The Joseph Simes House (1863) is a three-story, three-bay, center hall wood-frame residence located on a one-acre parcel at 29 Manomet Point Road in the Manomet section of Plymouth, Massachusetts. The property was acquired by the Town of Plymouth in January 2009 in payment for back taxes. At the time of acquisition, the property was in deteriorated condition and local residents initiated discussions with the Town of Plymouth regarding the possibility of preserving and rehabilitating the historic property.

As a result of the initial discussions, a core group of local residents organized the Simes House Foundation, Inc., as a private nonprofit corporation in September 2010. The purpose of the Foundation is to preserve and rehabilitate the Simes House and the surrounding property for the benefit of the community. The director and officers at the time of this report are:

Officers:

J. Randolph Parker, President
James Pierson, Vice President
Will Shain, Secretary
Mary Ellen Parker, Treasurer

Directors:

Galen Green
Tedd Gwilliam
Jim Hoagland
Sandra King
Tina Manter
Jeffrey Metcalfe
Barbara Shain

In the spring of 2011, the Plymouth Town Meeting approved the recommendation of the Community Preservation Committee and voted to set aside \$1.5 million in Community Preservation funds to support the work of the Simes House Foundation including the rehabilitation of the Simes House, the preservation of open space on the property, and the development of affordable housing in a portion of the house. The Town of Plymouth officially transferred title to the Simes House to the Simes House Foundation on March 29, 2012.

In anticipation of assuming responsibility for the property, the Simes House Foundation released a Request for Proposals (RFP) for qualified consultants to prepare a comprehensive Historic Structure Report on the Simes House property according to the standards and guidelines set forth by the National Park Service in *Preservation Brief #43: The Preparation and use of Historic Structure Reports* (Deborah Slaton, author). The RFP was issued on October 31, 2011 (Request for Proposal Bid No. 2011-1005) and the contract for consulting work was executed on February 29, 2012.

The principal consultant team consisted of three primary consultants.

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The investigation of the property and the preparation of the Historic Structure Report was undertaken from February to July 2012. The process was facilitated by research and analysis previously conducted by the Simes House Foundation, Inc. Jeffrey M. Metcalfe, a registered architect serving on the board of the Foundation, provided initial architectural plans and a preliminary code reviews in February 2012.

Methodology

The advanced deterioration of the Joseph Simes House was the primary driver behind the methodology for this Historic Structure Report. Although the site and the house had been cleared of debris by the Simes House Foundation, the extent of water damage both inside and outside the house raised serious questions about the viability of reserving and rehabilitating the structure.

Historical Analysis

The consultant team began by conducting a limited amount of research to verify the historical information compiled by the Simes House Foundation and to identify other potential sources of information. Research on the ownership, occupancy, and use of the house is a continuing focus of the Simes House Foundation and new information will continue to come to light. The historical information included in the Historic Structure Report is simply a summary of what is currently documented.

With the historical framework in place, the consultant team inspected and inventoried the existing features of the building and the site in order to relate them directly to specific periods of occupancy and use. The building overall displays a remarkable degree of historical integrity with many of the original 1863 features completely intact despite changes in use and lapses in maintenance.

The Joseph Simes House is the largest and best example of the country residences built by affluent families in the Manomet area in the mid- to late-19th century. Historically and architecturally, the Simes House represents a key component of Plymouth's heritage.

Documentation of Existing Physical Conditions

Since the Simes House had never been studied in detail, the consultant team devoted the bulk of their effort to investigating and recording the existing physical condition of the property. Building on work previous accomplished by the Simes House Foundation, the consultants developed more detailed architectural plans and elevations of the house. The architectural drawings served as the base documents on which to note features, conditions, and levels of deterioration.

As part of the process, the consultants photographed all of the existing architectural features and spaces, both interior and exterior. The resulting documentation is a ready visual reference, but also serves as a gauge against which to measure any future deterioration or damage.

The process of investigation also included an evaluation of the structural condition of the Simes House and an initial assessment of hazardous materials present in the project. Fortunately, both reports identified no serious concerns that would prevent the project from moving forward.

Analysis and Recommendations

With a more thorough understanding of the history of the Simes House and its current condition, the consultant team focused on developing appropriate treatments, relative priorities, and estimated costs for the preservation and repair of the Simes House and the related landscape.

Since the current size of the land parcel is greatly reduced from its original size, the preferred approach to development of the landscape is to echo or suggest key historical relationships

without trying to recreate them. The Landscape Concept Plan included in the Historic Structure Report seeks to preserve the open space and accommodate the new uses of the “Manomet Commons” while retaining a scale of development that harmonizes with the historic residence.

The Simes House as a structure is generally sound, but in need of extensive repair. The treatment approach outlined in the Historic Structure Report recommends repair and restoration of the exterior of the house to represent its historical appearance during the period of Simes occupancy (1863-1890). On the interior, the house is expected to accommodate three new uses: community-based activities on the first floor, commercial office rentals on the second floor, and affordable rental apartments on the third floor. Given the mix of uses, the Historic Structure Report recommends rehabilitation as the appropriate treatment for the interior of the house, preserving the most important historic elements, but adapting the space to current needs.

The cost of completing Priorities 1, 2 and 3 for the house itself is estimated at \$1,162,951. The related cost of completing the proposed work on the landscape is estimated at \$192,800 to \$210,000. The total project cost as outlined in the Historic Structure Report is expected to be between about \$1.3 million.

Final Report

The Historic Structure Report is a compilation of all the information currently available to guide the Simes House Foundation in planning for preservation, rehabilitation, and active use of the property. While primarily a reference document, the HSR lays out a path toward preservation and reuse of the historic property.

Acknowledgements

The consultants would like to thank the officers and directors of the Simes House Foundation, Inc. for providing information, guidance, and support during the development of the Historic Structure Report. Special thanks to Randy Parker, Galen Green, and Will and Barbara Shain for providing repeated access to the property and for responding to innumerable questions.

The information contained in the Historic Structure Report is believed to be accurate as of the date of preparation. Any errors of fact or omission are attributable to the authors and are subject to correction.

HISTORICAL SIGNIFICANCE

The Joseph Simes House in Plymouth was built in 1863 as a private residence and is still one of the largest and most impressive private buildings in Manomet. Initial research shows that the history of the Simes House falls into distinct periods that relate directly to the development of Manomet and Plymouth.

- 1857-1890 Construction of a gentleman's country estate (1857-63) by Joseph Simes and George Simes (100 acres, reduced to 79 acres in 1886)
- 1892-1906 Operation of the Simes House as a seasonal resort (70 acres), taking advantage of new electric streetcar connections
- 1907-1917 Operation as Broadview Rest Home (6 acres)
- 1923-1954 Operation as Esta Nuala (1923) and Camp Bazely (1939), a girls' summer camp (6 acres) owned by the Boston Young Men's Christian Union
- 1957 Property sold and subdivided into 16 residential lots with the Simes House on 3/4 acre and surrounded by new streets and residential development

The sequence of ownership and use shows Manomet (South Plymouth) developing from an early-19th century rural area based on agriculture and small manufacturing to a late-19th century refuge for affluent residents from greater Boston. The population of Plymouth remained fairly constant throughout the mid-19th century, increasing gradually from 5,281 residents in 1840 to 7,314 residents in 1890 (an increase of 38% over fifty years).

Plymouth had started the process of municipal improvement in the 1850s with the establishment of the Plymouth Gaslight Company (1854), the Plymouth Water Works (1855, drawing drinking water from the South Ponds near Manomet), the first direct telegraph service between Boston and Plymouth (1855), and the incorporation of the Plymouth Library (1856).

The decade of the 1880s marked a period of rapid development of public services. Regular steamboat service between Boston and Plymouth began in 1880 (with a travel time of three hours). The municipal water supply system was inaugurated that same year (although public sewers were not installed until 1895). A local telephone company was established in 1883. Municipal electrical generation began in 1885 with new electric lights installed along Main St. and Town Square.

Perhaps the most significant development was the plan to establish an electric street railway connecting the center of Plymouth to the outlying areas and the neighboring communities. The Plymouth & Kingston Street Railway was organized in 1886 and conducted its first trial run of cars on June 2, 1889. An excursion to the beaches in Plymouth soon became a popular summer activity. In 1907, the trip from Boston to Plymouth took three and a half hours and cost 55 cents.

The street railway spurred the development of summer cottages and rented rooms in Manomet from 1890 until the electric streetcar succumbed to the popularity of the automobile in 1928. With the improvements in transportation, Plymouth's population expanded from 7,314 in 1890 to 12,141 in 1910 (an increase of 66% over 20 years).

Within this period, the Simes House was adapted from a single-family home to a communal residence. It was advertised in 1893 as a twenty-room inn “on a bluff eighty feet above sea level” with a view of the ocean, a sandy beach, and six bath-houses.¹ As smaller single-family homes and summer cottages proliferated on the surrounding new streets, the massive Simes House was converted to the Broadview Nursing Home (1907). From 1923 to 1954, the Simes House and its surrounding acreage served as a summer camp for girls run by the Boston Young Men’s Christian Union.

When the summer camp closed in 1954, Manomet was in the midst of a boom in construction of single-family homes and cottages. Plans for the Southeast Expressway (opened in 1960) made Plymouth and the surrounding area an attractive target for suburban development. The six acres surrounding the Simes House were subdivided into 16 lots in 1957, placing the Simes House on a much-reduced parcel of three-quarters of an acre.

The Simes House reverted to its original use as a single-family residence, but without the extensive acreage associated with the former gentleman’s estate. The Town of Plymouth acquired the property in payment for back taxes in 2009. The Town Meeting a year later voted to transfer the property to the Simes House Foundation, Inc., a nonprofit organization, for the purpose of promoting open space, historic preservation, and affordable housing.

¹ Plymouth Directory, 1893

PERIOD 1 – COUNTRY ESTATE

Joseph Simes (1810-1884), the original owner of the Simes House in Manomet, was the son of George & Ann Simes and was born in Portsmouth, New Hampshire in April 1810. Joseph Simes made his career as a tea and coffee dealer in Boston beginning with the firm of J. MacGregor & Company in 1845.² By 1865, he had established a partnership as Simes & Farley.

Mary J. Johnson (1798-1883), the daughter of William and Betsey Johnson, married Joseph Simes in May of 1848 at the “Chauncey Place Church” (First Church, Unitarian) in Boston. The 1850 federal census for Boston (Ward 11) recorded the following household:

Joseph Simes, age 40, b. NH, occupation merchant, real estate valued at \$5000
Mary Simes, age 40, b. Mass.
Mercy B. Johnson, age 30, b. Mass. (presumably a sister-in-law of JS)
Eliza Patten, age 22, b. Mass. (relation not recorded)
William Paine, age 26, b. VT, occupation laborer
Sarah Paine, age 26, b. VT (wife of William Paine)
Mary & Martha Paine, age 6 b. Mass. (twin daughters of William & Sarah Paine)
Martha Burns, age 14, b. Mass. (either a relative or a domestic)
Bridget Welch, age 25, b. Ireland (domestic servant)

Joseph Simes purchased the Manomet property in Plymouth from Clark Johnson (the uncle of Mary Johnson Simes) in 1857. The property consisted of a house and barn on 40 acres as well as a 20 acre woodlot. Simes improved the property for use as a summer residence, increasing the value from \$800 in 1854 (under Johnson’s ownership) to \$2,500 in 1859.³

The 1860 federal census recorded the seasonal household of Joseph Simes in South Plymouth (Manomet):

Joseph Simes, age 50, Merchant, with \$15,000 in real estate & \$50,000 in personal estate
Mary Simes, age 50
Louisa Simes, age 14
George Simes, age 8

The race and ethnicity of the servants are the most interesting part of the 1860 household:

Charles Prickson, age 35, b. PA (black)
Stephen Prior, age 35, b. NY (black)
Maria Greeland, age 65, b. PA (black)
Ann Myers, age 21, b. Mass. (black)
Lucy Caesar, age 12, b. Mass. (American Indian)

² Joseph Simes and Joseph S. Simes were both in partnership with J. MacGregor in 1860 and the names have led to some confusion. Joseph Simes was born in Portsmouth in 1810 and died in Plymouth on October 16, 1884 at age 79. Joseph S. Simes, presumably a relative, was born in Portsmouth about 1835 and died in Boston on March 3, 1884 at age 49. Although the business and personal connections between them have not been researched, the two Josephs are clearly not the same person.

³ Town of Plymouth, Assessor’s Valuation Sheets

Maria Greeland was born under slavery in Pennsylvania or Maryland and had married Edward Greeland by 1860. She had moved to Boston (Ward 6) by 1870 and died in Boston a widow on June 7, 1874. She was buried at Burial Hill in Plymouth.

The Plymouth assessor's valuation sheets from 1861 to 1865 show that Simes owned 100 acres of agricultural land, a 30 acre woodlot, and 15 acres of wood and swamp in Plymouth. In 1863, Simes erected the current wood-frame house in the Second Empire style along with the related barns and outbuildings. Upon completion of the gentleman's country estate, Simes became a year-round resident of Plymouth.

The 1864 assessor's valuation book shows a prosperous gentleman's farm with the following holdings:

\$9000	Dwelling [main house]
\$900	Dwelling [old house]
\$650	Barns (2)
\$125	Shed, corn crib, henery
20A	Mowing & tillage (Manomet Ponds)
80A	Pasture (Manomet Ponds)
15A	Woodland and swamp (Indian Brook)
4	Horses (plus one colt)
3	Cows
2	Heifers
4	Swine
1	Top buggy
2	Carry-alls
2	Horse carts
1	Farm wagons

Stock holdings in railroads, mills, insurance companies, and banks.

By 1870, Joseph Simes had retired from his business and the size of the household was reduced:

Joseph Simes, age 60, "Retired Merchant" with \$7,500 real & \$75,000 personal estate
Mary Simes, age 60, "Keeping House"
George Simes, age 19, "Attending School"
Clara C. Peters, age 60, "Domestic," b. in Nova Scotia (black)
Jane Mason, age 14, "Domestic," b. Virginia (black)

The last federal census to show the Simes family in residence at Manomet is the 1880 census:

Joseph Simes, age 77 [sic], "Gentleman Farmer" (Joseph's age was actually 70)
Mary Simes, age 72 [sic], "Keeping House" (Mary's age was actually 82)
George Simes, age 29, "At Home" (no occupation)
Eliza Pierce, age 60, "Servant / Housekeeper", b. in Ireland
Teresa Cleaveland, age 19, "Servant," b. in Nova Scotia (white)

Mary Johnson Simes died on October 28, 1883 at age 85. Joseph Simes died of paralysis in Plymouth on Oct. 16, 1884 at age 74. His funeral was held at "Dr. Ellis's Church" (First Church of Boston), Unitarian church on the corner of Berkeley and Marlborough Streets in Boston.

In 1881, George Simes had married Charlotte Crewe-Read and taken title to the Simes farm. A daughter Josephine Simes was born on September 18, 1885. The plan of the Simes property recorded in 1886 showed a farm of 79 acres.

George Simes sold the property in 1890, marking the end of the first period of significance.

PERIOD 2 – SUMMER RESORT (1892-1906)

George Simes sold the property in 1890 to Frank Crocker and the South Plymouth Land Company, who intended to subdivide the land and sell it for residential development. The subdivision plan filed in 1890 reduced the size of the Simes House property to six acres, laid out new streets, and created 217 small residential lots (averaging 1/3 acre) on the remaining 64 acres. Whether for lack of financing or other issues, the subdivision plan was never implemented and Crocker sold the entire 70 acres to William H. Hawley in 1892.

With the beginning of electric streetcar service in Plymouth in 1889, the Manomet / South Plymouth area became a favorite summer destination for Bostonians seeking to escape the heat of the city. Under the ownership of William Hawley, the Simes House was adapted to serve a new seasonal clientele. The 1893 advertisement in the Plymouth Directory provides the most detailed information on the operation of the Simes House as a summer resort. The complete text is reprinted below.⁴

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 bathrooms 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 BOATING, 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, \$16.000 TO \$30.00.
Special rates on June and September. Address

MRS. H.A. WHITE
SIMES HOUSE, MANOMET, MASS.

Take electric cars from depot to Hotel Pilgrim and connect with private carriage of the Simes House.

⁴ Plymouth Directory for 1893, advertising page G.

The 1900 federal census does not readily reveal the occupants of the Simes House since the census was taken in the spring, before the house had opened for the summer season. Additional research would be necessary to learn more about the proprietress (Mrs. H.A. White) and the seasonal guests who stayed at the Simes House. According to deed records, the property was owned during this period (1892 to 1906) by William H. Hawley.

The directory advertisement suggest that the conversion of the Simes House to a summer resort required very little alteration of the house or the surrounding property. The “twenty large and airy rooms,” “comfortable furnishings,” “ample piazzas,” and “beautiful lawn” are all components of the private residence adapted to a more communal use.

More research in Plymouth directories and in town assessment records would shed more light on the number of seasons that the Simes House operated as an inn. Whether the summer inn proved unprofitable or whether there was simply too much competition for the summer market, the resort was eventually converted to a year-round communal use.

PERIOD 3 – BROADVIEW REST HOME (1907-1917)

The conversion of the summer resort to a year-round rest home for elderly residents was accomplished under the ownership of Abbie L. Punchard. Very little is currently known about the Simes House during the period 1907-1917, so more research is definitely needed.

The movement to establish communal rest homes or nursing homes for elderly or disabled residents was part of a humanitarian effort in the late 19th and early 20th centuries to address one aspect of poverty and isolation in New England communities. The Civil War (1861-65) and the impact of industrialization resulted in the loss of fathers, brothers, and sons for many households. The number of widowed or unmarried women in New England's rural communities and small towns increased substantially. As these women aged, they faced the dilemma of having no close relatives to care for them.

Rest homes and nursing homes offered a way for elderly residents to live communally in a home-like setting. The number and identity of the Broadview Rest Home's residents would be a subject of more research.

- Were they local to Plymouth or did the rest home draw from the Boston area?
- Was Broadview a temporary residence or a permanent home?
- What sort of medical care and health support was provided by the home?
- How was Broadview supported financially?

In addition to its function as a rest home, Broadview provided one of the largest public venues in the Manomet area. The Old Colony Memorial newspaper in Plymouth reported on a "Suffrage Meeting in Manomet" in 1914.⁵ The speaker at Broadview was Mrs. Wenona Osborne Pinkham who spoke in support of a statewide campaign to promote women's suffrage in a national referendum scheduled for 1915. Mrs. Pinkham (1882-1930) was the chair of the Massachusetts Woman Suffrage Association and the wife of a Unitarian minister in Boston.⁶

The program reportedly attracted some 75 people, but the 1915 suffrage initiative was defeated in Massachusetts. Whether Mrs. Pinkham received any support from Broadview's proprietor or residents is worth looking into. Were other public programs held at Broadview as well?

⁵ Referenced in Chaffee, *Beyond Plymouth Rock: Vol. 1*, p. 42.

⁶ The papers of Wenona Osborne Pinkham are in the Woman's Rights Collection of the Schlesinger Library at Radcliffe University.

PERIOD 4 – SUMMER CAMP (1923-1954)

The Boston Young Men's Christian Union purchased the Simes House and surrounding property in 1923 from George R. Barker. The Boston YMCU had been founded by Harvard students in 1852 to serve Protestant youth in the liberal (Unitarian) tradition, since membership in the Young Men's Christian Association (YMCA) was not open to them. The Boston YMCU had its headquarters at 48 Boylston St. in Boston.

Among the Boston YMCU's many activities was a commitment to provide vacations in the country for underprivileged urban children. The girl's summer camp at the Simes House helped to further that goal by offering a summer camp experience in a healthful setting. The camp was known as Camp Nuala until 1939 when it was changed to Camp Bazely in honor of a major benefactor.

The role of the Simes House property in the summer camp movement of the mid-20th century is an area that merits further research and investigation.

- How many girls were accommodated at the camp?
- Where were they drawn from?
- What was the average length of stay?
- What sort of activities did the camp offer?
- Are there brochures, scrapbooks, photos, or newspaper articles that document the camp experience?
- How was the camp supported financially?

PERIOD 5 – SUBURBAN RESIDENCE (1957-2009)

The trustees of the Boston Young Men's Christian Union sold the Manomet campground in 1954 to A. Franklin Trask and Alice H. Trask. Plymouth, like many other communities in eastern Massachusetts, was in the midst of a post-WWII suburban building boom that was rapidly devouring any buildable open space. Plans for the Southeast Expressway (opened in 1960) made Plymouth and the surrounding area an attractive target for suburban development. The town's population increased rapidly from 13,608 residents in 1950 to 35,913 people in 1980 (an increase of 164% in 30 years).

In 1957, the Franklin and Alice Trask filed a subdivision plan for the Simes House property that created Old Colony Drive and sixteen residential parcels. Most of the parcels averaged 10,000 square feet. The Simes House (Parcel 16) occupied a larger parcel of 32,933 sq. ft. (Parcel 16). The corner parcel at Old Colony Dr. and Manomet Point Road, just southwest of the house, was designated Parcel 15 (10,065 sq. ft.).

The barns and outbuildings associated with the Simes House were probably demolished in 1957 to accommodate the layout of Old Colony Drive and permit the construction of new housing on the subdivided parcels.

The Simes House (Lot 16) was purchased by William and Barbara Riley in July 1957 as a private home, returning the historic building to its original use, but with a very different context. The house was conveyed through subsequent owners until it was taken for back taxes by the Town of Plymouth in January 2009.

The Plymouth Town Meeting on January 25, 2012 voted to sell the Simes House for \$1 to the Simes House Foundation, Inc., a nonprofit corporation, with the provision that the property be used for community open space, historic preservation, and affordable housing. The Simes House Foundation took title to the property on March 29, 2012 and is proceeding with plans for restoration and rehabilitation of the site.

ARCHITECTURAL SIGNIFICANCE

The Joseph Simes House is unusual in Plymouth as a relatively early and fully developed expression of the French Second Empire architectural style. Like the Italianate and Gothic Revival styles of the mid-19th century, the Second Empire was a romantic revival style that drew inspiration from historical precedents.

The high foundation, square form, and basic symmetry of the 1863 Joseph Simes House are not much different from the characteristics of the Italianate style that gained favor in the 1840s. The mansard roof (a dual-pitched hipped roof), the paired eave brackets, and the prominent dormer windows are the architectural characteristics that refer most directly to the Second Empire style.

The Second Empire style is closely associated with the reign of Napoleon III (1852-70) and the rebuilding of Paris under Baron Haussmann in the 1860s. The mansard roof design (named after a 17th century French architect) allowed for a full story under the roof and was a popular way to maximize the use of space on small urban lots.

In Massachusetts, the first major public expression of the Second Empire style was the construction of Boston's third City Hall on School Street, constructed between 1862 and 1865. The building was designed by architects Gridley James Fox Bryant (1816-1899) and Arthur D. Gilman (1821-1882), who together laid out the street grid in the Back Bay neighborhood and designed many of the buildings both before and after the Great Fire of 1872 in Boston.

As a design for single-family homes, the Second Empire style became popular in the years immediately after the Civil War and throughout the 1870s. In both two-story and three-story configurations, houses with mansard roofs became a sign of prestige in suburban Boston communities and in coastal communities on Massachusetts Bay. The Second Empire style was also popular in the design of public buildings during the presidency of General Ulysses S. Grant (1869-77), but its popularity waned quickly as the decade came to a close.

The choice of the Second Empire style for a private home in 1863 was unusual since the style was just gaining traction in the United States. It may be that Joseph Simes observed the City Hall under construction during his daily routine in Boston and consulted with the project architects about the design and configuration of the mansard roof. The Boston City Directory for 1870 listed more than 70 architects practicing in the city, so there were many professionals whom Joseph Simes might have consulted.

In 1863, the Second Empire style would have been seen as a very sophisticated style reflecting an awareness of European trends and fashions. While the symmetry and detailing owed much to the Italianate style that became popular in the 1840s, the distinctive mansard roof and bold ornamentation of the Second Empire style distinguished it from most of the romantic revival styles then in vogue. The placement of the house with a deep setback from the street and a generous lawn emphasized the verticality of the Second Empire style and made the Simes House a house to be noticed.

The architect and builder of the Simes House have not yet been identified, but the quality of design and detailing on the house suggests that a professional architect was involved. The Second Empire style was enough of a novelty in 1863 that it had not yet shown up in pattern books and builder's guides.

Andrew Jackson Downing's *Country Residences*, published just before his death in 1852, included a variety of examples of romantic revival styles (Gothic, Tudor, Italian, Tuscan, Elizabethan), but nothing in the Second Empire style. The revised edition of 1873 included a "French Roof House" (Design XX) and a Second Empire-style "Architect's Residence" (Design XXIII), the latter by Arthur Gilman, one of the architects responsible for the Boston City Hall.

In addition to G.J.F. Bryant and Arthur D. Gilman as possible architects for the Simes House, the name of Luther Briggs (1822-1905) has been suggested. Briggs trained with Alexander Parris in Boston and went to work for Gridley J.F. Bryant in 1842. By 1844, he had struck out on his own and seems to have specialized in building country homes in the Boston area in a variety of historical revival styles (Gothic, Tudor, Norman, Flemish, Italian) based on popular pattern books of the time.⁷ Whether Briggs ventured into the Second Empire style, and if so with what degree of success, would be a topic for further research.

The original exterior color scheme for the Simes House has not been investigated, but it is likely to be similar to the soft "natural" shades that were recommended for use on Italianate style houses of the same period. Light stone colors (shades of buff, tan, or gray) were recommended for the exterior in order to help the house harmonize with the landscape. Window sash and architectural trim elements were often painted in compatible shades with only a modest degree of contrast. Plain black and stark white were the two colors that were to be avoided in country houses since they did not occur in nature.⁸

On the interior, the Joseph Simes House presents the wide center hall and high ceilings that were the hallmarks of a gentleman's country estate. The brightly colored geometric pattern of the ceramic tile floor in the front vestibule contrasts nicely with the warm wood tones of the hardwood strip floor in the central hallway. In fact, the hardwood strips in the main stair hall are toned in an alternating pattern of light and dark varnish. The subtle striping has the effect of drawing the eye further into the hall toward the sweep of the main staircase.

The four main rooms on the first floor of the house have flat plaster walls with deeply carved moldings around the windows and door openings. Like most mid-19th century residences, the walls were probably originally hung with patterned wallpaper.

The doors in some of the first floor rooms show evidence of hand-painted decorative graining in a light oak shade, which may hint at the original "light and airy" mid-19th century color scheme of the county estate. Unfortunately, some of the largest doors have been completely stripped of paint evidence. The other doors have been painted over many times and may still retain some of the original treatments.

The main rooms all have elaborate plaster crown molding supporting the ceiling and several rooms retain the plaster medallions that marked the location of the ceiling-mounted light fixture.

Some of the rooms in the house preserve the original carved wood mantelpieces. The designs are relatively simple, but the fireplaces define the hub of activity in each of the rooms.

⁷ Zimmer, Edward. "Luther Briggs and the Picturesque Pattern Books" in *Old-Time New England*, 67, nos. 3-4, p. 36-56 (Winter-Spring 1977).

⁸ The rich dark colors and strong contrasts often associated with Victorian buildings did not become popular until the introduction of ready-mixed paints in the 1870s. Cf. Moss, *Century of Color*.

The rear wing and the upstairs rooms in the Simes House are well proportioned and somewhat simpler in detailing.

Historical maps, plans, and photographs show that decorative fencing and curvilinear paths defined the landscape around the Simes House and its related barns and outbuildings. Although the size of the parcel is greatly reduced from its original dimension, the site still has a high degree of potential for historical archaeology.

Joseph Simes House, Plymouth, MA

SIMES HOUSE, PLYMOUTH, MA						
SUMMARY CHAIN OF TITLE						
Based on title records researched by Jack Anderson (Plymouth, MA) and the Simes House Foundation, Inc.						
DATE	GRANTOR (FROM)	GRANTEE (TO)	DESCRIPTION	TRANSACTION	DEED REFERENCE	NOTES
2012 Mar 29	Town of Plymouth	Simes House Foundation, Inc.		Deed	Bk. 41161, p. 59	Assessor's Map 46, Lot 16A (32,933 s.f.), per Town Mtg. vote of 1/25/2010
2012 Mar 29	Nat'l Assoc. of Dramatics, Inc.	Simes House Foundation, Inc.		Deed	Bk. 41160, p. 69	Resolving boundary overlap
2009 Jan 5		Town of Plymouth		Final judgment in tax lien	Bk. 36855, p. 268	Lots 16A, B, & C
2007 Jan 16		Town of Plymouth		Tax taking	Bk. 33976, p. 1	Lots 16A, B & C
1998 Sep 29	Elaine Tagliamonte	Ruth Mierzwa	Three parcels	Quitclaim	Bk. 16651, p. 183	Lots 16A, B & C on the DesLauriers Plan of 1987
1993 Sep 14	Dime Savings Bank	Elaine Tagliamonte	Three parcels	Quitclaim	Bk. 12216, p. 294	Lots 16A, B & C on the DesLauriers Plan of 1987
1990 Mar 14	Albert Raymond, II	Dime Savings Bank	Mortgage foreclosure	Affidavit of sale by auction	Bk. 9731, p. 44	Lots 16A, B & C on the DesLauriers Plan of 1987
1987 Jun 9 (rev.)			"Compiled Plan of Land in Plymouth" by DesLauriers & Assoc., Inc.		Plan Book 29, p. 191	Lots 16A (Simes House), Lot 15 (SW corner), and narrow parcels B & C
1972 Dec 8	Bruce & Charlene Martin (50%) and Michael & Hilary Martin (50%)	Albert Raymond, II	Lot 16 - 32,933 s.f. & Lot 15 - 10,065 s.f.	Quitclaim	Bk. 3844, p. 457	Lots 16 (32,933 s.f.) & 15 (10,065 s.f.)
1969 Oct 28	Aino Johnson, adm. Estate of Thomas Tervoe (d. 1968)	Bruce & Charlene Martin (50%) and Michael & Hilary Martin (50%)	Lot 16 - 32,933 s.f. & Lot 15 - 10,065 s.f.	Deed	Bk. 3557, p. 486 & 487	Lots 16 (32,933 s.f.) & 15 (10,065 s.f.)
1958 May 29	National Association of Dramatics, Inc.	Thomas Tervoe	Lot 16 - 32,933 s.f. & Lot 15 - 10,065 s.f.		Bk. 2634, p. 1	Lots 16 (32,933 s.f.) & 15 (10,065 s.f.)
1957 Jul 8	William & Barbara Riley	National Association of Dramatics, Inc.	Lot 16 - 32,933 s.f.	Deed	Bk. 2617, p. 475	Lot 16 (Simes House)
1957 Jul 8	Alice H. Trask	William & Barbara Riley	Lot 16 - 32,933 s.f.	Quitclaim	Bk. 2579, p. 101	Lot 16 (Simes House)
1957 Apr 10			Plan of Manomet Village Estates, Delano & Keith, Surveyors	Subdivision Plan (16 lots)	Plan #461	Simes House is Lot 16 (32,933 s.f.)
1954	Boston Young Men's Christian Union (Trust)	A. Franklin Trask & Alice H. Trask			TBD	Subsequent subdivision into 16 lots
1923	George R. Barker	Boston Young Men's Christian Union			TBD	Esta Nuala (1923), Camp Bazely (1939)
1918	Abbie L. Punchard	George R. Barker			TBD	
1907	George B. Emmons	Abbie L. Punchard			TBD	Broadview nursing home
1906	William H. Hawley	George B. Emmons	Simes House & 6A		TBD	
1892	Harriet E. Crocker	William H. Hawley			TBD	Simes House Inn (1893)
1890			Subdivision plan for South Plymouth Land Company, drawn by C.H. Holmes		Plan	Simes House on 6 acres; subdivision not built
1890	Edward J. Gladding	Frank W. Crocker	Simes Farm (79 acres)		TBD	79 Acres
1890	George Simes	Edward J. Gladding	Simes Farm (79 acres)		TBD	79 Acres
1886			Plan of the Simes Farm (79 acres)		Plan	79 Acres
1881	Joseph Simes	George Simes			TBD	
1857 Jun 12	Clark Johnson	Joseph Simes			TBD	

Joseph Simes House
Manomet (Plymouth), MA

SIMES HOUSE, PLYMOUTH, MA									
PLYMOUTH ASSESSORS RECORDS									
<i>Summary based on research conducted by the Simes House Foundation, Inc. (2012)</i>									
		1854	1858	1859	1861	1862	1863	1864	1865
OWNER		Johnson	Simes	Simes	Simes	Simes	Simes	Simes	Simes
STATUS		Resident	Non-resident	Non-resident	Non-resident	Non-resident	Resident	Resident	Resident
POLLS (Voters)		1	0	0	0	0	1	1	1
House, Barn, 40A		\$800	\$2,200	\$2,500					
Woodlot 20A		\$100	\$100	\$100					
Livestock & Carriages		\$50	\$500	\$500					
Dwelling House [New]								\$9,000	\$9,000
Dwelling House [Old]					\$750	\$900	\$900	\$900	\$900
Barn #1					\$500	\$500	\$500	\$500	\$500
Barn #2					\$150	\$150	\$150	\$150	\$150
Agri. Land 100A					\$1,100	\$1,100	\$1,100	\$1,100	\$1,100
Wood & Swamp 15A					\$100	\$100	\$100	\$100	\$100
Woodlot 30A									\$275
Livestock					\$420	\$525	\$425	\$695	\$690
Vehicles					\$295	\$300	\$300	\$275	\$275
Shed					\$75	\$75	\$75	\$75	\$75
Crib & Henery					\$50	\$50	\$50	\$50	\$50
Cash & Stocks							\$27,077		\$13,845
TOTAL VALUE		\$950	\$2,800	\$3,100	\$3,440	\$3,700	\$30,677	\$12,845	\$26,960