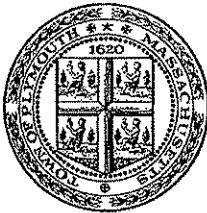


ARTICLE 16A: To see if the Town will vote, pursuant to G.L.c. 44B, to appropriate from the Community Preservation Fund estimated annual revenues, fund balance or reserves, the sum of \$1,500,000 as a grant to the Simes House Foundation for: historic preservation, restoration, and rehabilitation of the Simes House, located at 29 Manomet Point Road, Plymouth MA, shown as Assessor Map 46, Lots H181-16A and H181-015 ("Simes House"); creation of two affordable housing units at the Simes House, which units shall be eligible for inclusion on the Town's subsidized housing Inventory; and creation or preservation of open space for passive recreational use as a village green, public park, or common at the Simes House; including all costs related to the planning and design of such projects, and all other costs incidental and related thereto; and further to authorize the Town Manager to enter into such grant agreement upon such terms and conditions as the Town Manager shall deem appropriate, setting forth the conditions under which such funds may be expended, and further to authorize the Board of Selectmen to accept from the Simes House Foundation a historic preservation, affordable housing, or open space restriction meeting the requirements of G.L. c.184, in said property, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$1,500,000 (Unanimous). The Advisory and Finance Committee advises Town Meeting to approve Article 16A. Approval of this article will authorize Community Preservation Funds to be granted to the Simes House for historic preservation, restoration, and rehabilitation of the property located at 29 Manomet Point Road, as well as creates affordable rental units and a village green and park.



**TOWN OF PLYMOUTH
COMMUNITY PRESERVATION
COMMITTEE**

Memo

To: **Town Managers Office**

From: **Community Preservation Committee**

Date: **Friday, January 28, 2010**

Re: **Community Preservation Act Article for
2011 Annual Spring Town Meeting**

ARTICLE 16a: To see if the Town will vote, pursuant to G.L.c. 44B, to appropriate from the Community Preservation Fund estimated annual revenues, fund balance or reserves, the sum of \$1,500,000 as a grant to the Simes House Foundation for: historic preservation, restoration, and rehabilitation of the Simes House, located at 29 Manomet Point Road, Plymouth MA, shown as Assessor Map 46, Lots H181-16A and H181-015 ("Simes House"); creation of two affordable housing units at the Simes House, which units shall be eligible for inclusion on the Town's subsidized housing inventory; and creation or preservation of open space for passive recreational use as a village green, public park, or common at the Simes House; including all costs related to the planning and design of such projects, and all other costs incidental and related thereto; and further to authorize the Town Manager to enter into such grant agreement upon such terms and conditions as the Town Manager shall deem appropriate, setting forth the conditions under which such funds may be expended, and further to authorize the Board of Selectmen to accept from the Simes House Foundation a historic preservation, affordable housing, or open space restriction meeting the requirements of G.L. c.184, in said property, or take any other action relative thereto.

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of Article 16a at the meeting Held Thursday, January 27, 2011.

INTENTION SUMMARY:

The CPC's intention is to utilize the three allowances under the CPA, Housing, Historical and Open Space Recreation for the restoration preservation and rehabilitation of the Simes House at 29 Point Road Manomet MA. The project would include: historical building preservation,

restoration and rehabilitation; creation of two affordable rental units; and the creation and/or preservation of open space for recreation for use as a village green public park or common. The non-profit Simes House Foundation has proposed the first floor will be renovated to create three multi-purpose public meeting rooms with service kitchen. The second floor will be renovated to create four rental social service office units with copy conference facilities and the third floor would be renovated to create two affordable rental apartment units. The non-profit Simes House Foundation would operate the property with a business plan to generate income through the rental units and rental fees of the multi-purpose space. The revenue would be used to maintain the Simes House, surrounding grounds and pay for the House's maintenance and utility cost. Town committees would not be charged a fee to meet or hold events at the Simes House, subject to availability. One board member of the Simes House Foundation would be appointed by the Board of Selectmen to serve for three-year terms. The Town of Plymouth acquired the Simes House by tax title and voted under Article 17 of the 2010 Fall Annual Town Meeting warrant to authorize the Board of Selectmen to convey the property to the non-profit Simes House Foundation. The grant agreement between the Town and the Simes House Foundation would specify the result if the property was not used consistent with the grant, and the Town would also require that it be provided perpetual restrictions in the property, which restrictions would run with the land and be enforceable by the Town. To the extent provided in the grant agreement, upon sale of the land, funds provided by the Town for purposes of the renovation would be returned to the Town, but the restrictions would continue to be held by the Town and protect the property.

ARTICLE 16b: Housing

ARTICLE 16c: Open Space

ARTICLE 16d: To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2012 Community Preservation budget and to appropriate from the Community Preservation Fund a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal year 2012, including debt service on previously approved projects and further to reserve for future appropriation amounts as recommended by the Community Preservation Committee: a sum of money for the acquisition, creation and preservation of open space excluding land for recreational use, a sum of money for acquisition, preservation, restoration and rehabilitation of historic resources, and a sum of money for the acquisition, creation, preservation and support of community housing, or take any other action relative thereto.

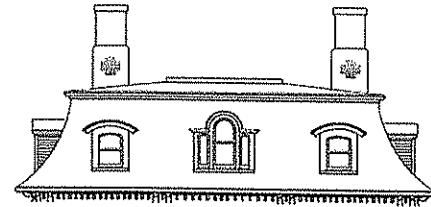
COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Approval (unanimous)

The Community Preservation Committee voted unanimously in favor of these CPA Fund set-asides at their meeting held Thursday, January 13, 2011. It should be noted that any unused portion of the administrative fund reverts to the CPA unallocated balance at the end of each fiscal year.

INTENTION SUMMARY:

The Community Preservation Committee recommends that 10% of the annual revenues in the Community Preservation Act Fund be set aside for each of the following; a) community housing, b) historic resources and c) open space; and further, that 4% of the annual revenues in the Community Preservation Act Fund be set aside for the purpose of funding the administrative and operation expenses of the Community Preservation Committee. The remaining CPA Fund balance would be held in the budgeted reserve account.



Simes House Foundation
A Manomet Village Historical Landmark

December 9, 2010

SIMES HOUSE HISTORY

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

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

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

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

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

This story has yet to be concluded.

Draft, compiled by R. Parker



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

ANDERSON ASSOCIATES
Consulting Engineers
P.O Box 766
Manomet, MA 02345
(508) 224-2267

TO: MANOMET VILLAGE STEERING COMMITTEE
FROM: Karl R. Anderson, PE
DATE: April 24, 2010
SUBJECT: 29 Manomet Point Road
Lot H-181-16A Map 46
Building Inspection

At the request of the Manomet Village Steering Committee we have inspected the subject property in order to evaluate the existing structure and foundation condition.

The main house structure (wood framing) and foundation (cut granite block) are generally in very good condition and of excellent construction quality. Some rot was noted at foundation sills at the exterior walls. The sills appear sound from the interior (basement). Some sill replacement would be required. The basement foundation walls appear to be in excellent condition from the interior. The exposed foundation walls on the exterior require joint pointing to restore to original condition. No vertical settlement or horizontal movement was noted in foundation walls.

The main house was built in 1847. It appears an addition was built to the rear and east side of the house at some later date. This 450 SF± and second floor addition is not of the same construction quality as the main house and would require more work to restore to original.

The porches at the front and west side of the main house are in poor condition and require rebuilding or removal.

It is our opinion that the wood frame and foundation of the main house (approximately 5,000 SF floor area) are structurally sound and could be retained and reused.



Karl R. Anderson, PE



REAR ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

EX3

Simes House
Horner Park, PA
Homesite 100

10-020

Date:
13-Apr-2010

Jeffrey M. Metcalfe, I.A.
14 Sun Rose Drive
Waynesboro, VA 22601



Simes House
Harriet Park Road
Harriet, MA

10-020

EX4

Date:
15-Aug-2010

jeffrey m. mercalfe, r.o.*
44 son sowie drive
dwight, massachusetts 02340



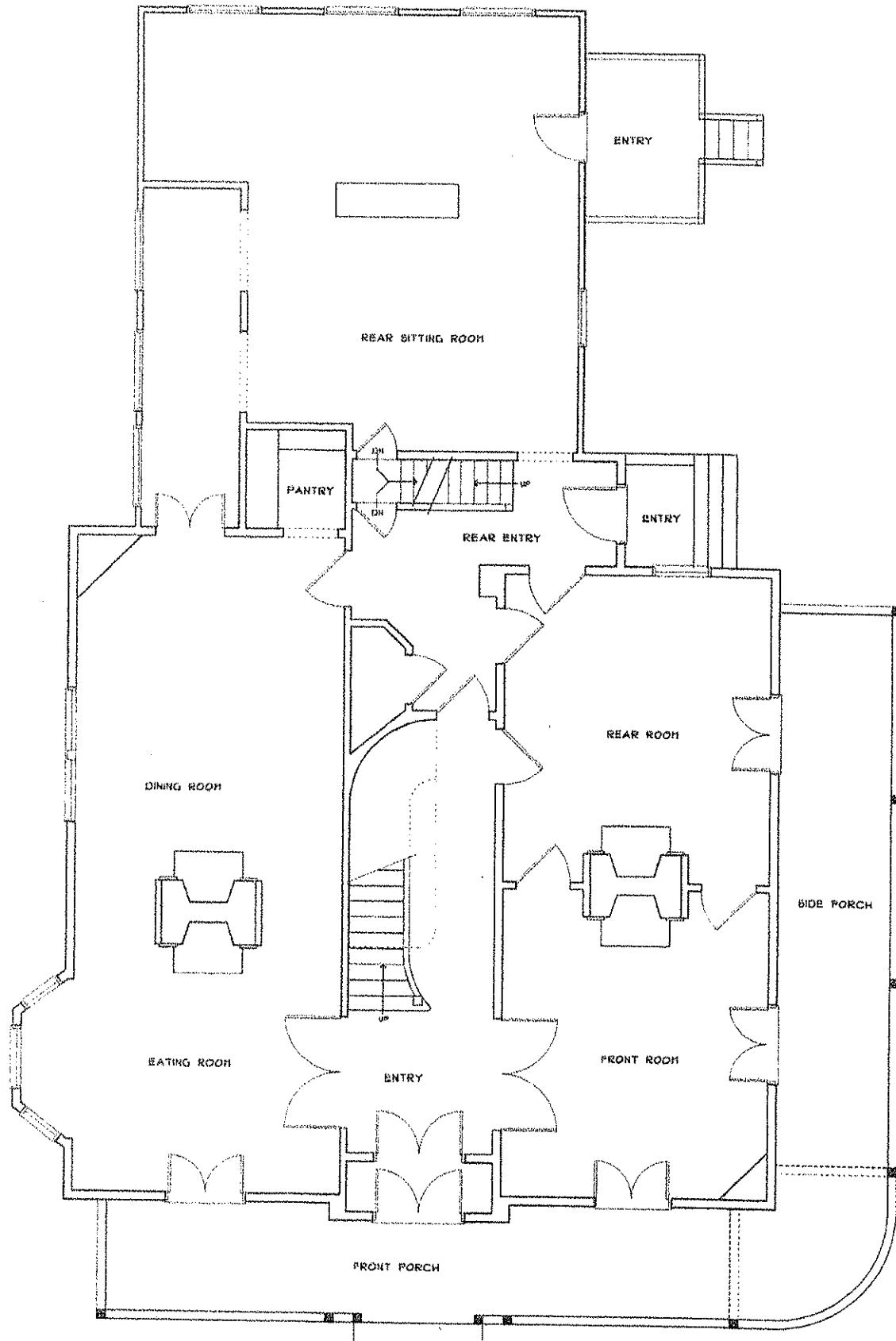
LEFT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

EX5

Simone House
1419 Main Street
Somerville, MA
10-020

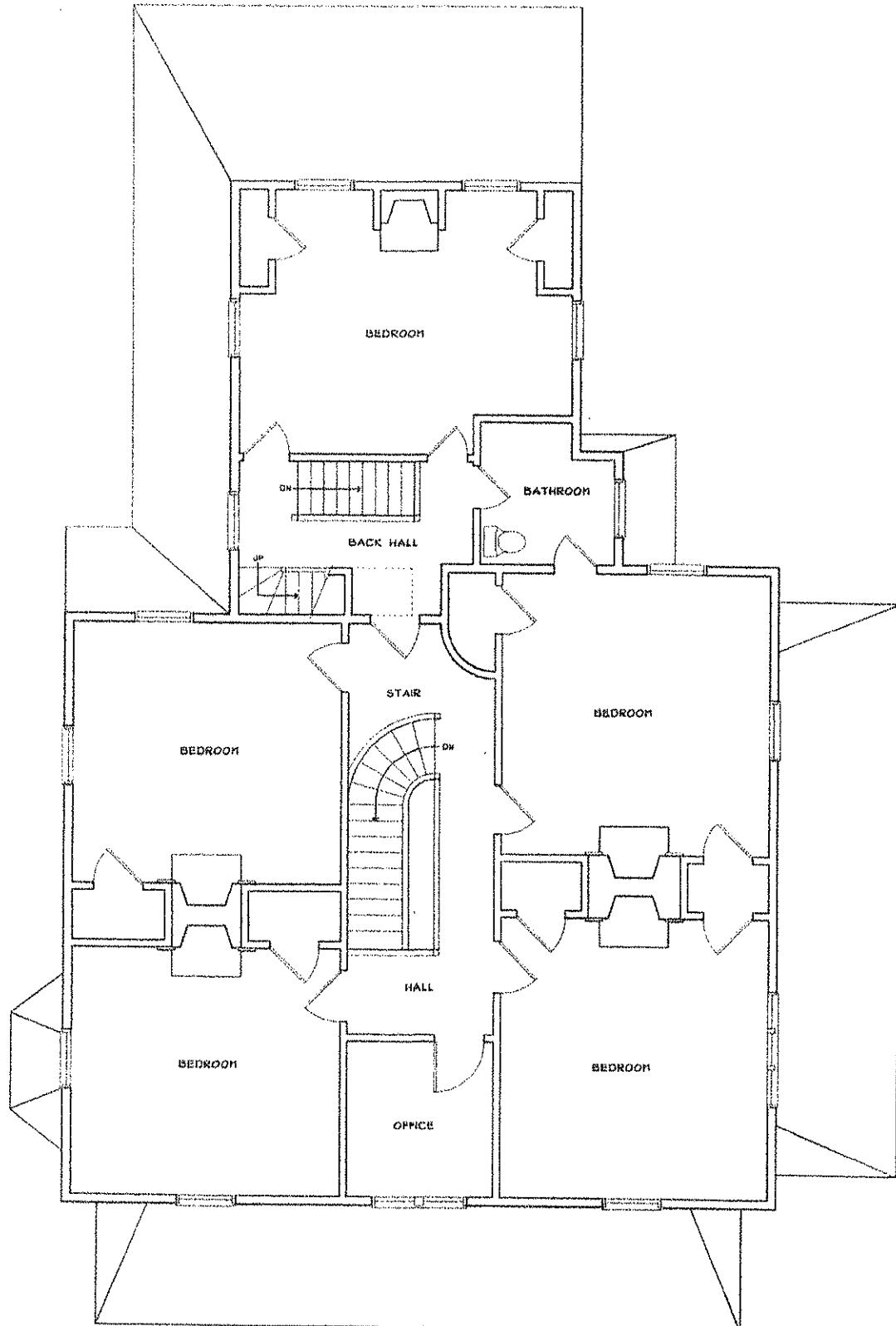
Date:
10-18-2010

Jeffrey M. McCallie, AIA
1419 Main Street
Somerville, Massachusetts 02140

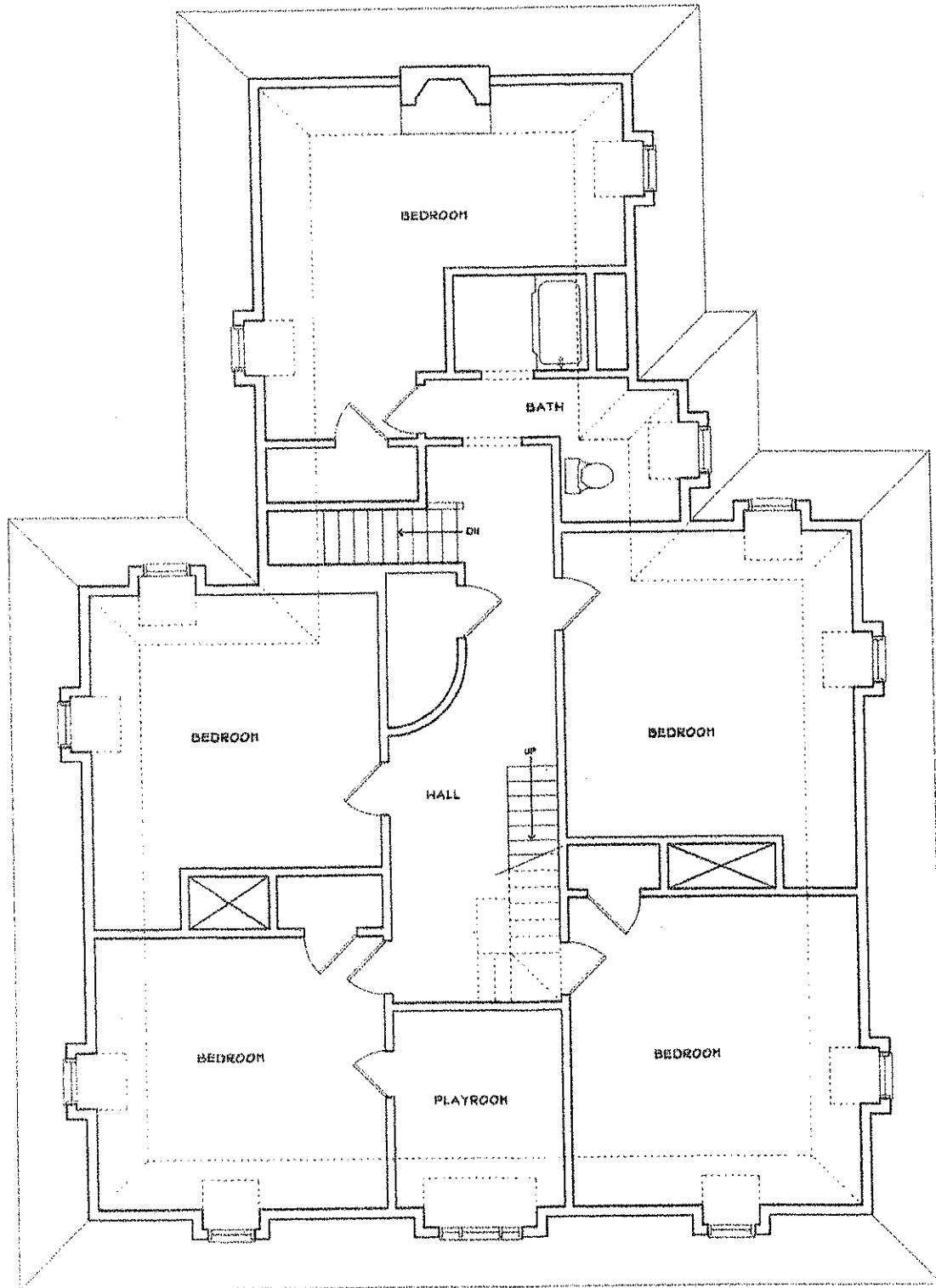


FIRST FLOOR PLAN

SCALE: 1/4" = 10'

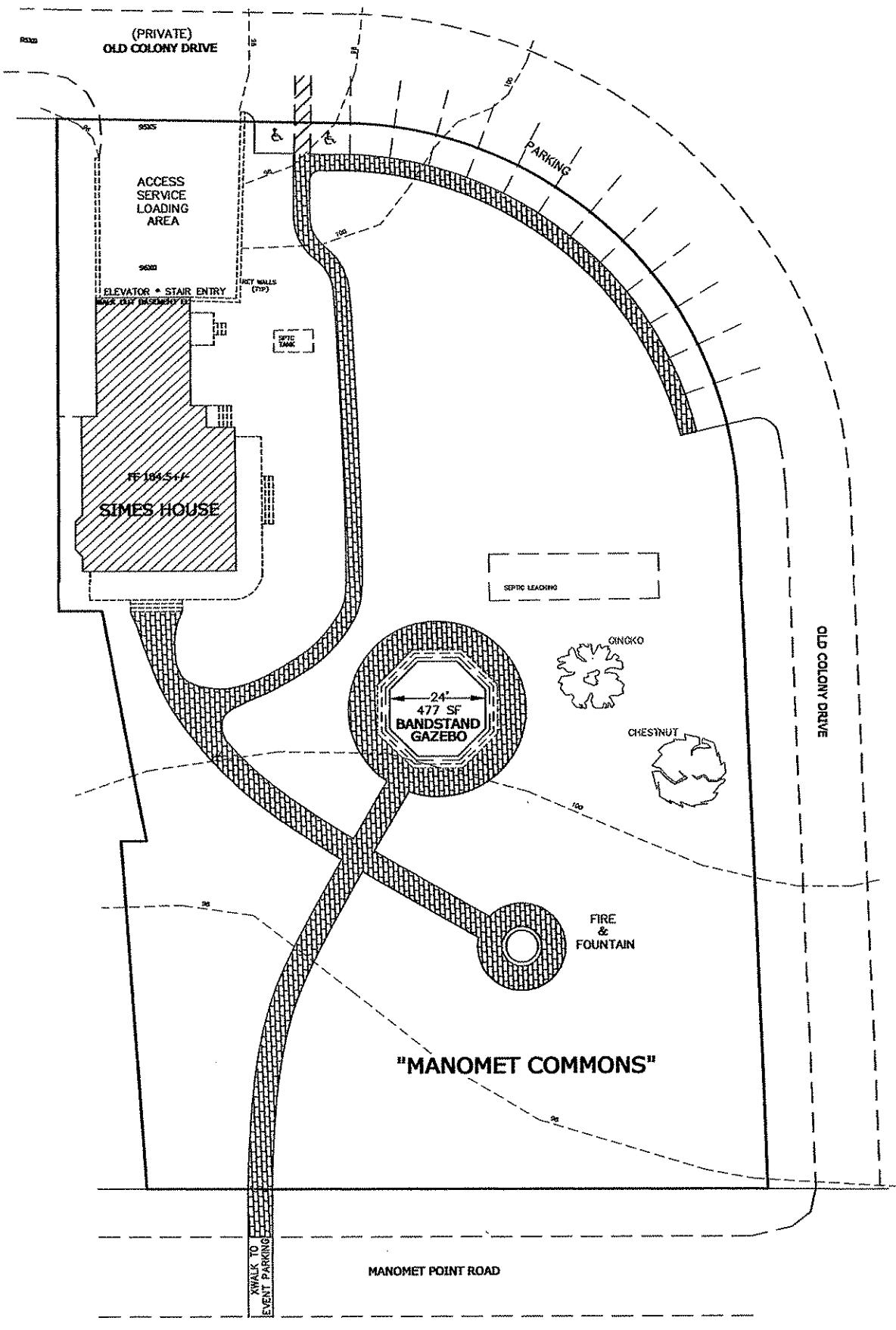


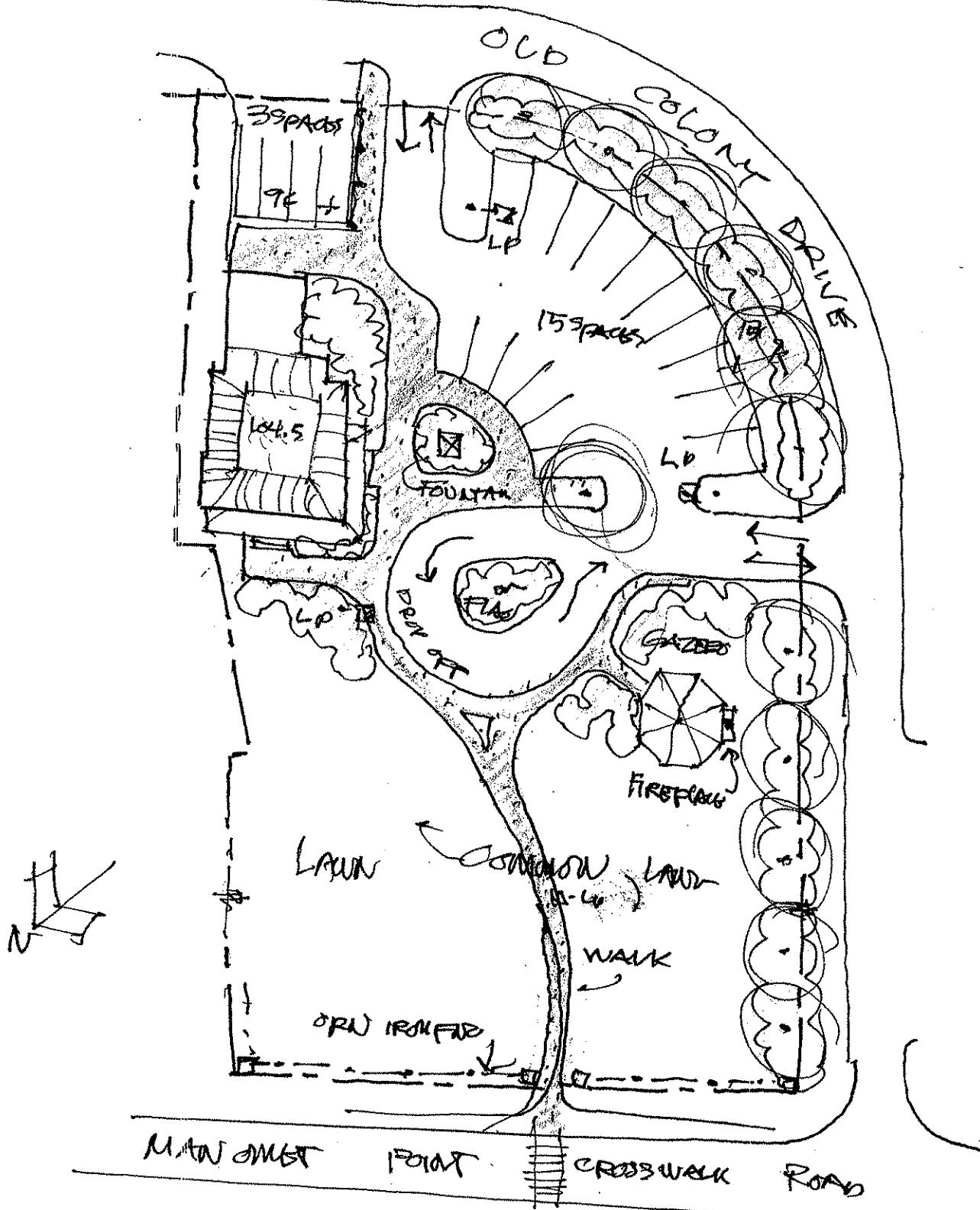
 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

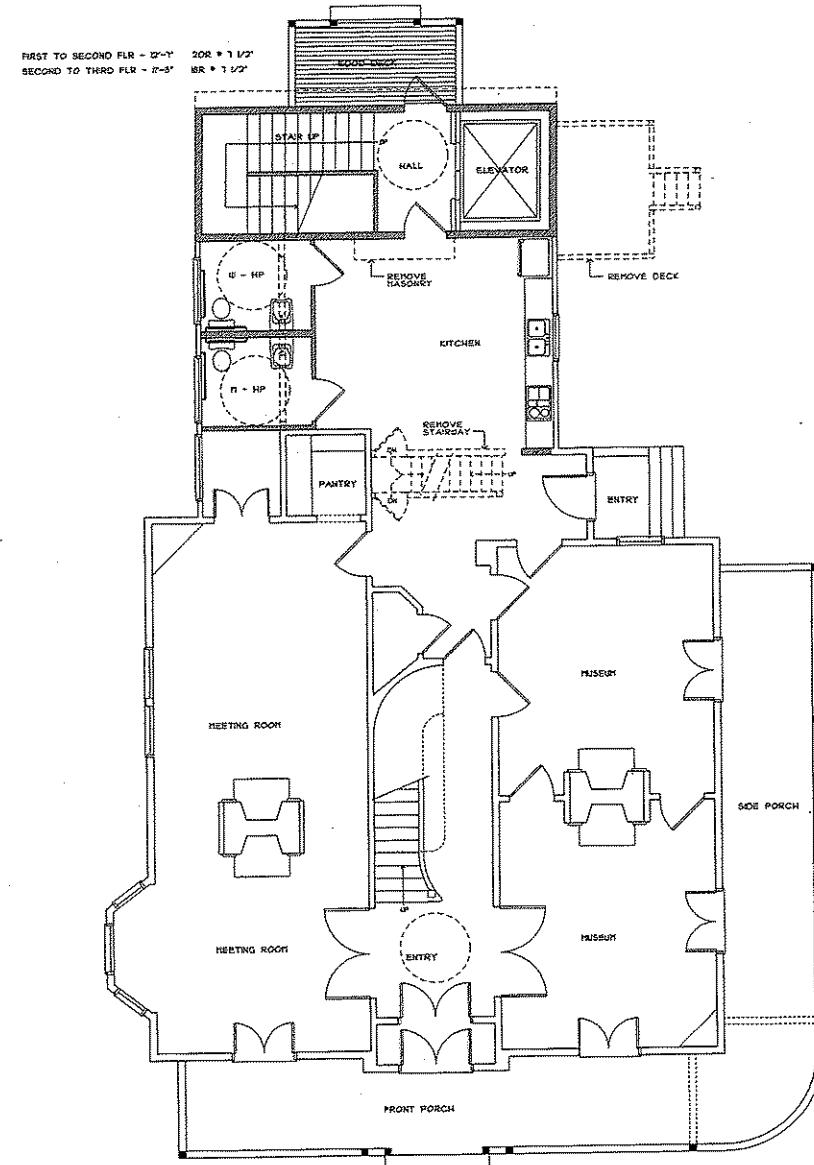
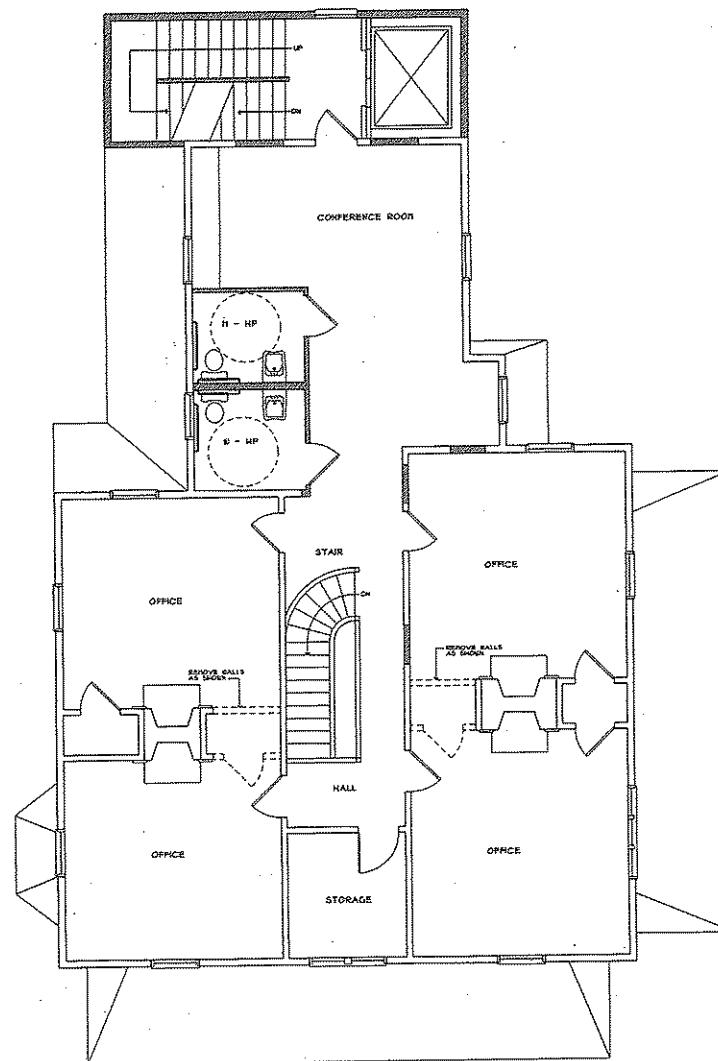
PARKING REQUIREMENTS: 2 BR RES UNIT = 2 SPACES = USE 2
1 BR RES UNIT = 1.3 SPACES = USE 2
OFFICES = 1 SPACE PER 200 SF OFC = 2000/200 = USE 10
NEED 14 MIN





Sirrus Forest Plan

5/1/2000

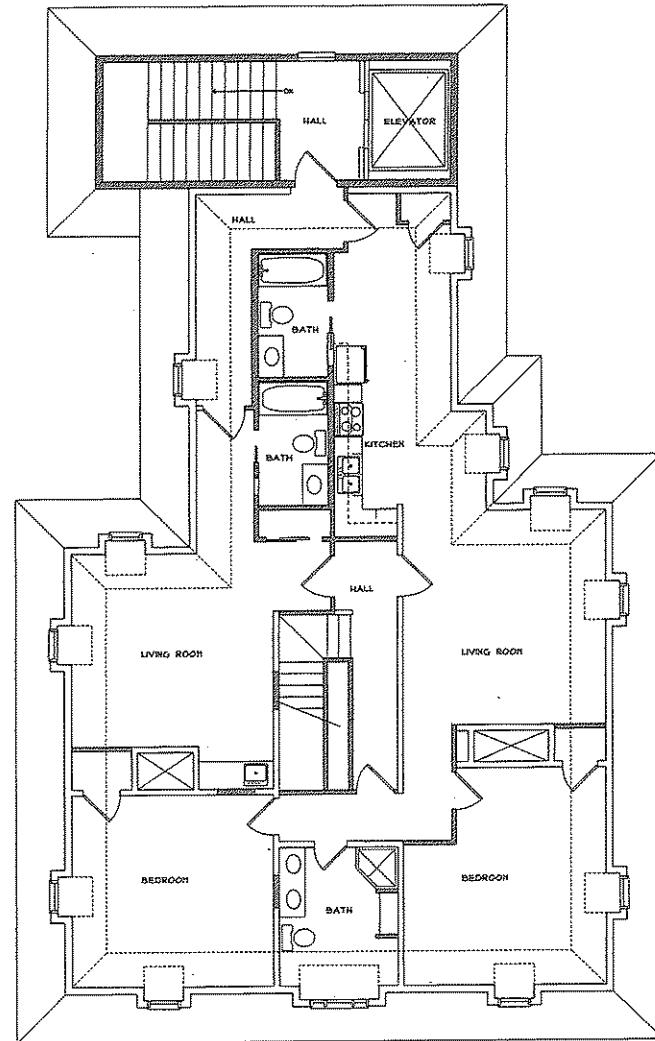


Jeffrey M. McCallie, R.T.
4430 Sam Drive
Plymouth, Massachusetts 02360

Date
4-December-2010

Simms House
18th and 19th
Harrisonburg, VA
10-020

A1



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

Jeffrey M. Metcalfe, I.O.
44 Jon Lane Drive
Wayland, Massachusetts 01780
Date: 1-December-2010
Simses House Roxbury Park Road Roxbury, MA
10-020
A2



REAR ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Jeffrey M. Metcalf, P.A.
44 Jan Drive
Plymouth, Massachusetts 02360

Date: 1-December-2010

Simes House
18th Street Park Road
Plymouth, MA
10-020
A3



RIGHT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Jeffrey M. Metcalfe, R.B.
14 Main Street
South, Massachusetts 02350
Date:
4-December-2010
16-020
Simes House
Hawthorne Street
Hanover, MA
A4



LEFT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

Sumes House	10-020	A5
18th Street	Rowe Street	Rowe Street, MA

Jeffrey M. Metcalfe, R.A.
44 Jon Suite Drive
Plymouth, Massachusetts 02360