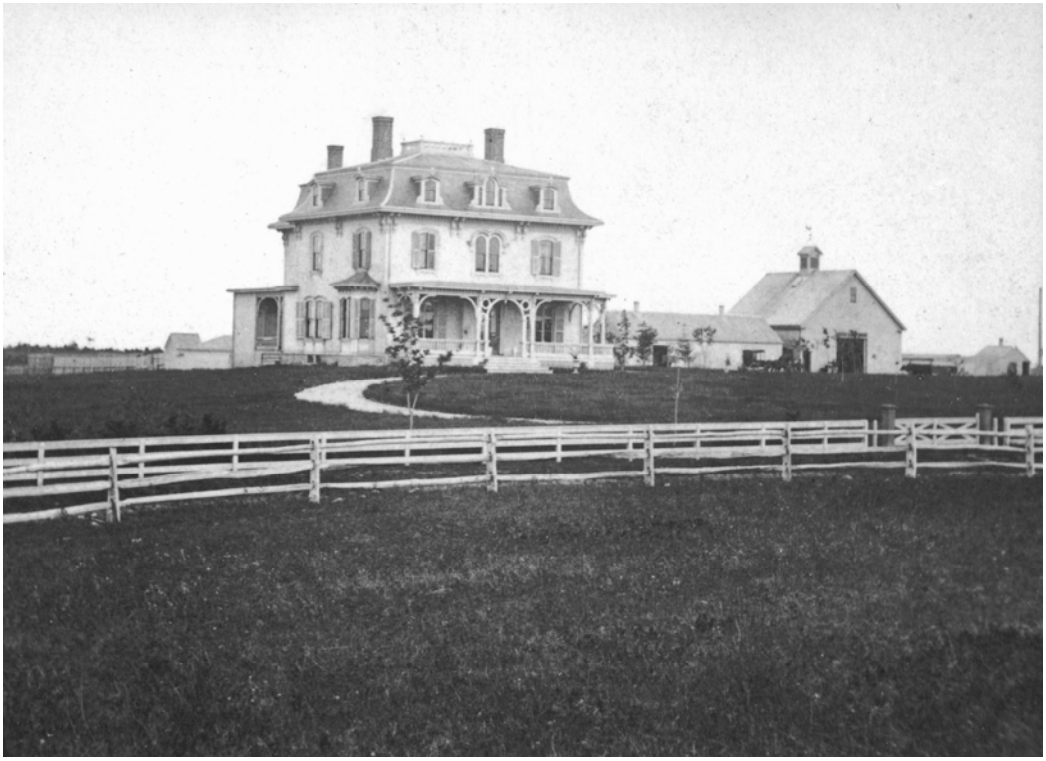
Joseph Simes House Historic Structure Report

Landscape Preservation Plan

Manomet, Massachusetts



prepared by

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with

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June 2012

LANDSCAPE PROGRAM for the SIMES HOUSE LANDSCAPE

The following program of uses and features for the Simes House landscape were developed by a sub-committee of the board of the Simes House Foundation, Inc. The overall goal for the landscape is to provide a welcoming, expansive outdoor space (a "Commons") to be enjoyed by the general public; and to provide a setting for the Simes House that functions efficiently for future tenants and regular users of the property.

Proposed program for the preserved/retrofitted building and associated parking includes the following:

- Two units of affordable housing in the form of apartments on the third floor. One will be a two-bedroom, and the other may be a studio.
- Two to four leased offices on the second floor. The two large spaces would be able to be partitioned-off to created four smaller spaces.
- Parking for tenants (zoning needs to be checked).
- Parking for office users – proposed tenants would be professional offices and or offices for non-profits (zoning needs to be checked).

Proposed uses of the landscape include the following:

- Holiday tree lighting and visits from Santa
- Outdoor concerts using the bandstand
- Weddings and parties
- Casual and informal gatherings of people

Landscape features should include the following:

- Consideration of the privacy of the neighbors along Old Colony Drive, a private street.
- Parking for tenants of the building per requirements specified in the zoning;
- Additional parking (including ADA compliant space) for visitors;
- Clearly defined pedestrian routes both from outside the property (i.e. from adjacent streets and parking areas) and within the property;
- Waste storage (dumpster) and/or utility shed properly sited and screened;
- Seating for quiet gatherings;
- Lighting for parking area(s) and walkways;
- Perennial/formal garden;
- Privacy fence along the east side;
- Memorial garden or other feature to honor Mary Cerasuolo (neighbor – died in 2011); and
- A "commons" landscape, including a flagpole, benches, etc.

HISTORICAL DEVELOPMENT of the SIMES HOUSE LANDSCAPE

Beginnings (Before the Mid 1700s)

The hummocky, hilly area covered with pines, brooks and ponds that would become known as Manomet was home, in the early 1600s to the Pakanokets. Shortly after Europeans settled in Plymouth, this Native tribe opened South Plymouth through the Peace Treaty of 1621. By 1638, Plymouth began issuing land grants in Manomet, and several families left the village in seek of farm land, establishing the Village of Manomet in circa 1639.[1] The area that 200 years later would become the Simes property, was likely forested with pitch pines and oaks, and other tree species native to the coastal Massachusetts landscape.

Early Manomet (Mid 1700s – 1857)

The earliest known owner of land that would incorporate the Simes House was Bartlett LaBaron (1739-1806). LaBaron was the son of Dr. Lazarus LaBaron and Lidia Bartlett (daughter of Joseph Bartlett, an early settler of Manomet). The size of LaBaron's holdings is unknown, and in 1797 LaBaron conveyed the property to Jacob Johnson.

Bourne's Map of Plymouth, created in 1830, shows Manomet as a sparsely settled area, covered largely by forest, with cleared area (probably farms) near the coast. Note: Manomet Point Road does not appear.

Jacob Johnson passed the acreage to his son, Clark Johnson in 1815.[2] A map created in 1830 showed one main road leading through Manomet, with a few connecting roads, but the Manomet Point Road did not exist. However, according to the Massachusetts Historical Commission B-Form, "the irregularly shaped parcel ran roughly from the corner of State and Manomet Point Roads, down to the shore line encompassing present Bartlett and Strand Avenues, along the coast to the end of Manomet Avenue, and back up to Manomet Point Road north of the present Hawley Avenue." It is probable that Manomet Point Road was constructed sometime in the early 1800s, during the Johnsons' ownership, which spanned 60 years.

In the early 19th century, Manomet developed into a small farming and manufacturing area, with several mills operating along the banks of the Beaver Dam Brook. Bourne's Map of Plymouth, created in 1830, showed several structures along the brook, as well as cleared lands near the coast, suggesting the presence of farms. Much of the area, however, remained forested.

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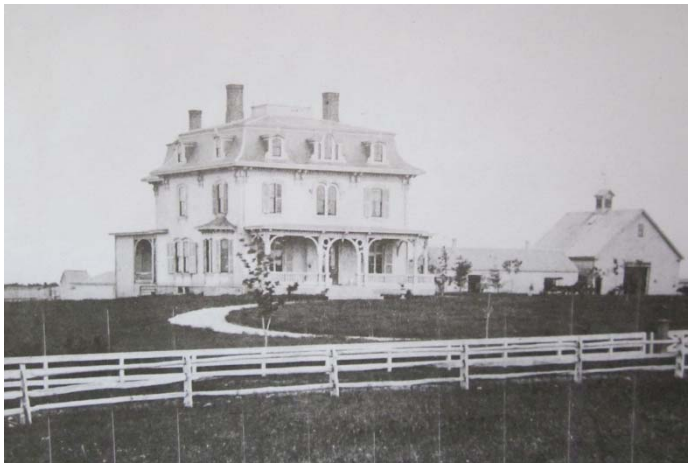
[1] The official date of settlement of the Village of Manomet is generally understood to be 1639 however no written documentation of this is known to exist. As late as 1990, however, at least two homes dating to the mid 1600s still stood in Manomet, the Robert Bartlett House and the Joseph Bartlett House, both located on Brook Road.

[2] It is unknown whether this transfer constituted all or just a portion of Johnson's land holdings.

Simes Ownership (1857 – 1890)
In 1857, Clark Johnson sold the property (size unknown) to Joseph Simes. Joseph was a descendent of John Simes, who came from England in 1736 and settled in Portsmouth, New Hampshire. The Simes family became prominent in Portsmouth, with at least one family member serving as mayor of the City.[3] Joseph Simes married Mary Johnson, the niece of Clark Johnson, and the couple adopted a son, George. Joseph owned the property until he died in 1881, at which time it was passed to George.



The Simes House as it appeared in 1870. The new landscape included a three-rail wood fence lining the property edge, and a circular drive. Young trees stood along the fence.

At the time of the land transfer (1858), assessor's records indicated that the property included a dwelling, barn, livestock, and carriages. By 1863, assessor's records showed Joseph Simes owning a house, barns, shed, corn crib, and hennery; twenty acres of mowing and tillage, and eighty acres of pasture. He also owned four horses, two cows, two heifers, five swine, two top buggies, two carry-alls, two horse carts, and farm wagons. An 1886 map of the property showed the holdings to consist of 79 acres, extending from Manomet Point Road southeastward to the coast.[4]

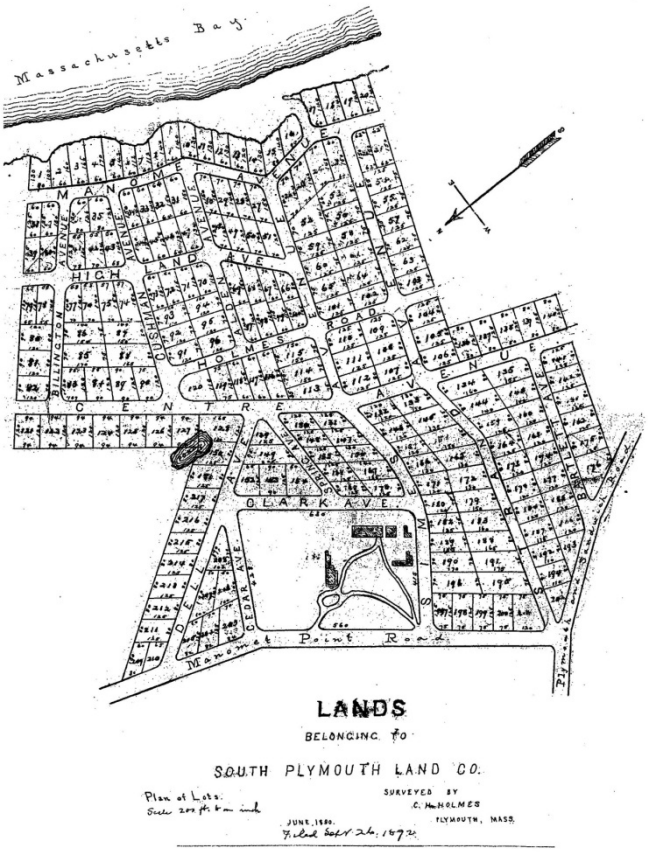
The Second Empire style farm house appears to have been constructed between 1858 and 1863. Photographs taken of the house in 1870 show the building sitting comfortably in a large setting, surrounded by a three-rail fence (untreated wood or possibly white-washed). Regularly-spaced trees (likely elms) lined the Manomet Point Road edge, and two-leaved gate, suspended from multi-sided (possibly hexagonal) gates posts, marked the entrance to the property. A circular drive led from the road into the property and around by the front door. No foundation plantings were visible.[5]

A plan of the Simes Farm, prepared in 1886, shows the property divided into several lots.

[3] Davis, William T., Genealogical Register of Plymouth Families, 1977, p. 244.
[4] "Plan of the Simes Farm, So. Plymouth, Mass., 1886."
[5] This layout of the house, barn and other buildings was depicted on the 1890 subdivision plan prepared for the South Plymouth Land Company, and again in Richards's 1903 Atlas of Plymouth County.

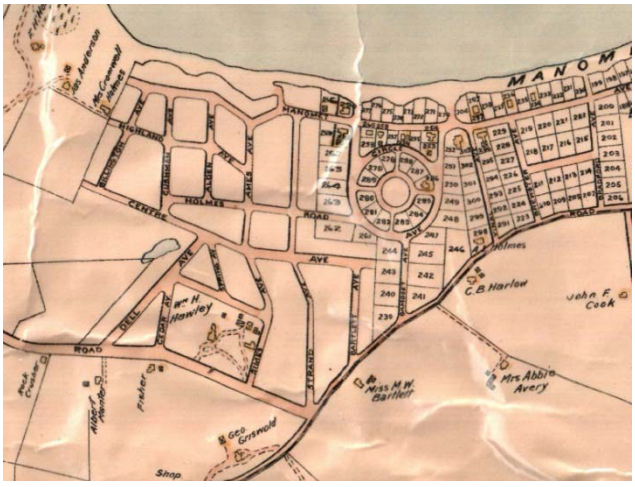
Land Subdivision (1890 – 1954)

At the end of the 19th century, Plymouth and Manomet had become desirable vacation destinations, with several hotels emerging to accommodate summer visitors. The development of Manomet Point, with its Mayflower Hotel and many privately-owned seasonal homes, took place at this time. In the 1890s, the trolley line was extended to Manomet, making the area more accessible to tourists. The Simes House property, located near the main thoroughfare and standing adjacent to the coast, offered speculative potential to land developers.



A subdivision plan, created in 1890 for the South Plymouth Land Company showed the Simes Farm on 5 ¾ acres surrounded by a massive subdivision. Most of the development was never constructed.

In 1890, George Simes conveyed the property to Edward J. Gladding. After passing to another owner, it ended up as a possession of the South Plymouth Land Company. The new owner commissioned a subdivision plan that showed the 79-acre farm divided into a massive number small parcels. At the center, stood the Simes House, on 5 ¾ acres, accompanied by its barn and other outbuildings. While the plan never came to fruition, it did signal a change in the character of Manomet from that of a farming community to one focused on vacationers and tourism. By 1893, the property was operating as a rooming house, managed by Mrs. H. A. White. The Plymouth Directory from that year displayed an advertisement describing the property as having twenty large and airy rooms, situated on a bluff eighty feet above sea level, on 70 acres of land.



The Simes House property in 1903 as depicted in the Richards Atlas of Plymouth County. The house and barns remained intact on the 5 ¾ acre property.

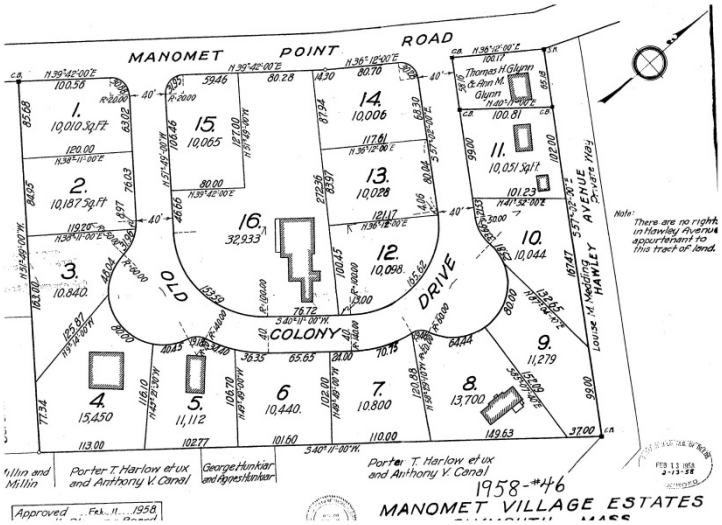
By 1903, William H. Hawley had purchased the property, which had been reduced in size from 70+ to 5 ¾ acres. The Richards Atlas of Plymouth County from that year showed the parcel with the house and four outbuildings, surrounded by a rectangular configuration of roads. Cedar Avenue stood along the north side; Simes Avenue was on the south; Clark Avenue was on the east; and Manomet Point Road was on the west. A horseshoe-shaped drive led from the corner of Manomet Point Road and Simes Avenue into the property, exiting on to Manomet Point Road opposite the front of the house.

Hawley owned the house until 1906, at which time is passed through a series of owners. In 1907, the owner operated it as a nursing home, "Broadview," and in 1923 it became a camp for girls owned by the Boston Young Men's Christian Union. It remained in the BYMCU's possession until 1954. Several photographs of the property, taken during the late 1930s, showed that the barns and outbuildings remained intact, and hollyhocks grew near the side point. One image, taken of a man on horseback, showed the back door (west elevation), with granite block curbing displayed. It appeared to contain the lawn and define the walkway and drive.

The west elevation of the house in the late 1930s. Granite block curbing was used to define the paths and drives, and to contain the lawns.

Further Subdivision (1954 – 2009)

In 1954, Franklin Trask and Agnes Hawley Trask acquired the property which, at the time, still consisted of 5 ¾ acres. A map of the property drawn for Agnes Trask in 1957, introduced Old Colony Drive, a horseshoe-shaped roadway leading through the property, and lined on both sides by ¼ acre lots. The single parcel became 16 smaller parcels, with the Simes House on "Lot 16," ¾ of an acre in size (the largest of all the lots). It is likely that the barns and outbuildings were removed at this time, and the character of the 100-year-old Simes Farm was drastically altered. Fourteen small houses sprung up on the lots surrounding the old house, and the area became a suburban-style neighborhood. With the loss of historic character came a decline in upkeep of the house, and between 1954 and 2006, the property passed through as many as six different owners. By 2006 the owner, Ruth Mierzwa, was operating a massage center from the house, and had failed to pay the taxes. In 2009, the town took possession of the property.



The Old Colony Drive subdivision was created under the ownership of Agnes Trask in 1957. It reduced the size of the property surrounding the house from 5 ¾ acres to ¾ acre.

Rescue & Rebirth (2009 – Present)

Plymouth's acquisition of the Simes House property resulted in public ownership of land in the Village of Manomet, which, for 300 years had been privately-owned. The 1990 Manomet Village Master Plan recommended that such an acquisition be made, so that some type of common gathering space could be established. In 2010, a group of citizens concerned about the condition of the house and property, formed

the Simes House Foundation, Inc. (SHFI), with the goal of restoring the property, and at the same time, creating a formal "Manomet Commons." In 2011, SHFI was awarded the house for $1 through a request for proposals process, and in March 2012, the house, with lots 15 and 16 were conveyed to SHFI.

Period of Significance

The period of historical significance for the Simes House landscape spans 1857 to 1957. During this 100-year period, the property was established by Joseph Simes as a working farm, complete with barns, outbuildings, tillage, and the Second Empire style house. The property retained the basic layout of buildings and landscape features until the mid 1950s, when the Trasks built Old Colony Drive and Manomet Village Estates, transforming the farm landscape into one characteristic of a residential subdivision. Attempts to preserve the landscape should reflect, to the extent possible, this 100-year period.

LANDSCAPE ASSESSMENT

The following section assesses the condition of the prominent natural, built, functional and character-defining features of the Joseph Simes House landscape. The assessment includes (1) an inventory of the features, (2) an analysis of their condition, and (3) preliminary recommendations for their treatment in the concept plan. This assessment, together with the *landscape program* and *period of significance*, provides a foundation for decision making in the preservation planning process.

Location & Setting

The Joseph Simes House occupies one acre (two lots) on the east side of Manomet Point Road in the Manomet Village section of the Town of Plymouth. Unlike the more densely-populated center of Plymouth, Manomet is a largely rural area, characterized by winding roads crossing hilly, tree-covered terrain, with modestly-sized homes clustered along the main north-south thoroughfare, Route 3A. The Simes House stands slightly to the north of the Village center, which is located at the intersection of Route 3A and Manomet Point Road.

Abutting the Simes House are small residential properties, each approximately ¼ acre in size, situated along house's north, east and west sides. Owners access these lots via Old Colony Drive, an unpaved narrow, horseshoe-shaped road that extends from Manomet Point Road around the rear of the Simes House. Twelve small lots stand on the outside of the horseshoe, and five stand inside (including the two occupied by the Simes House). A daycare center operates from the property bordering the Simes House's southwest corner (across Old Colony Drive). On the west side, across Manomet Point Road, is a large parking area surfaced with bituminous asphalt. This area serves several businesses housed in two strip malls located at the back edges of the paved area. A mix of evergreen and deciduous trees shades much of the abutting residential lots, and the large parking area is lined, along the Manomet Point Road edge, with shade trees and a 5' wide concrete sidewalk.

Edges & Views

The Simes House Foundation has done a good job of clearing most of the interior of the property, however the edges remain largely in poor and/or unsightly condition. The weakest edges include the west, south and east sides, while the north side features a slightly stronger edge, as follows:

- The west side, along Manomet Road, features several trees (cedars, maples and oaks) in varying stages of decline, standing under overhead utility lines. While the trees provide a separation between the house and road, their low quality creates a unattractive "front" edge. The cedars have been topped to minimize interference with the utility lines, and the maples and oaks contain many broken and dead limbs. Several display deep crotches. This edge, while rimming a main street, does not contain sidewalks along the east (Simes House) side.

- Unmanaged hedgerows containing a mix of cedars, suckering Norway maples, cherry and honeysuckle shrubs, line the south and east sides, creating an impenetrable mass between the Simes House and Old Colony Drive edge. Overhead utility lines, located on the south edge, extend from Manomet Point Road along a portion of Old Colony Drive, and a partially-dilapidated 6' high wood board fence lines the east Simes House property edge. At the rear of the Simes House (east edge), a break appears in the hedgerow, providing a glimpse into the back yard.

- A relatively stronger edge rims the property's north side, with the Simes House structure standing less than five feet from the north line. From east to west, the edge consists of a wire fence and stand of Norway maple trees for a short stretch, connecting to a solid 5' high wood picket fence that extends along the remainder of the edge, stretching nearly to the Manomet Point Road. Managed vegetation, including a red pine and cluster of evergreen shrubs, ornaments the northern edge between the house and northwest property corner.

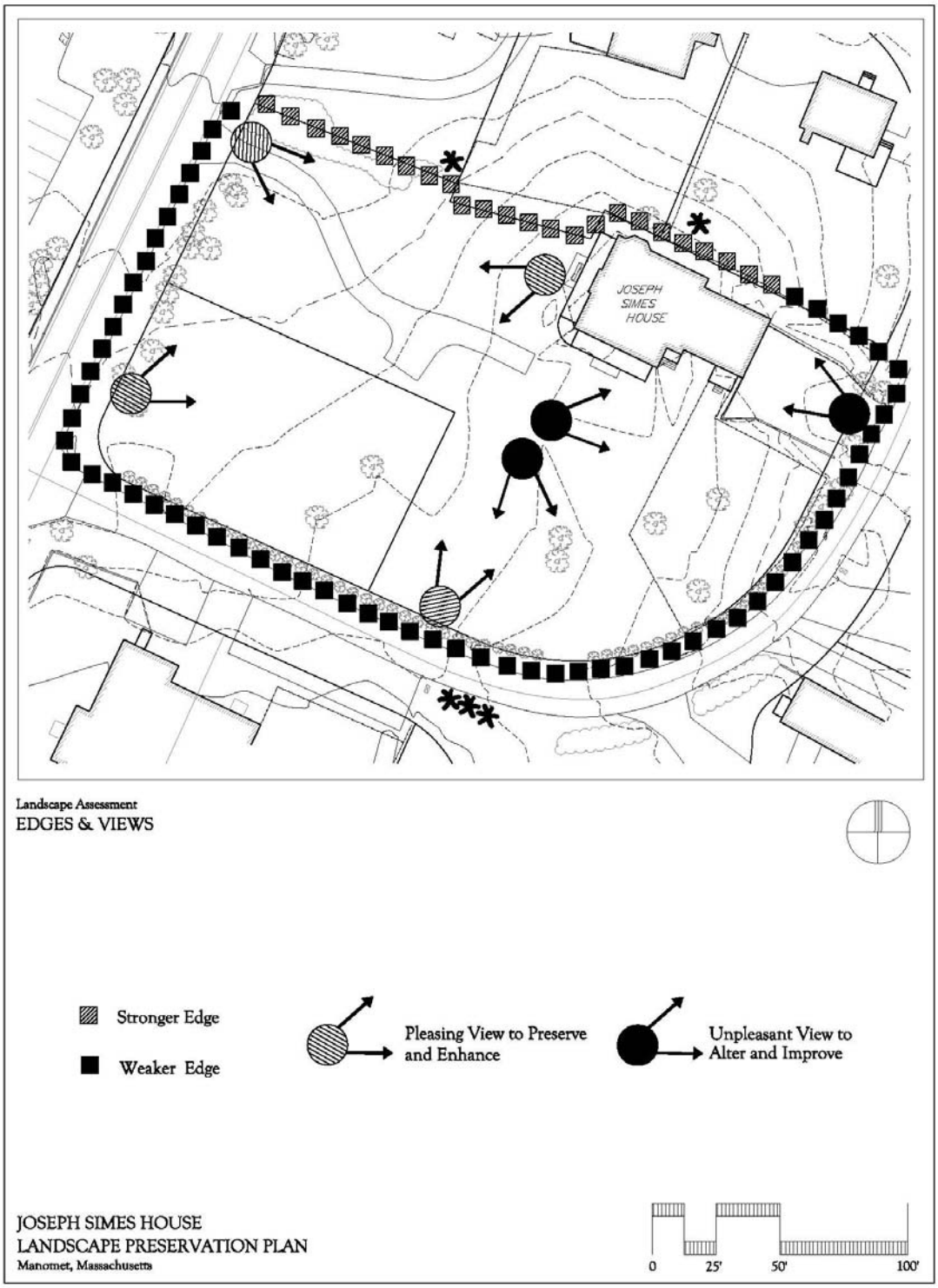
Views around the property vary from striking to poor. The most appealing views are of the Simes House from the northwest and southwest property corners, looking at the west and south elevations of the house. Equally appealing is the view from the front steps looking southwest across the lawn. The poorest views are of the rear of the house and adjacent fenced area, and of the edges as seen from inside the property. The unkempt quality of the hedgerow-ed edges, along with the rundown condition of the house's east end, detracts from the property's visual appeal.

Access & Circulation

Formal access to the Simes House property is limited to one entrance from Manomet Point Road, leading into the front yard. Two secondary make-shift entrances stand along the east side, with one opposite the rear of the house, and the other at the southeast curve in Old Colony Drive. Neither secondary entrance is paved; both consist of informal breaks in the deciduous hedgerow lining the property edge. None of the entrances – including both the formal and makeshift entrances – provides a welcoming sense of arrival for visitors to the site.

The property contains only one established route that is used by both vehicles and pedestrians. This winding drive, surfaced with bituminous asphalt, leads from the entrance at Manomet Point Road, into the interior of the front yard, and dead-ending at the southwest corner of the house. A small two-to-three car parking pull-off area extends from the drive's south side, providing space for visitors. As sited, the pull-off places parked cars at the geographic center of the property. No pedestrian pathways have been established to provide visitors with a separate route to and around the property.

Topography across the Simes House property is relatively flat, providing easy access to persons with all levels of physical ability. The exception to this is a steep slope at the rear (east) of the property, created when a walk-out was devised for the basement level of the house's rear el. Wood timber retaining walls currently support the north, west and south sides of this carved-out area, and proper circulation over and down the walls does not appear to exist.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SIMES
HOUSE
Landscape Assessment
EDGES & VIEWS
Stronger Edge
Weaker Edge
Pleasing View to Preserve
and Enhance
Unpleasant View to
Alter and Improve
JOSEPH SIMES HOUSE
LANDSCAPE PRESERVATION PLAN
Manomet, Massachusetts
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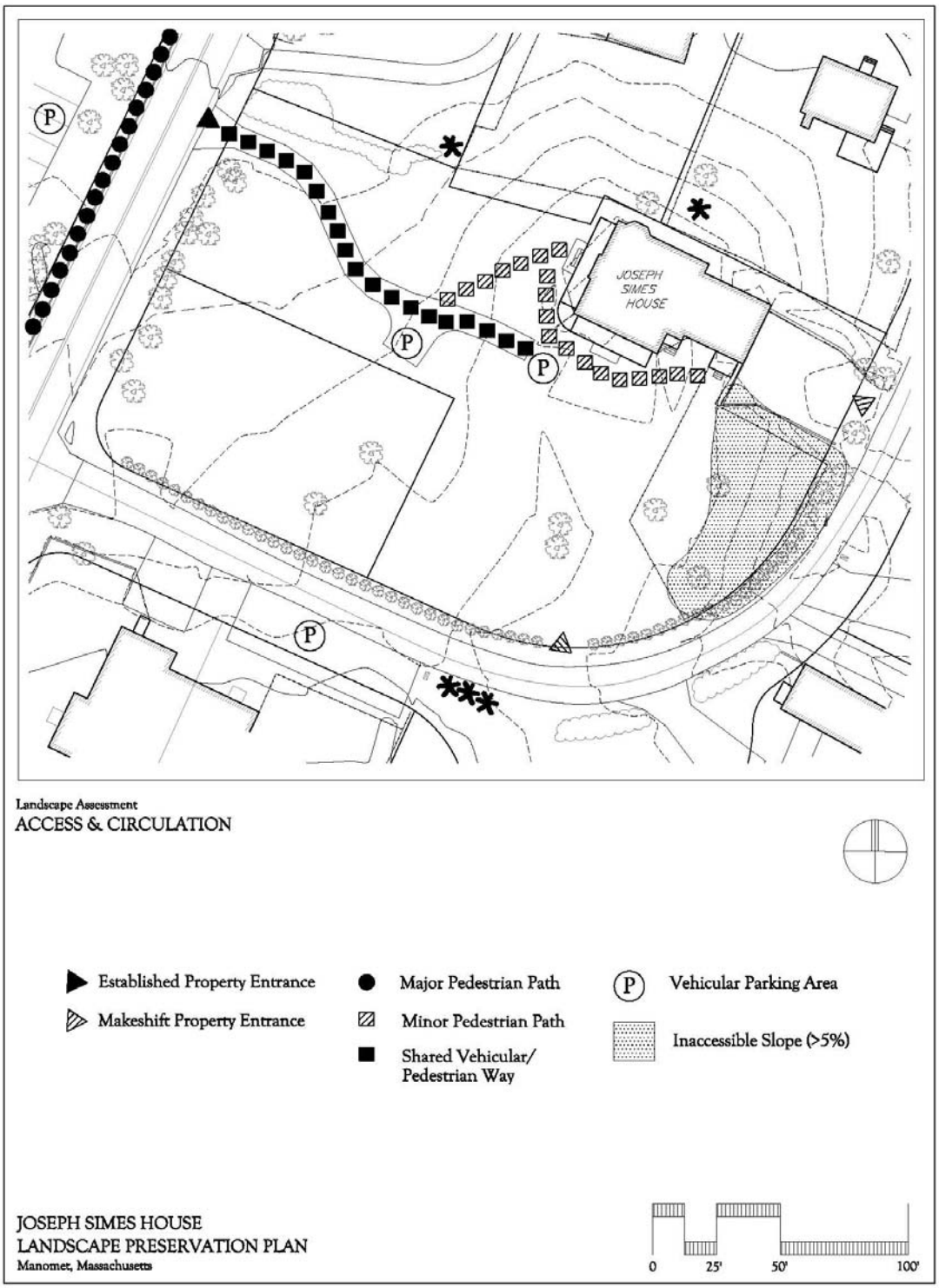
JOSEPH SIMES HOUSE
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Landscape Assessment
ACCESS & CIRCULATION
Established Property Entrance
Makeshift Property Entrance
Major Pedestrian Path
Minor Pedestrian Path
Shared Vehicular/ Pedestrian Way
Vehicular Parking Area
Inaccessible Slope (>5%)
JOSEPH SIMES HOUSE
LANDSCAPE PRESERVATION PLAN
Manomet, Massachusetts
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25'
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Plant Communities
The Simes House property contains five general communities of plants, as follows:

- *Mixed deciduous/evergreen hedgerows* lining the south and east edges and a portion of the north property line. As described above under *Edges*, these consist of overgrown cedars, suckering Norway maples, oaks and cherries, and thickets of honeysuckle. Their unkempt quality results in a messy, unfriendly look to the two property edges.

- *Trees in poor condition*, located primarily along the west property line, and in a chain-link fence-enclosed area near the south east corner of the house. Species include Norway maples, oaks, and cedars. Some, such as the cedars, were likely planted and have become overgrown, and others, including the Norway maples, have likely arrived on site as volunteers. Signs of decay include broken or dead limbs, topped crowns (cedars), and deep crotches.

- *Overgrown area*, located within the chain link fenced area at the southeast corner of the house. This enclosed space includes several trees in poor condition, as well as an unmanaged, overgrown mass of deciduous shrubs. The area is not only unsightly; it is occupying space on the property that could be used for other important (and possibly revenue-generating) functions.

- *Specimen trees*, located on the lawn of the property. These include a mature horse chestnut and gingko, along with two cedars, a red pine, and the newly planted blue spruce (southeast corner of the property). Each appears to be in relatively good health and should be retained.

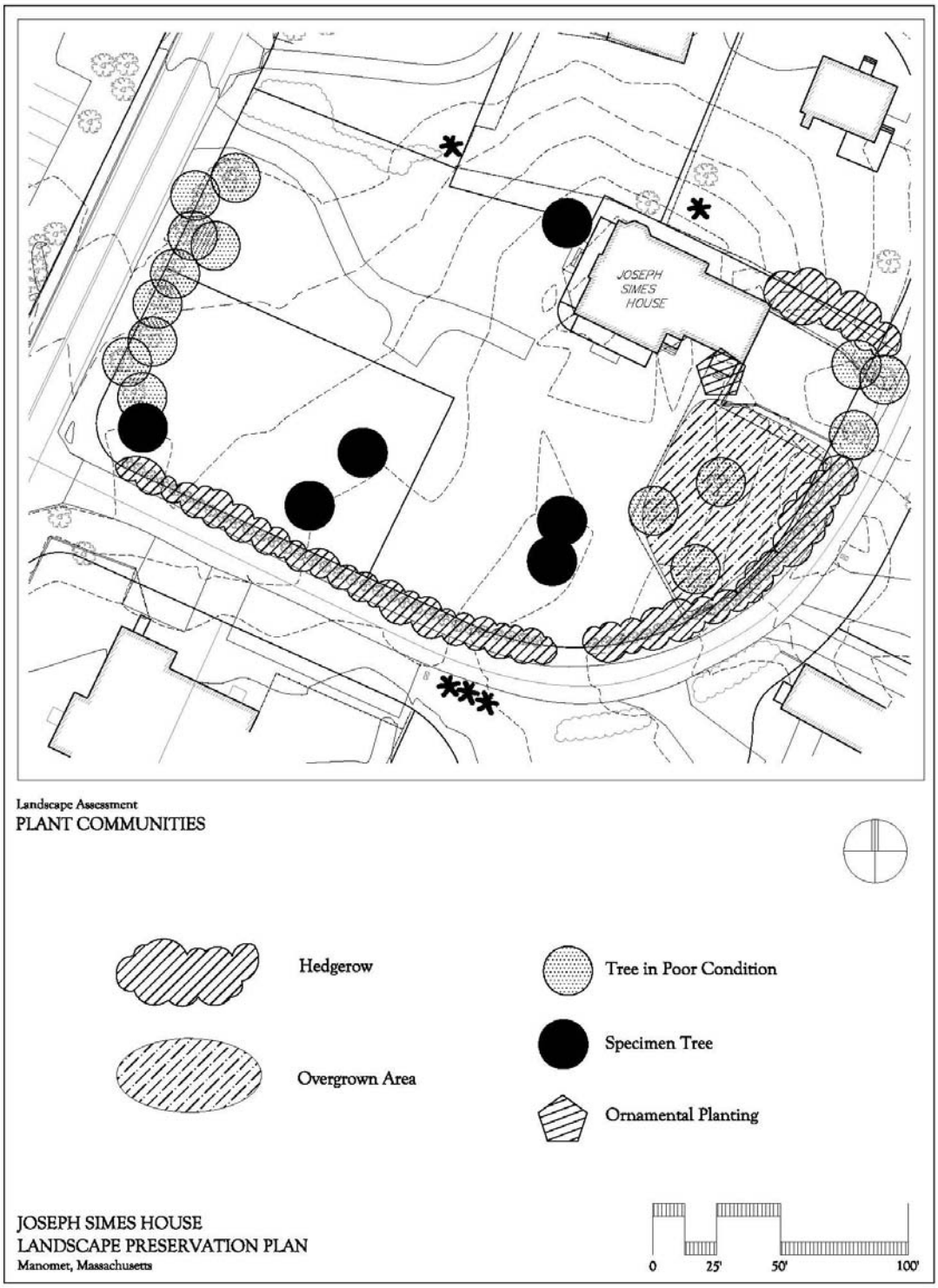
- *Historic ornamental plantings*. While sparse in numbers, several herbaceous perennials continue to grow near the easternmost entrance to the south side of the house. These wisteria and hollyhock plants may date to the period of significance.

Character-Defining Features
The Simes House property contains several features that help define its character and/or may date to the period of significance. These include:

- Remnants of the circular driveway, established by the Simes family and seen on maps of the Manomet area dating to the 1890s;
- Specimen trees, especially the horse chestnut and gingko, which may date to the early 20th century;
- Historic ornamental plantings, including wisteria and hollyhock, which likely date to the late 19th/early 20th centuries.

Several contemporary features have been added which detract from the historic character, including:

- Volunteer trees, shrubs and vines growing in the hedgerows and within the chain link fenced area;
- Chain link and wood board fencing;
- Wood timber retaining walls;
- Bituminous asphalt driveway and pull-off parking area surface.


JOSEPH
SIMES
HOUSE
Landscape Assessment
PLANT COMMUNITIES
Hedgerow
Overgrown Area
Tree in Poor Condition
Specimen Tree
Ornamental Planting
JOSEPH SIMES HOUSE
LANDSCAPE PRESERVATION PLAN
Manomet, Massachusetts
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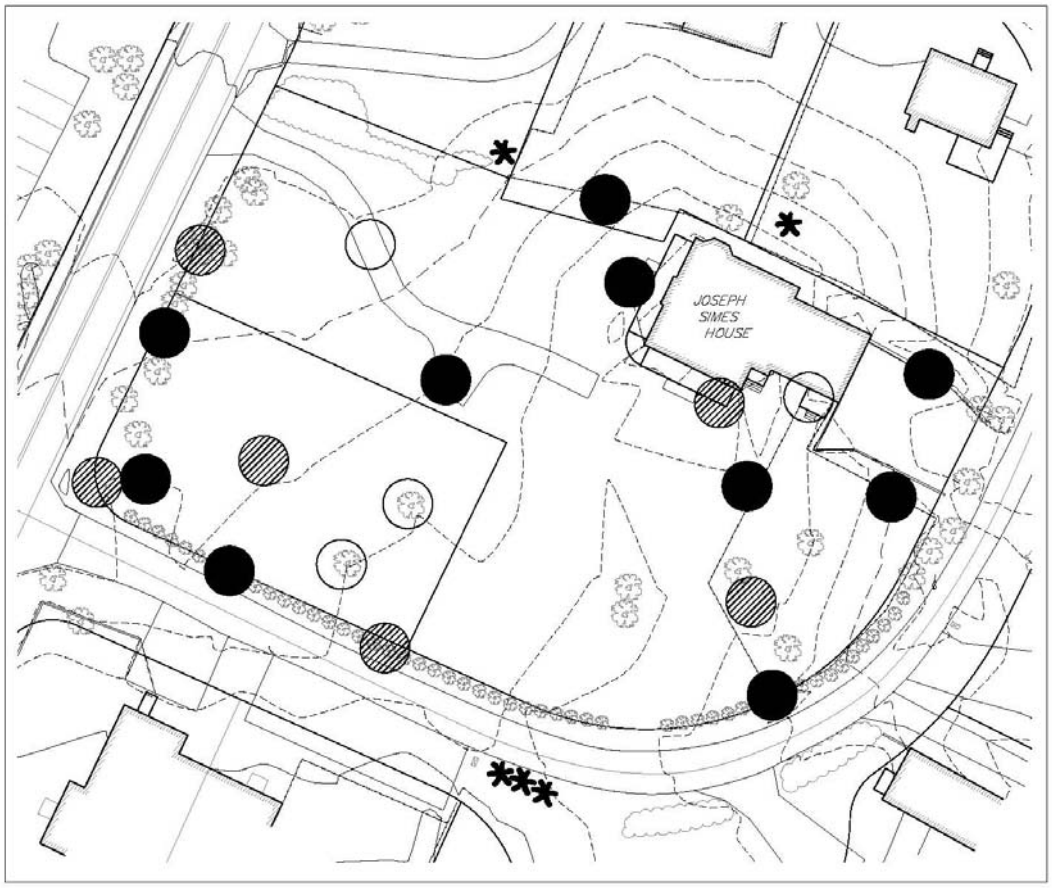

Landscape Assessment
CHARACTER-DEFINING FEATURES

Character-Conflicting Feature

Missing Character-Defining Feature

Existing Character-Defining Feature

JOSEPH SIMES HOUSE
LANDSCAPE PRESERVATION PLAN
Manomet, Massachusetts

0 25' 50' 100'

Finally, several historic features dating to the period of significance have been removed. By re-introducing some or all, the Simes House Foundation can help restore the property's historic character:

- Perimeter rail fencing lined with regularly-spaced plantings of deciduous trees;
- Loop drive as seen on historic maps of the property;
- Circulation paths, lined with granite block curbing, around the house;
- Outbuildings, such as sheds and a barn.

Preliminary Recommendations

Future preservation efforts at the Simes House will involve each of the four treatment methods outlined by the United States Secretary of the Interior's *Guidelines for the Treatment of Cultural Landscapes* (1996). They include:

- *Preservation*, where existing form, integrity and materials of the landscape will be sustained;
- *Rehabilitation*, where features in the landscape will be repaired or altered to make their use compatible with the landscape's historical value;
- *Restoration*, where landscape features will be returned to their original form; and
- *Reconstruction*, where landscape features no longer extant will be recreated.

Based on the preceding assessment, the following preliminary recommendations should be considered for the schematic site plan:

- Remove all invasive species, including trees, shrubs and vines, from the property, as well as all trees in decline. This will include most plants at the property edges, and all plants within the chain link fenced area. Consider re-establishing a historically-sensitive edge, including fencing and plantings of shade trees.

- Establish separate entrances and circulation routes for pedestrians and vehicles. This will require that parking be relocated, and the existing drive be considered as a pedestrian route only. The Simes House Foundation should explore the possibility of re-establishing the historic circulation patterns, both through the property and around the house.

- Re-design (including re-grading) the east side of the property so that it offers a point of entry, a place to park, and an appealing means of accessing the property. Include in this, the possibility of re-building a barn and/or outbuildings that reflect the historic layout of these farm-related structures.

- Retain and maintain the healthy specimen trees and ornamental plantings. Highest priority trees include the horse chestnut and gingko, with the blue spruce next in line. Less important are the two cedars (southeast lawn) and red pine.

- Introduce, to the extent feasible and possible, historic character-defining features that have been lost, including the circulation patterns and their details, fencing, perimeter allee of trees, and outbuildings.

CONCEPT PLAN DESCRIPTIONS

Concept Plan A

Plan A places emphasis on the development of a Manomet Commons landscape, where a 20' x 20' bandstand provides a focal point, and circulation, planting and other amenities are organized around the structure. The house becomes more of a backdrop to the Commons. Features include a 5' horseshoe-shape walkway curving from the northwest and southwest corners of the property (corners at Manomet Point Road) into the property, and connecting in front of the bandstand. The bandstand is centered on the south entrance to the house, off the south porch, and a screen of Arbor vitae separates the bandstand and Commons lawn from the property's east side. A 10-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side, with a drop-off area near the southeast entrances (wing) to the house. This plan will require the existing wood timber retaining wall to be re-built, and the area within the existing chain—link fenced area re-graded to accommodate the parking lot. Two shade trees (a Gingko and a Horse Chestnut) have been added to the Commons lawn, and evenly-spaced shade trees line the property's west and south sides.

Budget Projection: $210,000

Concept Plan B

Plan B evokes the character of the gentleman's farm landscape, created by Joseph Simes in the late 19th century, where a 1200 SF caretaker's cottage (with "performance porch"), located off the southeast side of the house, mimics a small barn. A series of curving 4' walkways, laid out in a pattern similar to those on the historic Simes property, lead visitors from Manomet Point Road into the property. A 6-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side of the property, and a retaining wall (or slope) separates the parking area from the Commons. Evenly-spaced shade trees line both the east and south edges of the property, offset by a three-rail wood fence. The budget excludes the cost of the caretaker's cottage.

Budget Projection: $192,800

Final Concept Plan

The Final Concept Plan is based on Plan B, above. It evokes the character of the gentleman's farm landscape, created by Joseph Simes in the late 19th century, where a 1200 - 1800 SF (2 to 3 stories) caretaker's cottage (with "performance porch"), located off the southeast side of the house, mimics a small barn. A series of curving 4' walkways, laid out in a pattern similar to those on the historic Simes property, lead visitors from Manomet Point Road into the property. A 12-car parking area (with one handicapped space), accessed via a one-way drive from Old Colony Drive, lies along the east side of the property, and a retaining wall (or slope) separates the parking area from the Commons. Evenly-spaced shade trees line both the east and south edges of the property, offset by a three-rail wood fence. The budget excludes the cost of the caretaker's cottage.

Budget Projection: $ 175,000

DIMENSIONAL REQUIREMENTS
The concept plans were developed according to the Town of Plymouth Zoning Bylaw. Permitted uses[6], dimensional requirements, and parking requirements are as follows:

Zone
- R-20SL (Small Lot Residential)

Allowable Uses without Special Permit
- Single-family residences
- Wetlands uses
- Home offices

Special Permit Uses
- Funeral homes
- Medical facilities

Setbacks
- Front – 30'
- Rear – 30'
- Side – 15'

Parking Requirements
- Minimum 20' from street edge
- Buffer between street and parking buffered with 4' high thick planting or a fence
- Driveway width minimum 9' and maximum of 16'
- Parking area surface 1% to 5% grade
- Parking spaces 10' x 18'
- Number of spaces required – 1.3 spaces per 1 bedroom unit; 2 spaces per 2 bedroom unit; 2 spaces per 600 GFA of office space

[6] The Town of Plymouth Zoning Bylaw allows only residences and home offices as uses in the R20 (SL) zone. A variance must be obtained for all other activities, including professional offices and commercial uses.

BANDSTAND STRUCTURES

The following images provide examples of barn-style structures that are currently being used for bandstands and/or residences, or barns.

Phelps-Hathaway House & Garden Visitors' Center, Suffield, Connecticut.

Garden House, Suffield, Connecticut.

Board and Batten-Style Horse Barn, Saratoga Springs, New York,

1870s Gothic Revival Style Residence (former stable), Northampton, Massachusetts.

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1879. "Town of Plymouth, Massachusetts." George Walker, 1879.

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Photographs (arranged chronologically)

1870. View A and View B (front of Simes House)

1930. "House Side Porch."

1938. "East Back Porch off Kitchen."

Pre-World War II: "Barn and Archer," "Horse Side Porch," "Location Unknown," "Marion and Mom," "Marion and Mom 2," "Marion Horseback."

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Title Report prepared by Jack Anderson, 4/16/1954 – 11/10/2011.

ARCHITECTURAL DESCRIPTION

The Joseph Simes House is a three-story wood-frame residential building on a stone foundation. The building consists of a square main block with a rectangular three-story rear addition extending east along the same axis. The building was erected in 1863 in the Second Empire style with a verandas or piazzas on the west and south elevations and a full mansard roof over the main block and the east ell.

Exterior

The foundation of the Simes House consists of mortared fieldstone and quarried granite. It encloses a full basement under the entire house. The foundation is partially exposed above grade to a height of about two feet, but is partially concealed by the veranda construction. A former coal chute extends through the foundation on the south elevation below the level of the veranda floor.

A one-story covered veranda extends across the entire length of the front (west) elevation. Remnants of the same veranda extend across the full length of the south elevation of the main block. The corner connection between the two verandas is no longer extant. A one-story entry porch is located on the south elevation of the east ell near the junction with the east wall of the main block. A pressure-treated wood deck is located on the south elevation of the east ell near the east end. A one-story covered porch on the north elevation of the east ell near the junction of the east wall of the main block has been completely enclosed.

The front (west) elevation presents a symmetrical three-bay arrangement with the center entry flanked by French doors on the first floor. The second story maintains the same symmetrical fenestration with a pair of arched windows in the center bay flanked by single windows. The dormer windows in the mansard roof consist of a three-part "Palladian" window in the center bay, flanked by single windows with arched tops.

The exterior walls on all elevations are covered with horizontal wood clapboards. The architectural detailing consist of a paneled and bracketed entrance surround at the main (west) entrance, arched and projecting window hoods on the second floor, paired brackets and dentil moldings under the eaves, and arched and bracketed window surrounds on the dormers.

The mansard roof is a concave profile, currently covered in asphalt shingles. Tall brick chimneys extend above the upper roofline at the center of the north and south elevations of the main block. A third chimney formerly located at the center of the north elevation of the east ell has collapsed. There is structural evidence of support for a balustrade or "widow's walk" at the center of main hipped roof, but balustrade is no longer extant.

Interior

The full basement under the Simes House incorporates brick piers, brick chimney bases, and brick demising walls to support the main structure. The basement under the main block has a compacted dirt floor and a vertical clearance or about seven feet. The floor level steps up under the east ell providing a vertical clearance of about six feet. Passages under the former porches along the north and east sides of the rear ell beyond the foundation wall have been enclosed.

On the first floor, the main block of the Simes House consists of a wide center stair hall flanked by two rooms on each side. A gently curved staircase to the second floor is set against the north

wall of the center hall. The first floor rooms feature wood floors, plaster walls and ceilings, wood fireplace mantels, and plaster and wood window surrounds, door surrounds, and crown moldings.

The east ell on the first floor includes a rear hall and a secondary wood staircase to the second floor and a large former kitchen. Most of the east ell has been completely stripped and gutted.

On the second floor, the main bock preserves the same pattern of a center hall and four rooms with the same configuration and finishes. The east ell contains a narrow staircase to the third floor and single large room.

On the third floor, the main block preserves the same pattern of a center hall and four rooms, but with minimal architectural detailing and evidence of extensive renovation by previous owners. The east ell contains a former bathroom constructed within the footprint of the single large room.

The attic under the mansard roof is partially accessible by hinged access panels from the landing of the roof staircase at the west end of the center hall on the third floor. The area under the roof is unfinished and includes a wooden enclosure for a former cistern.

DESCRIPTION OF EXTERIOR MATERIALS AND CONDITIONS

Roofs

- Low slope roof areas are in very poor condition and are temporarily covered by a tarp.
- The condition of the asphalt shingles at the mansard slopes is very poor. It is likely that the original material was slate or wood shingles.
- The curved roofs of the dormers are terne coated sheet steel. They are in poor condition, contributing to leaks and destruction of interior plaster.

Chimneys

- The brick masonry chimneys are in poor condition. The main chimneys at the west portion of the house remain standing, but portions of the south one have collapsed and the masonry of the north one is deteriorated. The chimneys at the East Ell and at the Kitchen have been taken down to the roof level.

Cornices

- Sections of cornice and fascia board are missing or decayed. From old photographs and the location of holes for downspouts it appears that there was a built-in gutter at the main cornice.

Siding and Trim

- Individual siding boards are missing in several areas. Siding is in worst condition on the south side especially at the second floor (rooms 205 and 206) and the East Ell.
- Wood brackets and modillions below soffits are protected and in good condition.
- Window and door trim appears generally in moderate condition. Window sills may be in poor condition.

Windows and Doors

- Double-hung windows are typical
- The leaded glass casement window at Floor 2 Bedroom is not original.
- Original sash locks at the Eating Room
- Windows at rooms 105, 110, and 112 are missing or removed
- A window by window assessment of moisture damage , wood condition, joints, locks, weatherstripping, putty, glass, balances, exterior trim, and flashing should be performed by a qualified window expert.
- Exterior doors are generally in moderate condition, but need refurbishment. The rear Kitchen door is missing.

Porches

- At the west Front Porch portions of the canopy and decorative brackets are salvageable.
- The south Side Porch cannot be salvaged and requires complete removal and rebuilding.

Foundations

- Exterior foundation walls are uncoursed granite blocks with even joints and a flat interior surface.
- See Structural Inspection report.

DESCRIPTION OF INTERIOR MATERIALS AND CONDITION BY ROOM

101 Vestibule
- Ceramic tile flooring - some tiles missing or cracked.
- 2 1/4 inch inner (w/ frosted glass) and outer 3 panel pair doors - need refurbishing, missing hardware.
- Crown and bolection molding at ceiling - good condition
- Horizontal wood wainscot
- Wall plaster - diagonal cracks

102 Foyer
- Wood floor of alternate light and dark 4 inch hardwood - good condition
- Crown and bolection molding at ceiling - good condition
- Wall plaster - moderate condition

103 Front Stair Hall
- Wood floor of alternate light and dark 4 inch hardwood - good condition
- 42 inch wide stair - good condition
- Crown and bolection molding at ceiling - good condition
- Wall plaster - moderate condition

104 North Front Room
- Pine flooring random width varying 5 to 9 inches - moderate condition
- Plaster ceiling - moderate condition; crown molding missing
- Ceiling rose - good condition
- Mantelpiece - missing

105 Dining Room
- Pine flooring random width varying 5 to 9 inches - Some planks cupped and buckled, otherwise moderate condition
- Corner cabinet
- Cast iron radiator
- Plaster ceiling - some missing; no rose, crown molding missing
- Mantelpiece - missing
- Partitions and doorways between 104 and 105 have been removed.

106 Rear Room
- Pine flooring - poor condition
- Thresholds between 106 and 107 have been removed
- Exterior pair glass doors with fixed transom - need refurbishing
- Wall plaster at exterior walls - poor condition
- Plaster ceiling - loose areas; missing areas, rose ok

107 South Front Room
- Pine flooring random width varying 5 to 9 inches - moderate condition
- Plaster ceiling, crown and bolection molding and rose at ceiling - good condition
- Diagonal corner partition - Crown molding at top, sheetrock at bottom; was a corner cabinet removed?
- Mantelpiece - different from other rooms, good condition
- 1 3/4 inch doors - missing hardware; otherwise good condition
- Exterior pair glass doors (2 pairs) with fixed transom - need refurbishing

- Wall plaster - covered by peeling non-period wallpaper

109 Rear Hall
- Pine flooring - portion missing
- Wall plaster - loose and damaged in areas
- Plaster ceiling - missing
- 36 inch stair
- Exterior door - needs refurbishing

112 Kitchen
- All finishes missing or damaged
- Some horizontal wainscot near the pantry extant
- Sill exposed at SW corner

201 Hall
- Pine Flooring - moderate condition, some patching needed.
- Plaster ceiling - loose and missing at W end.

202 Bedroom
- Wall plaster - diagonal, chevron cracks
- Plaster ceiling - some loose areas
- 1 1/2 inch 4 panel doors - moderate condition

203 Bedroom
- Wall plaster - loose and falling at E wall, chevron cracking above mantelpiece
- Pine Flooring - moderate condition, some patching needed.

204 Bedroom
- S wall was blown-in by Hurricane Irene (2011) causing extensive damage including floor and ceiling
- Wall plaster - chevron cracking

206 Office
- All finishes are in moderate condition

207 Closet
- Floor is missing

208 Back Hall
- Plaster ceiling - loose, falling, areas missing

209 Bathroom
- All finishes and subfloor are missing

210 Bedroom
- Plaster ceiling - loose, fallen
- Pine flooring - damaged
- Wall plaster - S wall cracked

CAUSES OF DETERIORATION

There are no particular characteristics of the house's construction or its materials that would cause more deterioration than otherwise. The root cause of deterioration on the exterior is lack of maintenance, especially capital maintenance such as re-roofing and re-painting. These materials have a defined life-cycle and they have been left in place for decades past their life-cycle. As one result, the house is susceptible to damage from high winds that occur in the region. For example, brittle roof shingles, long overdue for replacement, break off allowing water to enter. Water follows paths through the attic and walls causing deterioration of roof sheathing, interior finishes and substrates and the structure itself.

It appears from (1870 and pre-WWII) photos that the house had gutters and downspouts at an early stage. These would have helped to keep rainwater from sheeting over the walls.

At the first floor on the east end of the south side (Kitchen 110 and Back Room 112) what appears to be an incomplete, possibly ill-conceived "improvement" projects has left the area without a siding layer or windows and doors.

A lot of the damage on the interior is caused by roof leaks. Fallen or severely damaged plaster ceilings are the result. Some floor areas have deteriorated to the point where they are unsafe as well. Failure to maintain stable temperatures during the winter has caused plaster to crack and interior paint to peel. The flooring shows 150 years of wear and tear.

	June 2012			
DESCRIPTION OF EXTERIOR CONDITIONS				
		Period	**Priority**	**Ref. Photo**
West Front		1863-90		042-050
	Paint is in bad condition		2	
	Porch roof is in bad condition		1	
	Porch deck is unsound at N end and S end. Algae growth may indicate rot.		1	
	Downspouts are missing		3	
	Porch balusters are inauthentic		3	
	Brackets, dentils, and trim details appear to be in moderately sound condition.		2	
	Roof cornice appears to be decayed		1	
	Scroll brackets at base of dormers are missing (4 of 6)			
	Main cornice soffit is damaged			
South Side (This side is in very poor condtion)		1863-90		051-065
	The porch roof and deck have partially fallen down. What remains is very unsound.		1	
	Clapboards are missing in some areas.		1	
	A portion of the 2nd floor wall at room 205 was rotted and has blown in.		1	
	Downspouts are missing		3	
	Window in rm 206 is boarded over. This leaded glass window is an inauthentic modification.		2	
	Paint is in bad condition		2	
	Roof cornice appears to be decayed. The crown moulding at the E end is missing.		1	
	E end of 1st floor (rms 110 & 112) has been stripped of siding and boarded over with plywood.		1	
	Part of the chimney has fallen down.		1	
	Brackets, dentils, and trim details appear to be in moderately sound condition.		2	
	Scroll brackets at base of dormers are missing (6 of 6)			
	Door way porches are in poor condition			
	Foundation stone joints need repointing			
East End (This side is in very poor condtion)		1863-90		066-071
	Clapboards, windows, and doors are missing at the basement and 1st floor level.		1	
	Window at the 2nd floor level (rm 210) is boarded over		1	
	Chimney has fallen down		1	
	Paint is in poor condition		2	
	Upper level cornice crown moulding is missing		1	
	Lower roof (rm 112) is in poor condition		1	
	Brackets, dentils, and trim details appear to be in moderately sound condition.		2	
North Side		1863-90		072-079
	Upper level cornice crown moulding is missing		1	
	Brackets, dentils, and trim details appear to be in moderately sound condition.		2	
	Paint is in poor condition		2	
	Clapboards appear to be missing at one area (E sdie rm 204)			
	Foundation stone joints need repointing			
	Sill at west end is exposed and decayed		1	

	March 28, 2012			
DETAILED DESCRIPTION OF MATERIALS & CONDITION BY ROOM				
		Period	**Priority**	**Ref. Photo**
101 Vestibule		1863-90		098-105
	Ceramic tile flooring - some tiles missing or cracked.		2	
	2 1/4 inch inner (w/ frosted glass) and outer 3 panel pair doors - need refurbishing, missing hardware.		1	
	Crown and bolection molding at ceiling - good condition		2	
	Horizontal wood wainscoting		2	
	Wall plaster - diagonal cracks		2	
102 Front Stair Hall		1863-90		106-113
	Wood floor of alternate light and dark 4 inch hardwood - good condition		2	
	42 inch wide stair - good condition		2	
	Crown and bolection molding at ceiling - good condition		2	
	Wall plaster - moderate condition		1	
103 Northwest Front Room		1863-1922		114-122
	Pine flooring random width varying 5 to 9 inches - moderate condition		2	
	Plaster ceiling - moderate condition; crown molding missing		2	
	Ceiling rose - good condition		2	
	Mantelpiece - missing		ND	
104 Northeast Room (Dining Room)		1863-1954		123-128
	Pine flooring random width varying 5 to 9 inches - Some planks cupped and buckled, otherwise moderate condition		2	
	Corner cabinet		2	
	Cast iron radiator		2	
	Plaster ceiling - some missing; no rose, crown molding missing		2	
	Mantelpiece - missing		ND	
	Partitions and doorways between 104 and 105 have been removed.		ND	
105 Southeast Room		1863-1890		129-134
	Pine flooring - poor condition		1	
	Thresholds between 106 and 107 have been removed		1	
	Exterior pair glass doors with fixed transom - need refurbishing		1	
	Wall plaster at exterior walls - poor condition		1	
	Plaster ceiling - loose areas; missing areas, rose ok		2	

106 Southwest Front Room		1863-1922		135-142
	Pine flooring random width varying 5 to 9 inches - moderate condition		2	
	Plaster ceiling, crown and bolection molding & rose at ceiling - good condition		2	
	Diagonal corner partition - Crown molding at top, sheetrock at bottom; was a corner cabinet removed?		ND	
	Mantelpiece - different from other rooms, good condition		2	
	1 3/4 inch doors - missing hardware; otherwise good condition		2	
	Exterior pair glass doors (2 pairs) with fixed transom - need refurbishing		1	
	Wall plaster - covered by peeling non-period wallpaper		2	
107 Toilet room		ND	3	143-147
108 Rear Hall		1863-present		148-153
	Pine flooring - portion missing		1	
	Wall plaster - loose and damaged in areas		1	
	Plaster ceiling - missing		1	
	36 inch stair		2	
	Exterior door - needs refurbishing		1	
109 Pantry		1863-present	3	154
110 Kitchen		1954-pres		155-159
	All finishes missing or damaged		2	
	Some horizontal wainscot near the pantry extant		2	
	Sill exposed at SW corner		2	
111 Porch		1907-pres		160-161
	To be examined		1	
112 Back Room		1907-pres		162
	To be examined		1	
201 West Center Room		1923-54		168-170
	All finishes are in moderate condition		2	
202 Hall		1863-90		163-167
	Pine Flooring - moderate condition, some patching needed.		2	
	Plaster ceiling - loose and missing at W end.		2	
203 Northwest Bedroom		1863-90		172-175
	Wall plaster - diagonal, chevron cracks		2	
	Plaster ceiling - some loose areas		2	

	1 1/2 inch 4 panel doors - moderate condition		2	
204 Northeast Bedroom		1863-90		176-179
	Wall plaster - loose and falling at E wall, chevron cracking above mantelpiece		2	
	Pine Flooring - moderate condition, some patching needed.		2	
	Cast iron radiator			
205 Southeast Bedroom		1863-1922		180-183
	S wall was blown-in by Hurricane Irene (2011) causing extensive damage including floor and ceiling		1	
	Wall plaster - chevron cracking		2	
206 Southwest Bedroom				184-187
	To be examined	1863-1922	1	
207 Closet		ND		188
	Floor is missing		1	
208 Back Hall		1863-1922		189-192
	Plaster ceiling - loose, falling, areas missing		1	
209 Bathroom		1923-pres		193-194
	All finishes and subfloor are missing		1	
210 East Bedroom		1863-1922		195-200
	Plaster ceiling - loose, fallen		1	
	Pine flooring - damaged		1	
	Wall plaster - S wall cracked		2	
301 West Room (Playroom)		1863-pres		203
	Plaster ceiling - moderate condition, patching needed at dormer.		3	
	Pine flooring - moderate condition.		3	
	Wall plaster - moderate condition, some patching needed.		3	
302 Hall		1863-pres		201-202
	Plaster ceiling - loose, fallen		2	
	Pine flooring - damaged		2	
	Wall plaster - covered w/ cedar shingles		2	
303 Northwest Bedroom		1863-pres		204-206
	Plaster ceiling - moderate condition, some patching needed.		3	
	Pine flooring - moderate condition, some patching needed.		3	

	Wall plaster - moderate condition, some patching needed.		3	
304 Northeast Bedroom		1863-pres		207-208
	Plaster ceiling - poor condition, replacement needed.		2	
	Pine flooring - poor condition, some patching needed.		2	
	Wall plaster - poor condition, some patching needed.		2	
305 Southeast Bedroom		1863-pres		209-210
	Plaster ceiling - poor condition, replacement needed.		2	
	Pine flooring - moderate condition, some patching needed.		3	
	Wall plaster - moderate condition, some patching needed.		3	
306 Southwest Bedroom		1863-pres		211
	Plaster ceiling - moderate condition, some patching needed esp. dormer		3	
	Pine flooring - moderate condition, some patching needed.		3	
	Wall plaster - moderate condition, some patching needed.		3	
307 Hall Closet		1863-pres		212
	To be examined		3	
308 Bathroom		1957-pres		213-214
	To be examined		3	
309 Closet		1863-pres		ND
	To be examined		3	
310 East Bedroom		1863-pres		214-216
	Plaster ceiling - moderate condition, some patching needed.		3	
	Pine flooring - moderate condition		3	
	Wall plaster - moderate condition, some patching needed.		3	

	6-Jun-12			
SUMMARY DESCRIPTION OF MATERIALS				
		Period	**Priority**	**Ref. Photo**
FOUNDATION		1863-90		014, 015
	Exterior walls are uncoursed granite blocks and boulders with narrow joints and a rough interior surface		1	
	Structural piers in the basement are brick		1	
	(Refer to structural engineering report for details)			
FRAMING		1863-90		222-228
	Framing members are full dimension pine		3	
	Floor joists are 2x10, 16" on center throughout; some joists are let into 4x10 beams		3	
	Framing members on each side of the fireplace base are mortise and tenon joints fastened with wood pegs		3	
PORCH		1863-90		013-041
	Critical condition - immeidate stabilization needed		1	
EXTERIOR TRIM & SIDING		1863-90		042-079
	Clapboard (pine) siding with back-plastered wall cavity with vertical lath & plaster		1	
	Decorative elements such as brackets are built up from band sawn components		1	
ROOF		1863-pres		080-097
	Membrane and asphalt shingle roofing (not historic)		1	
	Terne coated sheet steel roofing at low slope porch			
DOORS		1863-90		
	Front doors: double-leaf paneled wood with half glass		1	
	Interior panel doors		2	
	Door hardware		2	
WINDOWS		1863-1954		

	Double-hung wood sash typical throughout (1/1 & 2/2)		1	
	Leaded glass casement window on 2nd floor (not original)		2	
	Original sash locks in some locations		2	
INTERIOR FINISHES		1863-pres		
	Horsehair plaster (3/4") on 1/4" sawn wood lath at walls & ceilings		2	
	Flooring is pine boards of random width (6-8")		2	
STAIRS		1863-90		
	Stair 1: West (front) stair from 1 to 2		2	106-110
	Stair 2: East (rear) stair from basement to 2		2	148-152
	Stair 3: North stair from 2 to 3		2	191-192
	Stair 4: East stair from basement to 1		2	233
	Stair 5: West stair from 3 to roof		2	201-202
HEATING		1863-pres		
	Typical at each room on Fl. 1 & 2 is a shallow fireplace (wood on 1st fl., coal on 2nd) with damper, a slate hearth, plaster surround, and decorative mantelpiece (all similar); A ducted floor or wall grille is located next to each fireplace.		3	
	At Fl. 3, the bedrooms have a chimney connection for a small coal stove and a hallway floor grille that allows heat circulation from below.		3	
	A large central furnace formerly located in the basement has been removed; coal for the furnace was delivered through a chute under the floorboards on the porch.		?	
	Current heating plant is an oil burning furnace in the basement.		?	
PLUMBING		1893-pres		
	Vintage water closet with overhead tank is located in the basement (006)		3	
ELECTRICAL		1893-pres		
	Some devices (push button switches) and wiring date form the early 20th century.		2	
	Ceiling mounted chandelier in the front hall		3	

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5 June 2012

Agricola Corporation
PO Box 861
Chicopee, MA 01014

Attention: Gregory Farmer

Reference: Simes House, Plymouth, MA

Dear Greg:

On 8 May 2012 I visited the Simes House in Plymouth to observe it structural condition. The following is a summary of conditions that were noted during this investigation and accompanying *recommendations*.

Structural Description

The Simes House is a large, French Second Empire style, former residence located on the east side of Manomet Point Road, and for the purposes of this report, the Simes House will be considered to face west.

The Simes House has three floors and a full basement, the third floor being nested within the Mansard portion of the roof. The main, front section of the house is “four-square” in plan with two double loaded chimneys flanking a central, east-west running stair hall. A verandah crosses the front and south sides of the house.

To the east of the front section is a two-bay rear ell and against its north side is an enclosed porch.

The roof structure is period-appropriately framed with dimensional lumber rafters in a hip fashion above the mansard knuckle, and with steeply sloping mansard rafters that act as wall studs below.

The second floor is framed with sawn lumber joists running in the north-south direction between stud bearing walls at that exterior and at the interior, which flank the center stair hall.

The first floor is also framed with north-south running sawn lumber joists, but which span between the perimeter foundation sill and east-west running timber beams, that also support bearing walls, at the center.

Noted Conditions and Recommendations

Degrees of Urgency

1= Immediate threat to public safety and/or stability of the structure.

2=Possible or eventual threat to public safety and/or stability of the structure (level 1) if not corrected soon.

3=Will worsen to level 2 or cause other problems if not corrected.

4=Will eventually worsen and increase in severity if not corrected.

5=Would be a good improvement to make, eventually.

Exterior/ Verandah, Porches, Walls

Main House

- The exposed stone foundation has eroded mortar joints along much of the north, east and south facing elevations and *is in need of cutting and repointing with new, compatible mortar*.

  Urgency Level 3 / Structural Budgetary Estimate= $18,000.

- There is a diagonal crack in the east end of the north foundation and an open hole and crack in the foundation of the north facing window bay*, which need to be repaired*. The diagonal crack may have been caused by the same settlement that is affecting the north porch foundation of the ell.

  Urgency Level 3 / Structural Budgetary Estimate= $2,500

- The verandahs that run along the south and west elevations are in a state of near to advanced collapse *and must be reconstructed*.

  Urgency Level 2 / Please see Architectural Estimate.

- The concrete steps that lead up to the west verandah are tilted backward *and must also be rebuilt*.

  Urgency Level 3 / Structural Budgetary Estimate= $2,500.

- The main sill is rotted at the northwest corner of the house, as well as intermittently in other places. *This timber should be exposed and inspected, and rotted sections removed and replaced*.

  Urgency Level 2 / Structural Budgetary Estimate= $9,000.

- The northwest corner boards are spreading apart, suggesting that the base of the corner wall structure may also be compromised *and in need of repair*.

  Urgency Level 2 / Structural Budgetary Estimate= $1,500

- The east half of the south wall is slumping downward due to advanced decay and internal failure, the mansard roof surface above it has become concave, and the top mansard knuckle dips *(please see "Interior/ Second Floor", below)*.

- The south elevation's second floor east window is missing.

- The clapboard siding is missing from the second floor at the short east facing elevation and there are holes in the sheathing letting water enter the structure. *The wall must be repaired*.

  Urgency Level 1 / Please see Architectural Estimate.

- The mansard roof eave fascia on the west elevation is rotted and there is a hole in the north end of the east facing fascia.

Rear Ell

- The exposed stone and brick foundations have eroded mortar joints in several areas *that are in need of cutting and repointing*.

  Urgency Level 3 / Structural Budgetary Estimate= $1,500.

- The south and portions of the north sills appear to be rotted *and must be exposed, removed and replaced.*

  Urgency Level 2 / Structural Budgetary Estimate= $5,000.

- Both south facing stairways are in rotted and poor condition *and must be reconstructed*.

  Urgency Level 2 / Please see Architectural Estimate.

- The siding along with some of the sheathing is missing from most of the south wall *and must be replaced*.

  Urgency Level 1 / Please see Architectural Estimate.

- The rear ell slopes toward its northeast corner, probably due to settlement, and the north foundation under the porch, which consists of brick piers and concrete block infills, is loose and has noticeably shifted (*please see "Interior/ Basement/ Rear Ell"*).

- The above movement has left an open gap between the ell and the main section, *which must be filled.*

  Urgency Level 3 / Structural Budgetary Estimate= $1,000.

- The north eave of the low roof over the porch sags, probably due to foundation movements and internal rot. *The foundation and portions of the wall must be rebuilt.*

  Urgency Level 2 / Please see Architectural Estimate.

- There is a hole in the east fascia along the low roof eave and a hole in the wood wall at the basement level, below, *both of which should be repaired*.

  Urgency Level 2 / Please see Architectural Estimate.

Interior/ Basement

Main Section-

- The ends of the many of the north bay of the first floor joists are rotted where they bear on the north foundation wall and have been reinforced with relatively short scabs of wood. *Longer sisters should be added to the opposite faces.*

  Urgency Level 2 / Structural Budgetary Estimate= $4,500.

- Soil is washing into the basement through holes in the stone foundation at the west portion of the north wall. Such stone foundations are generally dry laid and are chinked and pointed on the interior face to keep soil and vermin from entering the basement. *The missing chinking and pointing must be replaced in these areas to fill the holes.*

  Urgency Level 2 / Structural Budgetary Estimate= $3,500.

- Mortar joints have become powdery and eroded many of the basement's brick piers due to rising dampness, that wicks upward from under the surrounding floor slab. *The piers can be repointed but should ultimately be reconstructed with less moisture susceptible materials.*

  Urgency Level 2 / Structural Budgetary Estimate= $2,500 now, $9,000 eventually.

- I could not view the condition of the sill from the basement but the overall condition of the main section's first floor framing appeared to be generally sound.

Rear Ell-

- The brick wall that separates the main basement stairway from the cellar has been damaged by rising dampness along with the northwest corner of the brick chimney base, with eroded mortar joints and a few spalled bricks. *These should be repointed and damaged bricks replaced. As in the case of the main section's piers, repair in lieu of reconstruction is ultimately a temporary, however somewhat long-lived solution, due to the perennial nature of the wicking action.*

  Urgency Level 3 / Structural Budgetary Estimate= $4,000.

- Soil is washing through the middle of the stone south foundation and *should be treated in a similar fashion to the main section*.

  Urgency Level 2 / Structural Budgetary Estimate= $2,500.

- The east and west ends of the north foundation under the porch also have soil washing through them, but accompanied by root growth, shifted concrete infills and leaning brick piers. There is also evidence, from above, that this foundation has significantly settled (please see "Exterior"), and much of the floor framing that is visible from the basement slopes toward it. *The entire north porch foundation should be replaced.*

Urgency Level 2 / Structural Budgetary Estimate= $22,500.

- The plaster is falling from the ceiling of the middle stair hall due to water damage from above (as an aside, I have inspected historic and abandoned buildings for 25 years and have never seen such a putrid toilet as the one that is adjacent to this space- *I would recommend that it be removed and the plumbing capped as it is a low-grade biohazard that can attract vermin in its present form)*.

  Urgency Level 2 / Please see Architectural Estimate.

- There is white fungus or mold growing on the underside of the porch framing and the end of a timber that bears on the north exterior wall is rotted through. *Much of the porch floor structure should re-framed or replaced.*

  Urgency Level 2 / Structural Budgetary Estimate= $3,600.

- There is a knawed hole in through the north end of the east wall and there was a dead raccoon under the porch at the time of my visit. *The hole should be patched.*

  Urgency Level 2 / Please see Architectural Estimate.

- The first floor structure over the very east end of the ell is rotted and the east ends of the joists have been sistered. *This framing and floor sheathing should be replaced.*

  Urgency Level 2 / Structural Budgetary Estimate= $12,500.

Interior/ First Floor

Main Section-

- The ceiling is damaged from water infiltration at the east end of the dining room and the south edge of the rear room, and the wall finishes are water damaged over the front room's south doorway. These conditions are indicative of water infiltration and related structural damage happening above (please see "Interior/ Second Floor", and "Exterior").

- This is also a hole rotted through the dining room floor, near its northeast corner, *that should be repaired*. This falls directly over the area in the basement where the joist ends are rotted.

  Urgency Level 2 / Structural Budgetary Estimate= $1,000.

Rear Ell-

- The ceiling and second floor are missing over the rear hall and the first floor surface has been damaged by water (please see "Interior/ Second Floor"). There is a rotted hole in the adjacent southwest corner of the kitchen floor *that should be repaired.*

  Urgency Level 2 / Structural Budgetary Estimate= $1,000.

- The kitchen floor sags in the middle, which is very common, but has been bolstered with timbers in the basement from below. The kitchen floor also slopes locally toward the south exterior wall, where in addition to the hole at the kitchen's southeast corner, there is also a hole along this wall's east end. As it is very likely that the south sill is deteriorated, *the entire sill should be exposed along with the bottoms of the supported framing members and all rotted or insect damaged wood should be replaced*.

  Urgency Level 2 / Structural Budgetary Estimate= $17,500.

- There is a rotted divot in the kitchen floor near the southeast corner and vine growth coming in through the adjacent east wall toward which this section of floor slopes. *The floor should be repaired (as noted under "Interior/ Basement") and adjacent wall conditions are moisture and rot related and should be investigated and repaired.*

  Urgency Level 2 / Structural Budgetary Estimate= $2,500.

- The brickwork that forms the east wall of the exposed brick chimney is buckling outward *and must be stabilized or replaced.*

  Urgency Level 2 / Structural Budgetary Estimate= $4,500.

- The porch floor slopes northward, which may have been intended for drainage, however the floor of the adjacent enclosed room also slopes northeast, which is an indication of the foundation wall settlement below.

- There is a gnawed and rotted hole in the floor of afore noted enclosed space which is directly above the rotted timber end noted in the basement

space below. *The rotted floor must be repaired (please also see "Interior/ Basement").*

Urgency Level 2 / Structural Budgetary Estimate= $4,500.

Interior/ Second Floor

Main Section-

- All of the interior walls that flank and surround the fireplaces have diagonal cracks seeming to radiate out from the mantles. This is due to the normal drying shrinkage that has occurred in the wood framed structure versus the non-shrinking brick chimney structures, which can even tend to grow. The wood moves down while in comparison, the brick moves up, thus resulting in the radiating cracks.

- In consistent fashion with the above, the wood framed floors and ceilings of all of the bedrooms slope away from the masonry supported fireplaces.

- The floors and ceilings of the southwest and southeast bedrooms dip along the south wall and there is visible rot and missing finishes around the south windows. This, along with conditions noted on the exterior, suggest that the wall has been seriously compromised and there was even a documented event where part of the wall blew in during a wind storm (requiring the bracing that is now visible within the southeast bedroom). *The floor structures above and, if needed, below should be shored and all interior finishes stripped to expose the affected wall structure. All damaged framing and sheathing should be replaced, which will unfortunately require some removal of siding and trim on the exterior.*

  Urgency Level 1 / Structural Budgetary Estimate=$5,500 (structure only).

- There is a localized hump in the floor of the southeast bedroom against the east wall which is may due to irregular support conditions related to the loss of the floor structure on the other side of the wall, *which should be investigated.*

  Urgency Level 3 / Structural Budgetary Estimate= $1,500.

- There is a hole in the east wall of the northeast bedroom and significant diagonal cracking. This is a response to water infiltration that has

damaged this wall along with the dining room ceiling and floor below. *After the water infiltration has been stopped and the wall repaired*.

Urgency Level 3 / Structural Budgetary Estimate= $1,000 (structure only).

- There are other, scattered diagonal cracks in wall finishes that most likely relate to differential wood shrinkage and in some cases sill damage below.

Rear Ell-

- The floor of the rear bedroom slopes toward the north and south, away from what appears to be a former wall line down the center of the room.
- The floor and ceiling are entirely missing from the bathroom, having been rotted away after years of water exposure and then followed by removal. *The water infiltration should be stopped and the floor and ceiling replaced.*

  Urgency Level 2 / Structural Budgetary Estimate= $2,500 (structure only).

- There is a hole in the stairwell ceiling caused by water leakage from the roof, *which should be stopped and the damage repaired*.

  Urgency Level 2 / Structural Budgetary Estimate= $1,000 (structure only).

Interior/ Third Floor

Main Section-

- As with the second floor, all of the interior walls that flank and surround the fireplaces have diagonal cracks seeming to radiate out from the mantles.
- Significant portions of the ceiling are missing due to water infiltration. This occurs in the following areas:
  - In the west dormer of the north mansard.
  - Surrounding all sides of the north chimney.
  - At the rear of the northeast bedroom.
  - In at least three places in the southeast bedroom.
  - Over the fireplace and middle of the southwest bedroom.
  - Over the stairway and at the rear of the stair hall.

All of this is a result of water infiltration through the failed roof.

- There is a rotted hole in the floor at the northeast corner of the southwest bedroom and at the west end of the stair hall, *both of which should be repaired.*

  Urgency Level 2 / Structural Budgetary Estimate= $2,000 (structure only).

- The floor of the southeast bedroom slopes toward the south wall and the interior finishes of the south mansard are cracked. This is due to the failure of the south exterior wall below, *which should be repaired (please see "Interior/ Second Floor")*.

Rear Ell-

- The brick chimney over the fireplace in the rear bedroom is cracked and plaster cracks radiate out from the hearth (in typical fashion). This is the lower extent of chimney damaged noted on the exterior *which should be repaired (Please see "Roof Level")*.

- There is a hole in the ceiling over the bathroom and the floor is soft and rotted due to water infiltration through the roof, *all of which should be repaired*.

  Urgency Level 2 / Structural Budgetary Estimate= $2,000 (structure only).

Roof Level

- The roofing system has failed and was partially covered by a blue FEMA type tarp at the time of my visit. There are open holes through the sheathing in the northeast valley and at the southwest corner of the south chimney. From below, one can see advanced signs of decay in the sheathing and rafters at several locations, especially at the attic stairway and over the bathroom. *The roofing should be stripped, the sheathing and rafters inspected and replaced where rotted, and a new roofing system applied.*

  Urgency Level 1 / Please see Architectural Estimate.

- The roof noticeably sags along the east half of the south mansard knuckle, due to the failure of the supporting wall below. *(please see "Interior/ Second Floor")*.

- The south chimney is crumbling and leans toward the southeast, the north chimney has cracks in its lower half, and the east chimney has partially collapsed. *The south and east chimneys should be reconstructed, and the north chimney should be repaired.*

  Urgency Level 2 / Structural Budgetary Estimate= $16,500.

Thank you for the opportunity to assist with this historic and architecturally significant structure. Please contact me if you have any questions or if we can be of further assistance.

Respectfully Yours,

John M. Wathne, PE, President
Structures North Consulting Engineers, Inc.

ATC did a walkthrough of the Simes House at 29 Manomet Point Road, Plymouth, Massachusetts, on June 1, 2012. The purpose was to review the building for various environmental concerns related to the proposed renovations.

The following table presents a list of the issues that will likely need to be addressed during renovations. Asbestos containing materials (ACM) that may be present, or were not observed, are noted, as well as a brief statement for each material, and an associated cost range. Other issues were also noted, most of which were discussed at the walkthrough.

Note that an ACM is defined by the MA DEP as any material or product containing one percent or greater asbestos by weight.

Hazardous Material	Notes/Cost ranges
Asbestos Issues	
Window glazing	One sample was collected, and analyzed with "trace" amounts of anthophylite asbestos detected. That result is encouraging but not conclusive. Additional samples will be needed before the glazing can be classified as an ACM or not. Abatement cost ranges from $1,000-10,000
Plaster walls and ceilings	One sample was collected, and analyzed with no asbestos detected. Also encouraging and expected, as the plaster appears to use horse hair as a binder in lieu of asbestos fibers. Additional samples will be needed before the plaster can be classified as an ACM or not. Also encouraging was that no skim coats or other suspect plaster applications were observed. Abatement cost ranges may likely be zero, however, if ACM was found to be present, costs would be in the range of $10-20,000+ depending on how much would be removed/repaired
Gypsum Board	Observed in limited quantities and unlikely to contain asbestos. Zero cost
Joint Compound	Not observed, but there could be some on the sheetrock. Would be limited quantities. Zero cost up to $2,000
Duct insulation	Limited amount at floor penetration to the basement was observed $200-500 removal cost
Wire insulation	Some suspect insulated wiring observed in the basement. Zero cost up to $3,000
Roofing materials	Mixture of roofing products appear to have been used. Some but most probably not all of it could contain asbestos. Can be removed by non-licensed asbestos trained workers. Access methods and roof condition will make it more difficult. Zero cost up to $5-8,000.
Duct Sealant	None observed
Thermal system insulation	None observed, not expected to find any
Wall coverings	Wall paper remains glued to the plaster walls in various locations. The glue may contain asbestos, but not likely. Zero cost to $3-

Hazardous Material	Notes/Cost ranges
	5,000
Slip sheeting/paper between hardwood floor and subfloor	None observed in a few areas that were checked.
Mastic and flooring materials	Several types observed in several locations. Chances are at least some of it will contain asbestos. $1000-$2,500 removal cost
Ceiling Tile	None observed
Window and/or door caulking	None observed – Based on the age and construction, it does not seem likely that there would be any window caulking present
Misc. ACM materials	Carry contingency for additional/unknowns - $3-5,000
Asbestos survey	Required by EPA NESHAPs. See below for asbestos survey sampling requirements. Cost range $1,500-2,500
Asbestos air samples and final visual inspections	Depends on type/quantity of asbestos and removal procedures. Cost range $1,500-5,000
Estimated Cost range for the above noted Asbestos Issues:	Expect total range of costs related to asbestos to range from $10,000-40,000 Please note that this **excludes** plaster removal costs
Other Issues:	
Lead Paint – MA DPH	Inspection cost range $1,000-2,000. This would be required prior to families with children under the age of 6 moving in. Depending on the results of the inspection, de-leading would likely be required to a certain extent. Costs are hard to predict without an inspection, but could range from $3,000-15,000+
Lead Paint – OSHA requirements	One paint chip sample was collected from the white paint found on the porch. Analysis revealed a result of 0.46 % lead content. That result is encouraging, although the paint is still considered a lead containing paint, as a detectable level of lead was found. Also see below for further notes regarding lead paint in construction. Additional costs to renovations due to the presence of lead paint can add between 5% to 15% to the overall cost of the renovations. Cost range about $2,000-5,000+
Lead Paint in Soil	Peeling lead paint can contaminate soil within a few feet of the building. Depending on plans for those grounds, soil sampling may either be required or prudent. Cost range for removal/disposal of lead contaminated soil could be considerable, $20,000+ for example
Lead waste	The demolition waste stream should be sampled via Lead TCLP to verify that it is not hazardous waste prior to shipment off-site. If enough of the debris is unpainted, chances are that it will pass the TCLP. However, disposal of a 60 cu yd trailer of failed material could be $10,000-20,000+
Microbial (mold)	Additional costs will mostly be when attempting to "clean" mold from impacted surfaces intended to remain. Those additional costs could range from $2,000-15,000.
Other Hazardous materials	Items such as light bulbs/ballasts, mercury switches, coal debris, cans/containers of hazardous liquids/chemicals, coolants etc. would need to be gathered and disposed/recycled. Costs could range from $1,500-5,000
PCB caulking/glazing/sealants	If PCBs are found in building materials, additional testing may be needed to determine if the PCBs have leeched into the substrates.

Hazardous Material	Notes/Cost ranges
	Testing costs alone could range from $1,000-5,000. Removal costs can't be determined at this time, but could be from zero to $50,000+
Phase 1ESA (if required)	If funding is coming from certain outside sources, they may have a requirement to perform a Phase 1 prior to releasing the funding. Typical costs would be $1,500-2,5000 for a Phase 1
Basement soil sampling	Unless there is knowledge of a previous spill or leak of hazardous materials/liquids that would affect the soil in the basement, sampling should not be needed. If renovations call for removing/excavation of soil in the basement, testing may be appropriate.

Lead Paint in Construction - Implications and Regulations

The Occupational Safety and Health Administration (OSHA) does not acknowledge any quantitative threshold for a lead-based paint. Paint with a detectable amount of lead, regardless of the level, is recognized as a lead containing paint. The possible exposure hazard to workers impacting these coasted surfaces should be assessed and contractors and their employees must adhere to OSHA Lead in Construction standard found at 29 CFR 1926.62. Although OSHA does not recognize negative XRF results as proof that paint does not contain lead, the use of XRF is an efficient real time screening technique for identifying lead-containing paints. To comply with OSHA requirements, a negative XRF result would have to be confirmed by other approved methods. Positive XRF results do not need to be confirmed. Regardless of analytical results, OSHA still requires that personal exposure monitoring be conducted when appropriate to determine lead exposure, even for zero results as determined by any method. To fully comply with EPA regulations, sampling of demolition debris waste streams may be required, depending on the requirements of the receiving facility.

OSHA recognizes that construction type work on surfaces coated with lead-containing paint has a **potential** to expose workers to hazardous levels of lead and requires that appropriate safety and health measures be followed as stated in 29 CFR 1926.62. OSHA states that until the employer performs an exposure assessment and documents that employees are not exposed above the permissible exposure limit (PEL) of greater than 50 micrograms per cubic meter ($\mu g/m^3$) of air, the employer must treat employees as if they were exposed above the PEL for the following operations:

- Manual renovation and demolition of structures, manual scraping, manual sanding and use of heat gun where lead-containing coatings or paints are present;
- Abrasive blasting;
- Power tool cleaning;
- Lead burning;
- Using lead-containing mortar or spray painting with lead-containing paint;
- Abrasive blasting, rivet blasting or welding, cutting or burning on any structure where lead-containing coatings or paint are present;
- Cleanup activities where dry expendable abrasives are used; and
- Any other task the employer believes may cause an excess of the PEL.

Work precautions include providing respiratory protection, protective work clothing and equipment, change areas, hand washing facilities, biological monitoring and training until an exposure assessment has

determined that the work activity will result in an exposure below the PEL. Additional requirements under this standard include a written compliance program as well as record keeping.

ASBESTOS CONTAINING MATERIALS SURVEY

Sampling Methodology

The survey would be performed by EPA-accredited and Massachusetts DLS certified Asbestos Inspector. Bulk samples, representing individual homogenous areas of suspect materials, need to be collected in a randomly distributed manner, in accordance with the methods outlined below.

Building materials exist in the form of thermal systems insulation (TSI), surfacing materials and miscellaneous materials.

The following generally illustrates the sampling strategy employed by ATC per regulation and where feasible:

(a) Surfacing materials – In a randomly distributed manner, collect bulk samples of surfacing materials, representative of each homogeneous area, and not assumed to be ACM.

- (1) Collect at least three bulk samples from each homogeneous area that is less than or equal to 1,000 ft^2.
- (2) Collect at least five bulk samples from each homogeneous area that is greater than 1,000 ft^2, but less than or equal to 5,000 ft^2.
- (3) Collect at least seven bulk samples from each homogeneous area that is greater than 5,000 ft^2.

(b) Thermal systems insulation- In a randomly distributed manner, collect at a minimum, three bulk samples of thermal systems insulation material, representative of each homogeneous area, and not assumed to be ACM.

- (1) Collect, at a minimum, one bulk sample of patched thermal systems insulation, representative of each homogeneous area, and not assumed to be ACM, providing the section of patch was less than 6 linear or square feet.
- (2) Collect, at a minimum, three representative bulk samples of each insulated mechanical system not assumed to be ACM, including, but not limited to cementitious material used on pipe fittings such as tees, elbows or valves. Representative sampling was conducted in a manner sufficient as to identify whether each homogeneous area is either asbestos or non-asbestos containing.
- (3) Bulk samples are not required to be collected from any homogeneous area where the accredited asbestos inspector has determined that the thermal systems insulation is a non-suspect material (i.e. fiberglass, foam glass, rubber or any other non-ACM).

(c) Miscellaneous materials – Collect, at a minimum, two representative bulk samples of each miscellaneous material not assumed to be ACM, including but not limited to ceiling tiles, floor tiles, associated floor mastic, etc. Representative sampling must be conducted in a manner sufficient as to identify whether each homogeneous area is either asbestos or non-asbestos containing.

ProScience Analytical Services, Inc

Lorri Brown
ATC Associates, Inc., Woburn
600 West Cummings Park
Suite 5450
Woburn, MA 01801

June 04, 2012

Dear Lorri Brown,

The enclosed analytical results have been obtained by using the EPA/600/R-93/116 method. The "Visual Estimate" quantitative method is generally used for determining the percentage of asbestos and other components of the sample. "The Point Counting" method may also be used upon client request or at the analyst discretion. The Point Count method is usually recommended when the sample contains less than 10% asbestos by Visual estimate. Asbestos content less than 1% is recorded on the report as TR (trace).

The Quality Control data related to the samples analyzed is available upon client's written request. ProScience Analytical Services Inc., assumes no responsibility for potential sample contamination that may have occurred during the sample collection process or erroneous data provided by the client.

The enclosed results may not be used under any circumstances as product endorsement by any US government agency including NIST/NVLAP.

All Laboratory records are retained for at least three years unless otherwise directed in writing by the client. The actual samples are retained for a period of two months and written request is necessary in order to be retained for a longer period of time. All analytical results and records are considered strictly confidential and will not be released under any circumstances to anyone except the actual client. The analytical results included in this report apply only to the items tested.

If you have any questions please contact the Laboratory Manager or the Laboratory Director.

Sincerely,

Stefanie Bishop

Stefanie Bishop, Optical Asbestos Manager

Aimee Cormier, Laboratory Director

Enclosure: Version 2
LAB BATCH ID: B 81523 CLIENT PROJECT ID: N/A
Client Ref: 29 Manomet Pt. Rd., Plymouth, MA - Simes House
AIHA ID# 102754; CT ID# PH-0209; MA ID# AA000156; ME ID# LB-055; ME ID# LA-056; NVLAP Lab Code 200090-0; RI ID # AAL-093; VT ID# AL016876

ProScience Analytical Services, Inc.

Client Name:	ATC Associates, Inc., Woburn	**Batch:**	**B81523**
PO #:	N/A	Date Sampled:	N/A
Client Project #:	N/A	Date Received:	6/1/2012
Client Reference:	29 Manomet Pt. Rd., Plymouth, MA - Simes House	Date Analyzed:	6/4/2012
Method:	EPA/600/R-93/116	Date of Report:	6/4/2012

		Asbestos %						Non-Asbestos %						
Sample ID	Color	CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
01	Gray	0	0	0	0	0	TR	0	0	TR	0	0	2	98

Description: Window glazing
Location: Simes House
Comments: Recommend TEM Analysis

Is asbestos present? Yes. Analyzed: Yes

		Asbestos %						Non-Asbestos %						
Sample ID	Color	CHR	AMO	CRO	ACT	TRE	ANT	FBG	MNW	CEL	HAR	SYN	OTH	NON
02	Gray	0	0	0	0	0	0	0	0	5	0	0	0	95

Description: Wall plaster
Location: Simes House
Comments:

Is asbestos present? No. Analyzed: Yes

Asbestos Codes: CHR = Chrysotile AMO = Amosite CRO = Crocidolite ACT = Actinolite TRE = Tremolite ANT = Anthophyllite
Non-Asbestos Codes: FBG = Fiberglass MNW = Mineral Wool CEL = Cellulose HAR = Hair SYN = Synthetic OTH = Other NON = Non-Fibrous Minerals

Note: To create a unique lab sample ID, use the Batch # and the Sample ID (example: [Batch #] - [Sample ID]).

* All results are in percentage.

Analyst: Stefanie Bishop

ProScience Analytical Services, Inc.

PLM Asbestos Chain of Custody Record

LABORATORY/HEADQUARTERS
22 Cummings Park, Woburn, MA 01801
T:781-935-3212 F:781-932-4857

www.proscience.net
general@proscience.net

☐ RUSH

Turn Around Time Requested

☐ Same day ☑ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 5 Days

Client: ATC Associates
Address: 600 West Cummings Park - Suite 5500, Woburn, MA 01801 Simes House
Project Site & Number: 29 Manomet Pt Rd, Plymouth, MA
Phone / FAX Number: 781-932-9400 Fax: 6211
Contact: Doug Ryder

Relinquished by/date: Doug Ryder 6/1/12
Received by/date: Kathy Altone 6-1-12 12:20pm
Samples received: 2 Analyzed:
Faxed, E-mailed, Verbal by/date: 6.4
Stop on first positive: Yes No

For Lab Use> Batch Number B81523 Analyzed by/date: QC by/date:

Lab ID	Field ID Sampled date	Description / Location	% Asbestos	Stereo Scope: Color	Homogeneity	Texture	Friable	Optical Properties: Morphology	Extinction	Sign of Elongation	Birefringence	Pleochroism	RI: ∥	⊥	Asbestos Percentage (%): Chrysotile	Amosite	Circle Type: Crocidolite	Tremolite	Anthophylite	Actinolite	Non Asbestos Percentage (%): Fiberglass	Mineral Wool	Cellulose	Hair	Synthetic	Other	Non Fibrous
	01	Window glazing, Simes House Rec Fem	ND	Gray				SP	Y	M	1.62	1.68							TR				TR			2	98
	02	Wall Plaster ↓	ND	Gray																				5			95

Comments: Birefringence L= less than .010, M= .011-.029, H= greater than .03: Microscope Olympus BH-2, Serial # circle 1- 242277, 229027, 235000, 230663 Laboratory uses the EPA or ELAP point count method as appropriate

For complete information about our services and locations please visit us at www.proscience.net or call the numbers above.

Revised on 4/7/09

ProScience Analytical Services, Inc.
22 Cummings Park, Woburn, MA 01801

Telephone: 781-935-3212
Facsimile: 781-932-4857
Email: chemistry@proscience.net

Laboratory Report

Contact: Lorri Brown
Client: ATC Associates Inc.
Address: 600 W. Cummings Pk , Suite 5500
Woburn, MA 01801

Batch #: C 270488
Date received: 6/1/2012
Date analyzed: 6/1/2012
Date of report: 6/1/2012

Project # N/A
P.O.# N/A
Project Site: Simes House - 29 Manomet Pt. Rd
Plymouth, MA

AIHA-LAP, LLC Lab ID 102754

Lead Analysis In Paint Using SOP Based on SW846-7420/3051
Results in weight percent on an "as received" weight basis

Lab ID	Client ID	Sample date	Description	Result	Reporting Limit	Comments
C 432308	Pc-01	6/1/12	White Paint Porch Exterior	0.46	0.013	

Simona Peavey, Tech. Manager Chemistry
Aimee Cormier, Lab Director

Unless otherwise indicated, all samples were received in acceptable condition.
All result apply only to the samples as received and are accurate to no more than two significant figures.
Unless otherwise indicated, all the quality control criteria for the method above have been met.
RL-Reporting Limit(%by weight) Note on units: mg/Kg is the same as ppm by weight.

ProScience Analytical Services, Inc.
Chemistry Chain of Custody Record

LABORATORY/HEADQUARTERS
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Turn Around Time Requested: [ ] Rush/<6 Hours [ ] Same Day [✓] Next Day [ ] 2 Day [ ] 3 Day [ ] 5 Days

Client: ATC Associates Inc.
Address — Street: 608 W. Cummings Pk
Town: Woburn, MA — State/Zip: 01801
Project Site — Line 1: Simes House
Line 2: 29 Manomet Pt Rd, Plymouth MA
Project Number:
PO:
Contact: Doug Rader
Phone:
FAX:
Alt/Pager:

[ ] NELAC analysis

TYPE OF ANALYSIS (circle)

DUST WIPES	PAINT (0.1 g)	SOIL (1 g)
AIR	TSP	TCLP (100g)
(min)	PM10	Other

Please use a separate form for each matrix.

Paint Chip

Element: Pb Cd Cr As Se Ag Ba Fe — gravimetric

Other (please specify under Comments)

[ ] QC

For Laboratory Use
BATCH NUMBER: C270488

[ ] ASTM E1792

FOR LABORATORY USE ONLY

Date and Time Sampled	Field I.D.	Sample Description/Location	Air Sampling Information: Start Time	End Time	Start Flowrate	End Flowrate	Volume (liters)	Wiped area: length (inch)	width (inch)	Area (sq in)	ANALYSIS: Weight (grams)	Dil'n	AA/ ICP Reading	RESULT	Lab I.D.
6/1/12	PC01	White paint, Porch Exterior													432308

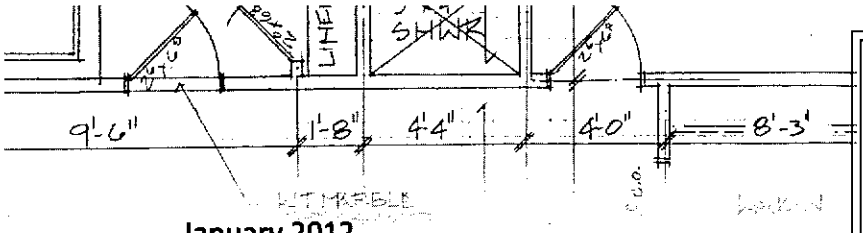
Relinquished By: Doug Rader — Date: 6-1-12 — Time: Noon
Received By: [signature] — Date: 6-1-12 — Time: 12:05

Comments: please email result: doug.rader@atcassociates.com

ver 5.3

PAGE 1 OF 1

Field blanks are required for airs and wipes per the sampling method.
Proscience Analytical Services reserves the right to subcontract samples to an appropriately accredited laboratory when we are unable to perform the analysis in house.



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New Construction
Remodeling
Site Planning
Residential
Commercial
Retail

Jeffrey M. Metcalfe
Registered Architect

January 2012

Simes House
29 Manomet Point Road
Plymouth, MA

Code Analysis

3 story wood construction – circa 1863
Italianate Architecture w/wrap-around porch
Proposed Mixed Use
First Floor – Assembly/Business
Second Floor – Business
Third Floor - Residential

Town of Plymouth – Zoning
Map 46 Lots H181-16A & H181-015

Zone R-20SL Small Lot Residential
Min. Lot Size – 20,000 SF
Min. Lot Dim. – Width – 90', Depth – 150'
Min. SY Setback – 15'
Min. FY Setback – 30'
Min. RY Setback – 30'
Built prior to 1972, grandfathered setbacks 20',10',10'
Max. Lot Coverage – 25% NA
Max. Height – 3 stories – 35'

State of Massachusetts
Building Use Group – Mixed Use - Type B – Business (1st & 2nd Flr)
Type R-3 – Residential (3rd Flr)

Type of Construction – Type V

Based on 2009 "International Existing Building Code" (IEBC)
Class of Work – Alterations – Level 3 (Chapter 8 of IEBC)
Work exceeds 50% of the aggregate area of the building. The alteration work will also be compliant with Alterations – Level 1 (Chapter 6) & Level 2 (Chapter 7)

Section 801 – General
Alteration work will comply with Level 3 Alterations

Section 802 – Special Use & Occupancy
N/A – Not Applicable

Section 803 –Building Elements & Materials
P803.1- Existing shafts & vertical openings
Existing and new stairs (means of egress) will be enclosed w/1 hr fire rating
– 2 layers of 5/8" FC Gyp Bd

Section 804 – Fire Protection
P804.1- Automatic Sprinkler System
A new automatic sprinkler system will be provided to accommodate the spaces created by the new alterations to the building

P804.2 – Fire Alarm & Detection Systems
A new fire alarm and detection system will be provided to accommodate the spaces created by the new alterations to the building

Section 805 – Means of Egress
P805.1 – General
The means of egress required for the new alterations will be compliant with IEBC Section 705 Means of Egress. Two means of egress will be provided for every level.

P805.2 – Means-of-Egress Lighting
Emergency lighting will be provided to identify the exit discharge from all floors to the Means of Egress

P805.3 – Exit Signs
Exit signs will be provided to identify the exit discharge from all floors to the Means of Egress

Section 806 – Accessibility
The new alterations will comply with Sections 605 and 706 and MAAB 521 CMR

Section 807 – Structural
P807.1 – General
The new alterations will comply with this Section

P807.3 – Existing structural elements carrying gravity loads
Existing structural elements carrying gravity loads will comply with Section 707.4

P807.4 – Structural alteration
Any structural alterations will comply with Section 707.5

P807.4.1 –Evaluation and Analysis
See attached Evaluation & Analysis prepared by _____ – Structural Engineers – dated _____ 2012

Section 808 –Energy Conservation
Level 3 alterations to existing buildings are permitted without requiring the entire building to comply with the energy requirements of the "International Energy Conservation Code." The alterations shall conform to the energy requirements of the "IECC" as they relate to new construction only.

Section 708 – Electrical
All electrical work will conform to this Section and the "International Residential Code" for electrical

Section 709 – Mechanical
All mechanical work will conform to this Section and the "International Mechanical Code" for mechanical

Section 710 – Plumbing
All new plumbing work will conform to this Section and the "International Plumbing Code" for plumbing

Based on 2009 "International Building Code" (IBC) Section 508 Mixed Use & Occupancy Table 508.4 Required Separation of Occupancies (hrs) separations between Type B & Type R uses, require a 1 hour separation. Alterations will comply.

Based on the MA Amendments, the alterations will comply with Chapter 34 – Existing Conditions

The alterations will comply with the Massachusetts Architectural Access Board Regulations – 521 CMR

JOSEPH SIMES HOUSE
CODE REPORT
June 2012

The Code Analysis dated January 2012 prepared by Jeffrey Metcalfe, Registered Architect has been reviewed and found to be a generally accurate representation of the requirements of the Code (International Existing Building Code 2009, Massachusetts Amendments to the International Building Code 2009, International Building Code 2009) and is hereby appended to this report.

Several elements of the Code merit further attention and are discussed below.

Chapter 11 Historic Buildings - An *historic building* is defined as listed with the National Register of Historic Places or eligible to be listed per letter from the State Historic Preservation officer (SHPO).

> 1101.1 Mass. Amendments - For historic buildings Chapter 11 preempts all other provisions of the Code.
>
> 1102.1 Report - A report may be required by the building official identifying features in compliance with Chapt. 11 and where compliance with other provisions would damage contributing historic features.
>
> 1103.7 Where 1 hour fire rated construction is required existing wood lath and plaster complies.
>
> 1103.9 At a grand stair railings and guards need not comply (with 705.9 and 705.10).
>
> 1105.1 Change of Occupancy - the building must comply with Chapt. 9 (Change of Occupancy) except where permitted in Chapt. 11. The provisions of 1103.7 and 1103.9 prevail (per 1105.10 and 1105.11).

Chapter 9 - Change of Occupancy

> 912.1.1.1 Change of occupancy classification of a portion of the building without separation requires the entire building to comply with Chapt. 8.
>
> 912.4 Means of Egress - Table 912.4 places R-3 residential and B business in the same egress hazard category. Existing elements of the means of egress shall comply with Section 805 for the new use (912.4.2). Newly constructed or configured means of egress shall comply with Chapt.10 of the International Building Code.
>
> 912.8 Accessibility - Mass Amendments replace the IEBC requirements for handicapped access with Mass. Architectural Access Board regulations 521 CMR.

Chapter 8 Alterations - Level 3 (alterations to 50% or more of the building)

> 801.2 All work shall comply with Chapts. 6 and 7.
>
> 803 2 Fire separation in use group R-3 required

805 Means of Egress - requires lighting and exit signs.

808.1 Energy Conservation - Level 3 Alterations are permitted without requiring the entire building to comply with the *International Energy Conservation Code* or the *International Residential Code*. New construction shall comply.

Chapter 7 Alterations - Level 2

703.2.5.1 Existing Vertical Openings - Enclosure is not required for a building where each floor is not greater than 3,000 sq. ft. or the building has an automatic fire sprinkler system throughout.

Chapter 6 Alterations - Level 1

606.3.2 Re-roofing - High wind region (See figure 1609 of the *International Building Code*) - Reinforcing of the roof diaphragm and connections required .

Chapter 5 Repairs

506.2. Repairs to damaged buildings - Where there is less than substantial structural damage (particularly damage to vertical load bearing elements) damaged elements may be restored to their pre-damage condition (506.2.1). Where there is substantial structural damage the lateral force resisting system shall be evaluated and repaired per Code.

It is assumed that code compliance will be sought through the *Work Area Compliance Method* in Chapt. 4 rather than the *Prescriptive Compliance Method* in Chapt. 3. or the *Performance Compliance Method* in Chapt. 13. Other assumptions made in this code analysis include the building being fully sprinklered and the following existing gross areas:

Floor 3	1,860 gsf
Floor 2	1,990 gsf
Floor 1	2,445 gsf
Total	6,305 gsf

Zoning Bylaw of the Town of Plymouth

The R-20SL (Small Lot Residential) zoning section does not list commercial office use as an allowed use and by special permit only on lots larger than 250 acres (among other conditions (205-41.D.(1), 205-42)). We recommend that the Foundation seek a zoning opinion regarding this issue before proceeding with implementation of the project.

Office use requires 1 parking space per 200 gross square feet of floor area. Net area is counted when the use is being changed from residential to commercial.

Each 1-bedroom dwelling unit requires 1.3 spaces; each 2-bedroom unit: 2.0 spaces; each 3-bedroom unit: 2.6 spaces; each 4-bedroom unit: 3.0 spaces (205-23)

Mass. Architectural Access Board (MAAB) regulations 521 CMR

11.1 The design of commercial buildings shall comply with 521 CMR, except as specified or modified in 521 CMR 11.00. Commercial buildings are *public buildings* as defined in 521 CMR [open to and used by the public] and shall include but not be limited

to: the part or parts of buildings where a service or product is offered to the public and into which a member of the public may enter including but not limited to: doctors', dentists', and counseling offices, chiropractors', psychologists' and psychiatrists' offices, lawyers', and accountants' offices, insurance companies, veterinarians, realtors, travel agents, as well as city and town halls and facilities.

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