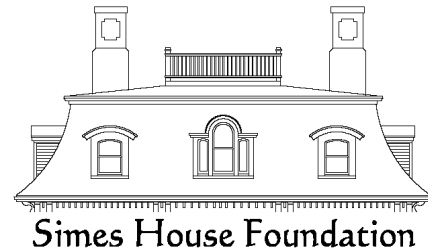


**BOARD OF DIRECTORS MEETING SUMMARY**  
**Manomet Elementary School Library**  
**6:00 PM • WEDNESDAY • 05-02-12**



*Meeting called to order at 6:05pm by R. Parker.*

Present: R. Parker, M. Parker, W. Shain, J. Metcalfe, G. Green, T. Manter, S. King, J. Hoagland;  
W.E. Gilliam arrived at 7:10pm.

Absent: J. Pierson

Non-Board members present: B. Shain, D. Severy

Agricola Corp.: Greg Farmer, Martha Lyon, Karle Packard

- Purpose of the meeting was presentation by Agricola Corporation of the Phase 2 interim report on the progress of the Historic Structure Report (HSR).
- Phase 1 report (through March 31) previously distributed for the Foundation's review was observational to get up to speed with the building and grounds, and to make initial cuts on what to more closely focus on. It included a:
  1. Draft landscaping plan.
  2. Draft Historical Development of the Simes House landscape.
  3. Drawings of existing conditions of the basement and floors 1-3.
  4. Phase 1 draft of prioritized restoration work to consider.

Explanations were provided and relevant comments were considered for future drafts.  
All documentation is available on request.

- Greg Farmer: the work conducted after April 1, 2012 went into more depth with regard to current conditions in the house, to identify a priority list of actions for consideration in restoring the property, provide a higher level estimate of the cost to preserve, restore and reconstruct the house and grounds consistent with the SHFI Business Plan, and to provide an historical context for the work. Over the past 60 days, Agricola has reviewed the building on-site on multiple occasions while also engaging select subcontractors to review structural integrity and other issues of special note.
- The final hard copy HSR report is due at the end of May or early June.
- Agricola presented a first draft of a "**Project Schedule**" representing a conceptual framework for the major tasks, timelines and budget for the Simes House restoration efforts leading to full operations. In summary, the schedule was divided into fundraising, pre-development (planning), development (actual construction) and operations (which is what we will do when the house is complete). Key to this activity is development of the "**Case Statement**" that is the fundamental tool for raising money based on the historical significance of the Simes House, the value to the community, and the need for a specific amount of money, and how you intend to raise the money and use it for the House.

Key is to convince funding sources that the project is well conceived and sustainable through completion. A financial proforma is important to demonstrate sustainability of the project over time (in revision). The core "Case Statement" can be modified to address the needs of different audiences, and represents the core business plan of the Foundation.

As called out in the Project Schedule, a next key priority is the application for MPPF Emergency Grant funding, a short term goal to secure emergency grants from the Mass Historical Commission for the purpose of stabilizing the house by repairing the roof, chimneys, windows, siding and internal framing.

- **"Period of Significance"** was defined in the context of the National Register of Historic Place, a future milestone which will be of critical importance for guiding historic restoration and improving the odds for future funding. Based on a review by the Mass Historical Commission, Simes House qualifies for listing on the National Register on the bases of historical and architectural significance.

Period of Significance was divided into four key periods in the life of the property:

1. 1857-1890: the Gentleman's Farm inclusive of Joseph Simes buying the property and his son, George Simes selling the property.
2. 1890-1907: when operated as a seaside resort.
3. 1907-1918: when it operated as the Broadview Nursing Home.
4. 1918-1954: when it operated as a girls summer camp, first Esta Naula and later Camp Bazeley.
5. Final period: sold and subdivided up to the present day.

The sense of the Foundation was that the preferred period of significance to focus future restoration efforts was the Gentleman's Farm period of 1857-1890.

- Historically, we know that Joseph Simes was a tea merchant in Boston, descended from a line of merchants in the Portsmouth, NH area. From the census data of 1850, 1860, 1870 and 1880 we have learned a lot about the affluence of Joseph Simes, and his evolution from "merchant" to "retired merchant" to "gentleman farmer". The Simes family in Plymouth employed numerous servants, many of whom were black, with one listed as "Indian". It is attractive to think that these blacks, many of whom were born in slaves states before the Civil War, were fugitives from slavery, and were now "free persons of color" in Massachusetts, but we have not confirmed this, nor that the Simes family may, in some way, have been involved in the Underground Railroad. Whether Joseph or his wife Mary (Johnson) was more abolitionist than the other remains to speculation. We also know that the Simes had two children, George and Louisa, who were an adopted half brother-and-sister pair from the Campion family in Boston.
- We also know that there were two Joseph Simes living at the same time, and were in business together in Boston. Joseph Simes, our namesake, and Joseph S. Simes were indeed two separate individuals. Their exact relationship is not known at this time (thought to be uncle and nephew), but they did work together at J. MacGregor & Company tea and coffee merchants in Boston. Subsequent to this, Joseph S. Simes went on to co-own his own tea and coffee firm in 1862 named Simes & Farley. This, of course, is about the time that Joseph Simes was in the act of retiring and building the Simes House.

- Martha Lyon, the landscape architect, presented her recommendations:
  1. Remove all overgrown "volunteer" species that represent invasive plants that are of no value on the property.
  2. Re-create the traffic circulation patterns on the property through walkways that will mimic the original roadways that went between the house, the street and the outbuildings.
  3. Re-create a barn-like design in a new outbuilding in the same "general" direction of the long lost outbuildings of 1857-1890. This "barn" can serve multiple purposes including outside entertainment (mimicking a gazebo/bandstand), storage and office or meeting space, or one of the affordable apartments.
  4. Maintain the healthy trees that you wish to keep while supplementing them with other plantings of historical significance that will serve to offer privacy, shade and beauty to the property.
  5. Consider any other details on the property that will be reminiscent of the chosen period of significance, including fencing and consideration for memorial gardens and other landscaping.

The key is in "expressions of affluence" which are consistent with the wealth of Joseph Simes as seen through the large, expensive and advanced design of the Simes House. It is also exemplified by the over-sized barns that represented a over-excessive expression of wealth for wealth's sake.

- Karle Packard, the architect, presented his findings:
  1. Apparent decay in the house is obvious: roofing, porches, chimneys, windows and siding particularly on the southern and eastern sides of the house.
  2. Key to getting started with Simes House is the "**Exterior Envelope Stabilization**" project that will be intended to close down the house to the elements before next winter. This should include stabilization of roof trusses and framing, re-roofing, restored windows and doors, repair or removal of the side porch (south), most likely a repair of the front porch (west), to replace the two key chimneys, re-side the house, and caulk/paint the house. Another key feature will be to install a single heating unit to keep the house from freezing during the next winter. Speculation is that the remaining heating boiler may be in working condition, with some additional pipes run to the 2nd and 3rd floor, to maintain temperatures in the house above freezing.
  3. It is being proposed that the house, representing a "**back-plastered**" design (two layers of lath and plaster) may be sufficient to provide the needed insulation factor and draft-worthiness of the restored house. Worst case may be that the living units may be supplemented to assure an adequate "R-factor", but the back-plaster design was an expensive and effective way to keep warm in the winter and cool in the summer.
- Also reviewed was a "**Prioritization List for Preservation**" for the house as presented in three phases: exterior envelope stabilization, basic systems and interior renovations. Purpose of this document is to prioritize the steps of preservation by assigning a level of criticality for each task. Priority 1 tasks should be accomplished first and as quickly as possible. Priority 2 tasks are important, but can be delayed until Priority 1 tasks are nearly complete. Priority 3 tasks are not considered immediate, critical tasks and can be scheduled near the end of the project.
- Certain caveats and warnings were given:

1. While the side porch is a liability, and could be taken down now for safety reasons, it was recommended that this be left for the contractor who is awarded the exterior envelope stabilization RFP later this year. It will be more cost effective to use one contractor.
2. This is also true of the chimneys which will most likely need to be replaced.
3. The entire property could be described as an "**Attractive Hazard**" and should be considered a dangerous situation with respect to visitation to the property. Until the house is stabilized, we should not encourage tours and unsupervised yard events. "Don't invite others onto the property" as a general rule of thumb.
4. With respect to the naming of the Manomet Commons, the question was posed by Randy, "Would it be better to refer to it as Common, Commons or Green?" Greg Farmer suggested a town common was originally a place for grazing of livestock in the community, and was generally dirty, smelly and uninviting. Commons and Greens were areas of land in a settlement which local inhabitants could use for exercise, sports and other pastimes. Therefore, it is a matter of choice whether you want to use Commons or Green.

Greg Farmer indicated that hard estimates of the cost of restoration had not been completed, and should only be considered guidelines until actual bids are received in the future. Speculating, however, he felt that "most of the current funding" will go for exterior envelope stabilization (~\$1 million) and that a concerted effort to begin raising additional funds was warranted. As a consequence, Will will revise the current operating budget to increase from the total current from \$2.0 to a \$2.3 million project cost.

The meeting was adjourned at 8:20pm.

Submitted 6/10/2012 by W. Shain.