

**SCITUATE COMMUNITY PRESERVATION COMMITTEE Fiscal 2010
APPLICATION FOR FUNDING**

CPA funding requested: \$350,000

Total project cost: \$400,000

Other Funding Sources Applied For: \$50,000

Project Name: Bates House Purchase

**Grants: Other: Historic Society Obtained \$25,000 Town of Scituate Applied:
\$25, 000 for Maintenance Endowment Fund**

Basis for project cost: See attached appraisal for \$550,000.

Category: Historic Preservation

Lot and Plat:

Assessors Map #: 5372 45-12R-0-R

Number of square feet in parcel: 8712

Number of proposed housing units: 1

Current Zoning Classification: A-3

CPA Category: Historical

Name of Applicant: _Scituate Historical Society

Contact Name: David Ball, President

Address: 43 Cudworth Rd, Scituate MA 02066

Phone: 781 545 1083

E-Mail: jballdball@yahoo.com

Applicant's Signature



Date: 23 October 2009

David Ball, President Scituate Historical Society

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2009 OCT 23 A 10:46
SCITUATE, MASS.

The Bates House, located at 6 Jericho Rd, first built, circa 1665-1696, is nationally known due to the story of the Bate sisters, an “American Army of Two.” In 1814 during the War of 1812 the sisters, aged sixteen and nineteen, observed two boats filled with Redcoats from the British ship La Hogue heading for the shore. Their father was away farming an inland field. Hiding behind a sandy cliff playing Yankee Doodle on a fife and drum they succeeded in turning the boats around, thus saving the harbor area of the town from serious destruction.

Historically the Bates House has been owned by families of modest means who from necessity preserved most of the historical integrity of the original Seventeenth Century House. The pre-Revolutionary period architecture has been remarkably well preserved. The architecture of this house in itself provides good reason for preserving it.

Grants: Other: The Historical Society will provide from its own funds \$25,000 for a maintenance endowment fund and will apply to the Town of Scituate for an additional \$25,000 for this fund.

The Historical Society will ask the town to officially own the Bates House, with the proviso that the society take responsibility for maintaining the building and that the present owner, Mrs. Yvonne Twomey, age 85, would be allowed to occupy the house rent free during her lifetime.

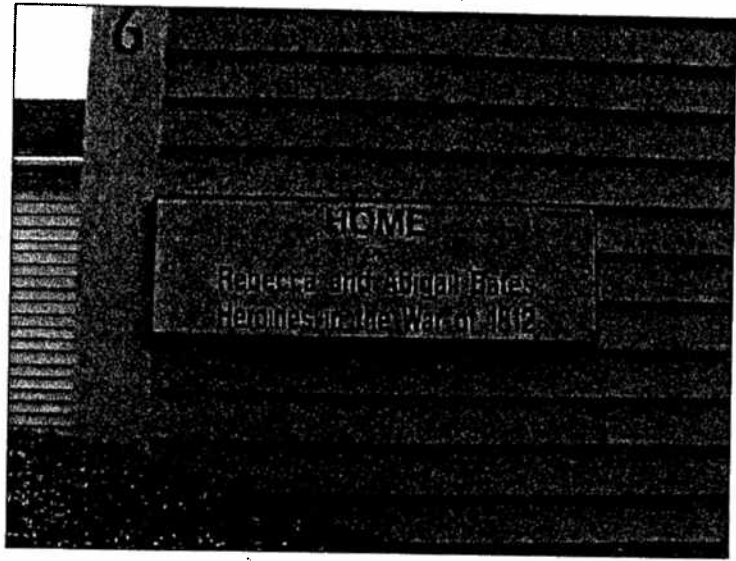
Those familiar with historical preservation in Scituate regard the Bate’s House, along with the Mordecai Lincoln properties, to be the two most important sites that need to be acquired. The owner of the Bate’s house has made a generous offer to the town for a property of major historical significance to the town.

Attachments:

Appraisal of the property prepared by Falconer Services Inc.

Application to National Register of Historic Places for Bates House prepared by Martha Lyon

Town of Scituate Appraisal Field Card



Property Address:

6 Jericho Road
Situata, MA 02066

Prepared For:

Walter L. Sullivan
80 Washington St. Suite 7 Norwell
MA 02061

Prepared As Of:

09/15/2009

Prepared By:

Paul Falconer
Falconer Appraisal Services, Inc.
23 Pinewood Road
Plymouth, MA 02360
Phone: 508-747-6101 Fax: 508-747-6102

APPRAISAL SUMMARY

SUBJECT INFORMATION	Subject Address	6 Jericho Road	Unit # N/A
	Legal Description	Plymouth County Registry of deeds in Book 2857 on page 47	
	City	Scituate	
	County	Plymouth	
	State	MA	
	Zip Code	02066	
	Census Tract	5052	
Map Reference	45-12-5		
PRICE / DATE	Sales Price	\$ Asset value	
	Date of Sale	N/A	
CLIENT	Borrower	Yvonne G. Twomey	
	Lender/Client	Walter L. Sullivan	
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	2121	
	Price per Square Foot	\$	
	Location	Average	
	Age	369 yrs	
	Condition	Average	
	Total Rooms	8	
	Bedrooms	3	
Baths	1.00		
APPRAISER(S)	Appraiser	Paul Falconer	
	Supervisory Appraiser		
VALUE / DATE	Final Estimate of Value	\$ 550,000	
	Date of Appraised Value	09/15/2009	

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description: Property Address 6 Jericho Road, City Scituate, State MA, Zip Code 02066. Legal Description Plymouth County Registry of deeds in Book 2857 on page 47. Assessor's Parcel No. 45-12-5-0-R. Tax Year 2009, R.E. Taxes \$ 4587.35. Special Assessments \$ None noted. Borrower Yvonne G. Twomey, Current Owner Yvonne G. Twomey. Property rights appraised Fee Simple, Leasehold, PUD, Condominium (HUD/VA only). HOA \$ None. Neighborhood or Project Name Scituate Harbor, Map Reference 45-12-5, Census Tract 5052. Sales Price \$ Asset value, Date of Sale N/A. Description and \$ amount of loan charges/concessions to be paid by seller None noted. Lender/Client Walter L. Sullivan, Address 80 Washington St. Suite 7 Norwell, MA 02061. Appraiser Paul Falconer, Address 23 Pinewood Road, Plymouth, MA 02360.

Location: Urban, Suburban, Rural. Built up: Over 75%, 25-75%, Under 25%. Growth rate: Rapid, Stable, Slow. Property values: Increasing, Stable, Declining. Demand/supply: Shortage, In balance, Over supply. Marketing time: Under 3 mos., 3-6 mos., Over 6 mos. Predominant occupancy: Owner, Tenant, Vacant (0-5%), Vacant (Over 5%). Single family housing: PRICE \$(000), AGE (yrs), 275 Low New, 1,300 High 350, Predominant. Present land use %: One family 60, 2-4 family, Multi-family, Commercial 40. Land use change: Not likely, In process, Likely.

Note: Race and the racial composition of the neighborhood are not appraisal factors. Neighborhood boundaries and characteristics: The subject neighborhood is bounded by Turner Road to the north, Brook Street to the south, Scituate Harbor to the east, and Tilden Road to the west. This is a suburban community.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): The subject is located in a nbhd of a compatible mix of single family style dwellings. Typical site is approximately 5000- 120000 sf. Schools, shopping, and essential services are convenient. This is an established pattern of use and is not adverse to market. The subject location is north of an area known as "Scituate Harbor". Scituate Harbor is a small group of local commercial properties serving the Harbor, marina and local patrons. A commercial area is an established pattern of use. There are no unfavorable factors to effect marketability.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): A survey of properties (single family style) within 1 miles of the subject indicated an average listing price of \$559,353. The average sale price was reported as \$540, 447 on an average market time of 186.12 days. Most financing is considered conventional with financing concessions not being atypical. Property values have been declining at an even pace and is considered stable. Supply of available properties is considered in abundance with demand. Interest rates have been stable over the last 3 months. Prices have declined and days on market have expanded.

Project information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? Yes No. Approximate total number of units in the subject project N/A. Approximate total number of units for sale in the subject project N/A. Describe common elements and recreational facilities: This is not a planned unit development.

Dimensions See attached documentation. Site area 8712. Specific zoning classification and description A3-10,000 sf min. Zoning compliance Legal, Legal nonconforming (Grandfathered use), Illegal, No zoning. Highest & best use as improved Present use, Other use (explain). Utilities: Electricity, Gas, Water, Sanitary Sewer, Storm Sewer. Off-site improvements: Street, Curb/Gutter, Sidewalk, Street Lights, Alley. Landscaping Mature and maintained. Driveway Surface Gravel & dirt. Apparent Easements None noted. FEMA Special Flood Hazard Area Yes No. FEMA Zone Zone X, Map Date 10/16/2003. FEMA Map No. 250282 0004E.

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): The subject property is a single family dwelling on a single legal non-conforming lot. There is two detached sheds. Landscaping is mature and maintained. The driveway is gravel. There are no apparent adverse easements or encroachments.

GENERAL DESCRIPTION, EXTERIOR DESCRIPTION, FOUNDATION, BASEMENT, INSULATION. Table with columns for No. of Units, No. of Stories, Type, Design (Style), Existing/Proposed, Age (Yrs.), Effective Age (Yrs.), Foundation, Slab, Crawl Space, Basement, Sump Pump, Dampness, Settlement, Infestation, Area Sq. Ft., % Finished, Ceiling, Walls, Floor, Outside Entry, Roof, Ceiling, Walls, Floor, Unknown, R factor unknown.

ROOMS, Foyer, Living, Dining, Kitchen, Den, Family Rm., Rec. Rm., Bedrooms, # Baths, Laundry, Other, Area Sq. Ft. Table with rows for Basement, Level 1, Level 2.

Finished area above grade contains: 8 Rooms; 3 Bedroom(s); 1.00 Bath(s); 2121 Square Feet of Gross Living Area. INTERIOR: Floors, Walls, Trim/Finish, Bath Floor, Bath Wainscot, Doors. HEATING: Type, Fuel, Condition. KITCHEN EQUIP.: Refrigerator, Range/Oven, Dishwasher, Fan/Hood, Microwave, Washer/Dryer. ATTIC: None, Stairs, Drop Stair, Scuttle, Floor, Heated, Finished. AMENITIES: Fireplace(s), Patio, Deck, Porch, Fence, Pool. CAR STORAGE: None, Garage, Attached, Detached, Built-in, Carport, Driveway.

Additional features (special energy efficient items, etc.): No additional features. No special energy efficient items noted.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.: The subject improvements are in average condition which demonstrated continued upkeep. There are neither functional or external obsolescence. Physical and functional depreciation is typical of this vintage of property. Quality of construction is average.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: No adverse environmental conditions were apparent. The subject is served by a public gas source in the street. This is common to the area and market accepted.

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 090911-001

COST APPROACH
ESTIMATED SITE VALUE
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:
Dwelling 2121 Sq. Ft. @ \$ = \$
Garage/Carport Sq. Ft. @ \$ = \$
Total Estimated Cost-New = \$
Less Physical Functional External = \$
Depreciation = \$
Depreciated Value of improvements = \$
As-is Value of Site Improvements = \$
INDICATED VALUE BY COST APPROACH = \$

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and, for HUD, VA and FmHA, the estimated remaining economic life of the property): The cost approach is considered inappropriate for this property. Due the age, depreciation could not be determined through public record and physical inspection, and lack of vacant land sales in the neighborhood. Data may be misleading and therefore was not developed.
Value is based on a functional waste water removal system.

SALES COMPARISON ANALYSIS
Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: Address, Proximity, Sales Price, Price/Gross Liv. Area, Data and/or Verification Sources, VALUE ADJUSTMENTS, Sales or Financing, Date of Sale/Time, Location, Leasehold/Fee Simple, Site, View, Design and Appeal, Quality of Construction, Age, Condition, Room Count, Gross Living Area, Basement & Finished Rooms Below Grade, Functional Utility, Heating/Cooling, Energy Efficient Items, Garage/Carport, Porch, Patio, Deck, Fireplace(s), etc., Fence, Pool, etc., Other, Net Adj. (total), Adjusted Sales Price of Comparable.

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): All sales were given equal weight due to their gross living area and proximity to essential services. All sales are in similar condition, quality of construction. Matched pairs analysis indicated a \$35.00 a square foot gross living area adjustment. Sales are in similar neighborhoods. Schools, shopping and town services are equal distance from each neighborhood. All sales were arms length and had a reasonable market exposure. Time adjustment was determined through matched pairs between sale 1 and 5.

Table with columns: ITEM, SUBJECT, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Rows include: Date, Price and Data; Source for prior sales within year of appraisal; Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal.

INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 550000
INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

The appraisal is made [X] "as is" [] subject to the repairs, alterations, inspections, or conditions listed below [] subject to completion per plans and specifications.
Conditions of Appraisal: The appraisal has been made "As Is". There are no conditions or repairs required.

Final Reconciliation: Most weight has been given to the market approach, whereas the income and cost approaches are not typically used as part of the decision process in this marketplace.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF 09/15/2009 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 550,000

APPRaiser: Signature Paul Falconer
SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature [] Did [] Did Not Inspect Property
Date Report Signed 09/18/2009
State Certification # MCGREA #530 State MA
Or State License # State

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 090911-001

ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6					
Address	6 Jericho Road Situata, MA 02066	14 Brookline Road Situata, MA 02066			100 Clapp Road Situata, MA 02066								
Proximity to Subject		200 yards north			3 miles west								
Sales Price	\$ Asset value	\$ 620000			\$ 550000			\$					
Price/Gross Liv. Area	\$	\$ 325.29			\$ 245.54			\$					
Data and/or Verification Sources	Interior Inspection Public Record	Exterior Inspection MLS# 70881788/Public record			Exterior Inspection MLS# 70648188/Public record			Interior Inspection Public Record					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-)	Adjustment	DESCRIPTION	+	(-)	Adjustment	DESCRIPTION	+	(-)	Adjustment
Sales or Financing Concessions		None Noted			None Noted								
Date of Sale/Time		DOM 131 09/15/2009			DOM 319 03/21/2008								
Location	Average	Average			Average								
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple								
Site	8712	13727.00			35283.00								
View	NBHD& DWater	NBHD& DWater			NBHD								
Design and Appeal	Cape	Cape			Cape								
Quality of Construction	Average	Average			Average								
Age	369 yrs	79 yrs			224 yrs								
Condition	Average	Good			Average								
Above Grade	Total Bdrms Baths	Total	Bdrms	Baths		Total	Bdrms	Baths		Total	Bdrms	Baths	
Room Count	8 3 1.00	9	3	2.00		11	3	3.00					
Gross Living Area	2121 Sq. Ft.	1906 Sq. Ft.			-4000	2240 Sq. Ft.			-4000	Sq. Ft.			
Basement & Finished Rooms Below Grade	Crawlspace 0%-Unfinished	Full 0%-Unfinished			-1000	Crawlspace 0%-Unfinished							
Functional Utility	Average	Average			Average								
Heating/Cooling	FHW/None noted	FHW/None noted			FHW/None noted								
Energy Efficient Items	None Noted	None Noted			None Noted								
Garage/Carport	None	2 Car Attached			-2500	None							
Porch, Patio, Deck, Fireplace(s), etc.	Patio/Deck 4-Fireplace	Patio/Deck 2-Fireplace			1500	EP/ patio 4-Fireplace							
Fence, Pool, etc.	None	None			None								
Other	2 Sheds	Shed			1000	None noted							
Net. Adj. (total)		+ - \$ -72475.0			+ - \$ -8165.0			+ - \$					
Adjusted Sales Price of Comparable		G: 14.92% N: 11.69% \$ 547530			G: 1.48% N: 1.48% \$ 541840								

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): Sales 4 and 5 are in support of sales 1, 2, and 3. Sale 2, 3 and 4 are neighborhood sales. Sale 5 transferred in 2008 and was used to determine age impact. Sale 4 and 5 were compared to demonstrate a stable market value. Sales 4 and 5 were not adjusted due to observed differences through matched pairs.

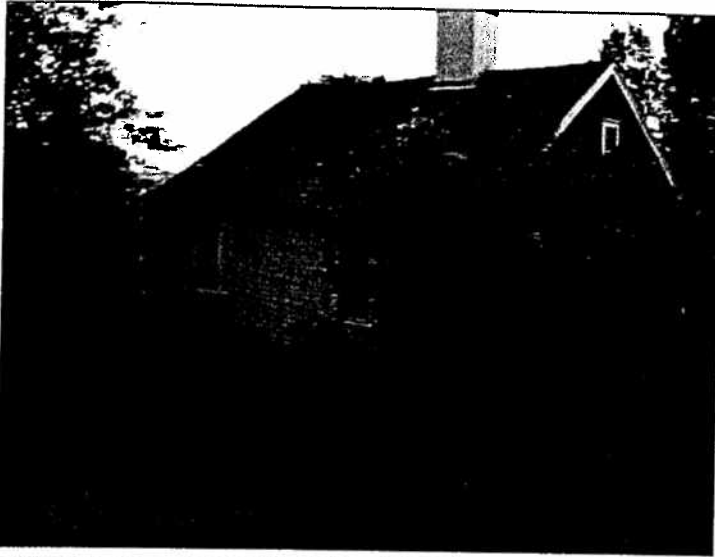
SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Date, Price and Data Source for prior sales within year of appraisal	No reported transfer in 36 months Town records	No reported transfer within the last 12 months. Town Hall records	No reported transfer within the last 12 months. Town Hall records	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date appraisal:
The value is based on the summary of the five sales. Adjustments were made for gross living area and physical features. A time adjustment was not made for one marketing period, from time of closing to current valuation date.

SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client <u>Yvonne G. Twomey</u>		Unit No. <u>N/A</u>
Address <u>6 Jericho Road</u>		Zip Code <u>02066</u>
City <u>Scituate</u>	County <u>Plymouth</u>	State <u>MA</u>
Lender/Client <u>Walter L. Sullivan</u>		



Front View



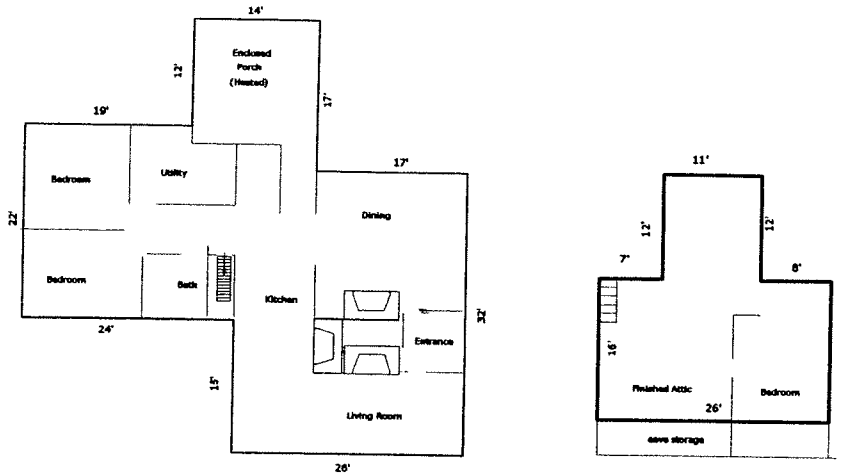
Rear View



Street View

SKETCH

Borrower/Client Yvonne G. Twomey
 Address 6 Jericho Road
 City Schuette County Plymouth State MA Unit No. N/A
 Lender/Client Walter L. Sullivan Zip Code 02066



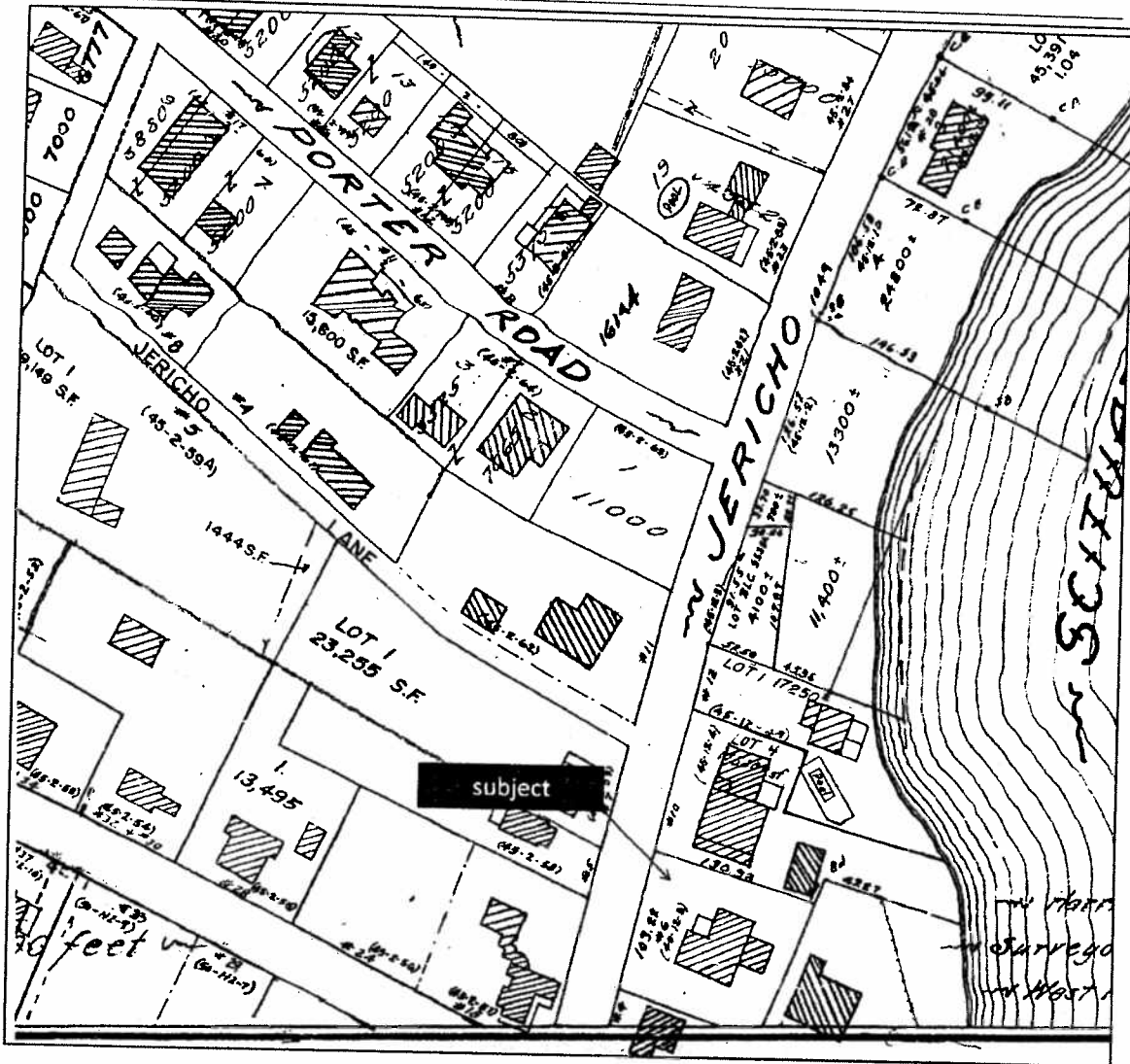
Sketch by Apex Media™

Scale: 1 = 16

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1573.0	1573.0	50.0 x 17.0		850.0
GLA2	Second Floor	548.0	548.0	5.0 x 33.0		165.0
				15.0 x 26.0		390.0
				12.0 x 14.0		168.0
				Second Floor		
				26.0 x 16.0		416.0
				12.0 x 11.0		132.0
	Net LIVABLE Area	(rounded)	2121	6 Items	(rounded)	2121

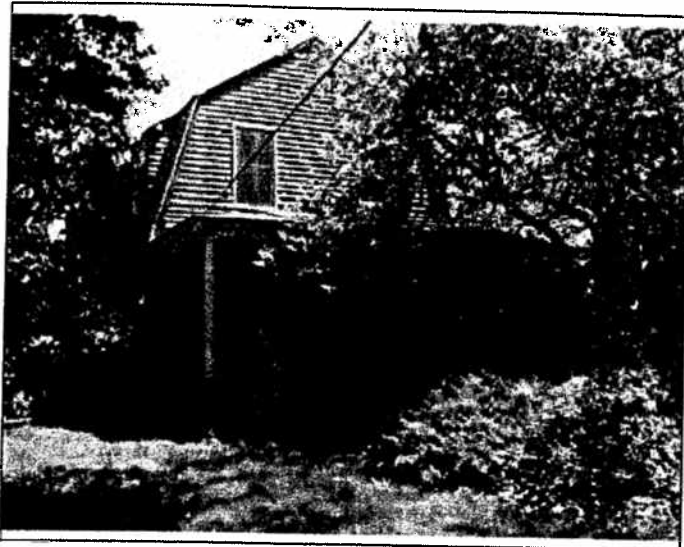
PLAT MAP

Borrower/Client	Yvonne G. Twomey	Unit No.	N/A
Address	6 Jericho Road	County	Plymouth
City	Scituate	State	MA
Lender/Client	Walter L. Sullivan	Zip Code	02066



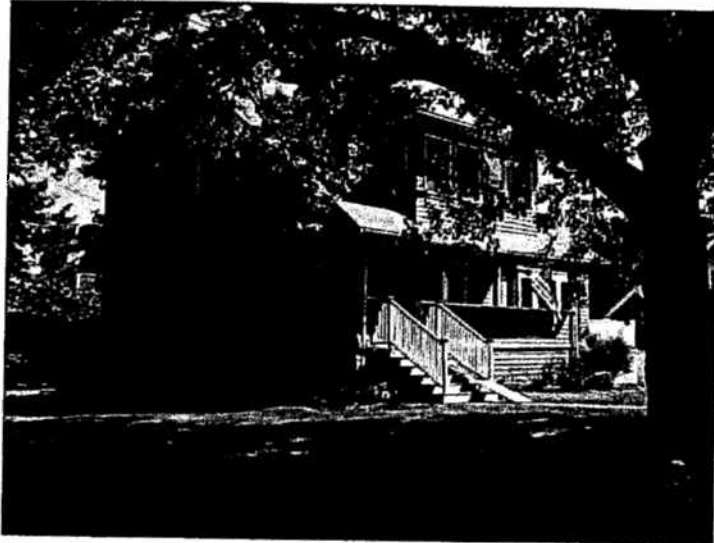
COMPARABLE PHOTOGRAPH ADDENDUM

Borrower/Client <u>Yvonne G. Twomey</u>		Unit No. <u>N/A</u>	
Address <u>6 Jericho Road</u>		Zip Code <u>02066</u>	
City <u>Scituate</u>	County <u>Plymouth</u>	State <u>MA</u>	
Lender/Client <u>Walter L. Sullivan</u>			



**Sales Comparable 1
Front View**

Address: 105 Gilson Road
 Proximity: 2 southeast
 Price: \$ 570000
 GLA: 1814
 Rooms: 5
 Bedrms: 2
 Baths: 1.50
 Location: Average



**Sales Comparable 2
Front View**

Address: 84 Barker Road
 Proximity: 1 mile northeast
 Price: \$ 619900
 GLA: 2500
 Rooms: 7
 Bedrms: 4
 Baths: 3.00
 Location: Average



**Sales Comparable 3
Front View**

Address: 61 Rebecca Road
 Proximity: .5 miles north
 Price: \$ 650000
 GLA: 1608
 Rooms: 8
 Bedrms: 3
 Baths: 2.00
 Location: Average

COMPARABLE PHOTOGRAPH ADDENDUM

Borrower/Client <u>Yvonne G. Twomey</u>		Unit No. <u>N/A</u>	
Address <u>6 Jericho Road</u>		Zip Code <u>02066</u>	
City <u>Scituate</u>	County <u>Plymouth</u>	State <u>MA</u>	
Lender/Client <u>Walter L. Sullivan</u>			



**Sales Comparable 1
Front View**

Address: 105 Gilson Road
 Proximity: 2 southeast
 Price: \$ 570000
 GLA: 1814
 Rooms: 5
 Bedrms: 2
 Baths: 1.50
 Location: Average



**Sales Comparable 2
Front View**

Address: 84 Barker Road
 Proximity: 1 mile northeast
 Price: \$ 619900
 GLA: 2500
 Rooms: 7
 Bedrms: 4
 Baths: 3.00
 Location: Average

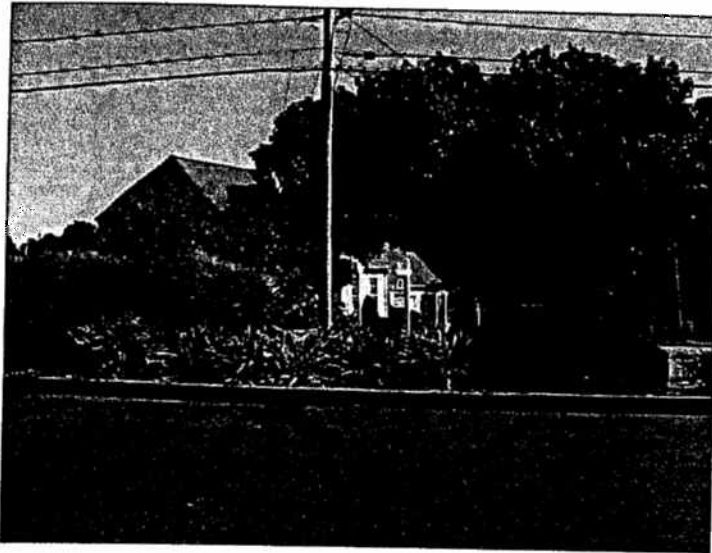


**Sales Comparable 3
Front View**

Address: 61 Rebecca Road
 Proximity: .5 miles north
 Price: \$ 650000
 GLA: 1608
 Rooms: 8
 Bedrms: 3
 Baths: 2.00
 Location: Average

COMPARABLE PHOTOGRAPH ADDENDUM

Borrower/Client <u>Yvonne G. Twomey</u>			
Address <u>6 Jericho Road</u>			
City <u>Schuate</u>	County <u>Plymouth</u>	State <u>MA</u>	Unit No. <u>N/A</u>
Lender/Client <u>Walter L. Sullivan</u>		Zip Code <u>02066</u>	



**Sales Comparable 4
Front View**

Address: 14 Brookline Road
 Proximity: 200 yards north
 Price: \$ 620000
 GLA: 1906
 Rooms: 9
 Bedrms: 3
 Baths: 2.00
 Location: Average



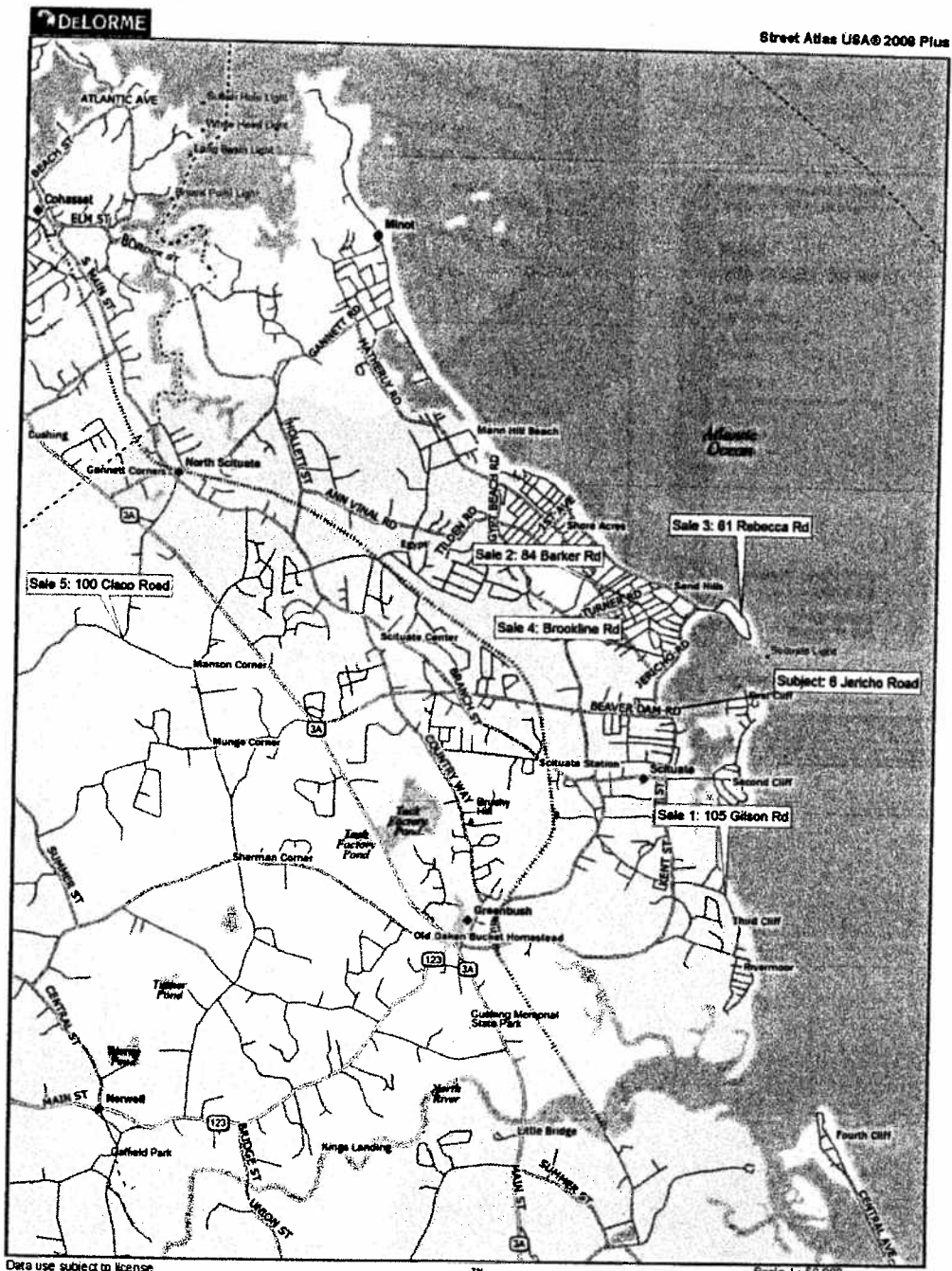
**Sales Comparable 5
Front View**

Address: 100 Clapp Road
 Proximity: 3 miles west
 Price: \$ 550000
 GLA: 2240
 Rooms: 11
 Bedrms: 3
 Baths: 3.00
 Location: Average

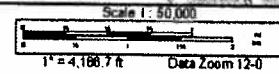
Address:
 Proximity:
 Price: \$
 GLA:
 Rooms:
 Bedrms:
 Baths:

LOCATION MAP

Borrower/Client Yvonne G. Twomey
 Address 6 Jericho Road
 City Scituate County Plymouth State MA Unit No. N/A
 Lender/Client Walter L. Sullivan Zip Code 02066



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TEXT ADDENDUM

Borrower/Client	Yvonne G. Twomey		
Address	6 Jericho Road		
City	Schuate	County	Plymouth
Lender/Client	Walter L. Sullivan	State	MA
		Unit No.	N/A
		Zip Code	02066

INTENDED USE AND USER

This report is Intended only for the use In asset valuation. This report is not Intended for any other use.

This report is Intended for the use only by the client. Use of the report by others is not Intended by the appraiser. Clients are identified In the letter of transmittal and/or the banners of the report pages.

NON-CONFORMING USE

The subject property is a pre-existing legal non-conforming use. If the property property were to be destroyed, the owner has the right to rebuild the structure in its current configuration.

COMPARABLE SALES OVER 6 MONTHS FROM VALUATION DATE

There were no recent similar sales In this price strata within the subject neighborhood and therefore the research area was expanded beyond the recommended 6 month research criteria. Sale 1 was selected from market competitive dwelling with a close proximity neighborhood. Sale was selected and considered the best available to reflect the value of the subject.

COMPARABLE SALES OVER ONE MILE FROM SUBJECT

There were no recent similar sales within the subject neighborhood and therefore the research area was expanded beyond the recommended one mile radius. Sales used were selected from market competitive neighborhoods. Sales selected were considered the best available to reflect the value of the subject.

USPAP COMPLIANCE ADDENDUM

File No. 090911-001

Borrower/Client Yvonne G. Twomey Order # _____
 Property Address 6 Jericho Road
 City Schuette County Plymouth State MA Zip Code 02066
 Lender Walter L. Sullivan Client Reference # 09112009-Sullivan

Only those items checked below apply to this report

PURPOSE & FUNCTION AND INTENDED USE OF THE APPRAISAL

- The purpose of the appraisal is to provide an opinion of market value of the subject property as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of the report. The only function of the appraisal is to assist the referenced client as the intended user of the report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for lending purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended user, is prohibited.
- The purpose of the appraisal is to provide an opinion of market value of the subject property, as defined in this report, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property Real Estate Owned (REO) purposes. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use, is prohibited.
- The purpose of this appraisal is to establish the market value, on behalf of the appraisal company facilitating the assignment for the referenced client as the intended user of this report. The only function of the appraisal is to assist the client mentioned in this report in evaluating the subject property for asset valuation. The use of this appraisal by anyone other than the stated intended user, or for any other use than the stated intended use is prohibited.

TYPE OF APPRAISAL AND APPRAISAL REPORT

- This is a complete Appraisal written in a summary Report format and the USPAP Departure Rule has not been invoked.
- This is a Limited Appraisal written in a _____ Report format and the USPAP Departure Rule has been invoked as disclosed in the body or addenda of the report. The client has agreed that a Limited Appraisal is sufficient for its purposes.

SCOPE (EXTENT) OF REPORT

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales, listings, and/or rentals within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion. The extent of analysis applied to this assignment may be further imparted within the report, the Appraiser's Certification below and/or any other Statement of Limiting Conditions and Appraiser's Certification such as may be utilized within the Freddie Mac form 439 or Fannie Mae form 1004b (dated 6/93), when applicable.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- A reasonable marketing time for the subject property is 90-180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- A reasonable exposure time for the subject property is 30-60 day(s).

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report or to the parties involved, unless otherwise stated within the report.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment was not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have or have not made a personal inspection of the property that is the subject of this report. (if more than one person signs this report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraisal property.)
- No one provided significant real property appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant real property appraisal assistance must be stated.)

NOTE: In the case of any conflict with a client provided certification (i.e., Fannie Mae or Freddie Mac), this revised certification shall take precedence.

- **Supervisory Appraiser's Certification:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications 2-7 and 9 on the second page of Freddie Mac Form 439 6-93/Fannie Mae Form 1004B 6-93, or the third page of form 2055, and am taking full responsibility for the appraisal report.

APPRAISER'S AND SUPERVISORY APPRAISER'S SIGNATURE

APPRAISER:

Signature: [Signature]
 Name: Paul Falconer
 Date the Report was Signed: 09/18/2009
 State Certification #: MCGREA #530
 or State License #: _____
 State: MA
 Expiration Date of Certification or License: 01/11/11

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date the Report was Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

- Did inspect subject property
- Inspected Comparables
- Interior & Exterior
- Interior and Exterior
- Exterior Only
- Exterior Only

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer, consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated, in the appraisal report, only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.
10. Flood plain determination is beyond the scope of the appraisal. No survey was conducted during the course of the assignment. Appraiser suggests a licensed engineer or third party service provider should determine flood plain location.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 6 Jericho Road, Scituate, MA 02066

APPRAISER:

Signature: *Paul Falconer*
 Name: Paul Falconer
 Date Signed: 09/18/2009
 State Certification #: MCGREA #530
 or State License #: _____
 State: MA
 Expiration Date of Certification or License: 01/11/11

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

MASSACHUSETTS HISTORICAL
COMMISSION MASSACHUSETTS
ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town Property Address
SCITUATE 6 Jericho Road

Area(s) Form No.

NA	SCL108
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NATIONAL REGISTER OF HISTORIC PLACES
Criteria Statement Form



Check all that apply:

X Individually eligible

Contributing to a potential historic district

Eligible *only* in a historic district

Potential historic district

Criteria: x A B x C D

Criteria Considerations: A B C D E F G

Statement of Significance by Martha Lyon/Scituate Historical Society

The criteria that are checked in the above sections must be justified here.

The Bates House, located at 6 Jericho Road in the Scituate Harbor neighborhood of Scituate, possesses integrity of location, design, setting materials, workmanship, feeling and association and meets National Register Criteria A and C on the local level. The property meets Criterion A through its association with Scituate's settlement in the 1600s and development, through the 19th century, as a maritime community. The house was built sometime between 1665 and 1696, and first inhabited by William Tickner, a native of East Greenwich, County Kent, England who came to Scituate in 1656. Tickner was an active participant in early town politics and business, and served in General Cudworth's company during King Philip's War. After several transfers of ownership, the property was sold in the 1700s to the Bates family, and Simeon Bates (1764-1834) became the first lightkeeper of the Cedar Point Lighthouse (also known as the Scituate Light). Abigail and Rebecca Bates, daughters of Simeon, became known as the "American Army of Two," after they successfully diverted a British War ship away from the Scituate coast during the War of 1812. The property meets Criterion C as one of few remaining examples of a Cape Cod style "half-house," retaining, in its basic core, pre-Revolutionary War features, including original framing, interior paneling, doors, hardware, and a bake oven. It appears that the house received a new roof structure in the 18th century when the original core was enlarged, changing the structure from a side-gable style to a front-gabled one. However, the south-facing front door remains, suggesting that the house's original orientation was toward the center of the town.

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

Map 45
Parcel 12-5-0

Scituate

NA

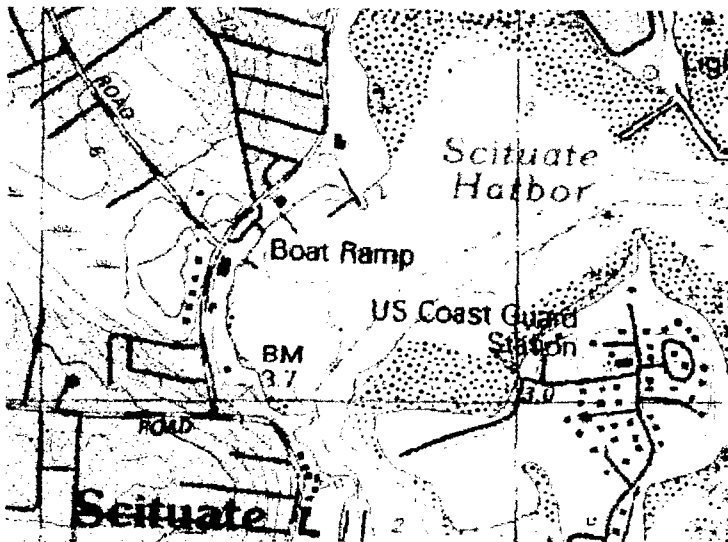
SCI.108

Photograph

Insert here or on a Continuation Sheet a digital photograph (either color or black and white).

A paper photographic print (3½x5¼" or 4x6" must also be attached to the form in this space or to a Continuation Sheet. Prints, from a photo-quality inkjet printer, must use brand name paper and inks approved by MHC. Attached photographs should be clearly identified with town name and property address. See MHC's Guidelines for Inventory Form Photographs.

Topographic or Assessor's Map



Recorded by: Martha Lyon, ASLA and Karle Packard, AIA

Organization: Scituate Historical Society

Date (month/year): August 2009

Town: Scituate

Place: (*neighborhood or village*)
Scituate Harbor

Address: 6 Jericho Road

Historic Name: Abigail & Rebecca Bates House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: c. 1665 – c. 1696

Source: Plymouth County Registry of Deeds; New England
Historic Genealogical Society Register

Style/Form: Cape Half-House

Architect/Builder: Unknown

Exterior Material:

Foundation: Field Stone & Cut Granite; Poured Concrete

Wall/Trim: Wood

Roof: Wood Shingle

Outbuildings/Secondary Structures:

NA

Major Alterations (*with dates*):

- c. 1761 – Enlargement of the Main Room
- c. 1925 – Dormer added on east side of 2nd floor
- 1952 – North el added
- 2005 – East addition completed

Condition: Excellent

Moved: no | X | yes | | **Date** _____

Acreage: .29 Acre

Setting: Along a narrow street in the Scituate Harbor section of the town.

INVENTORY FORM B CONTINUATION SHEET

SCITUATE -- 6 JERICO ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NA SCI-108

Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

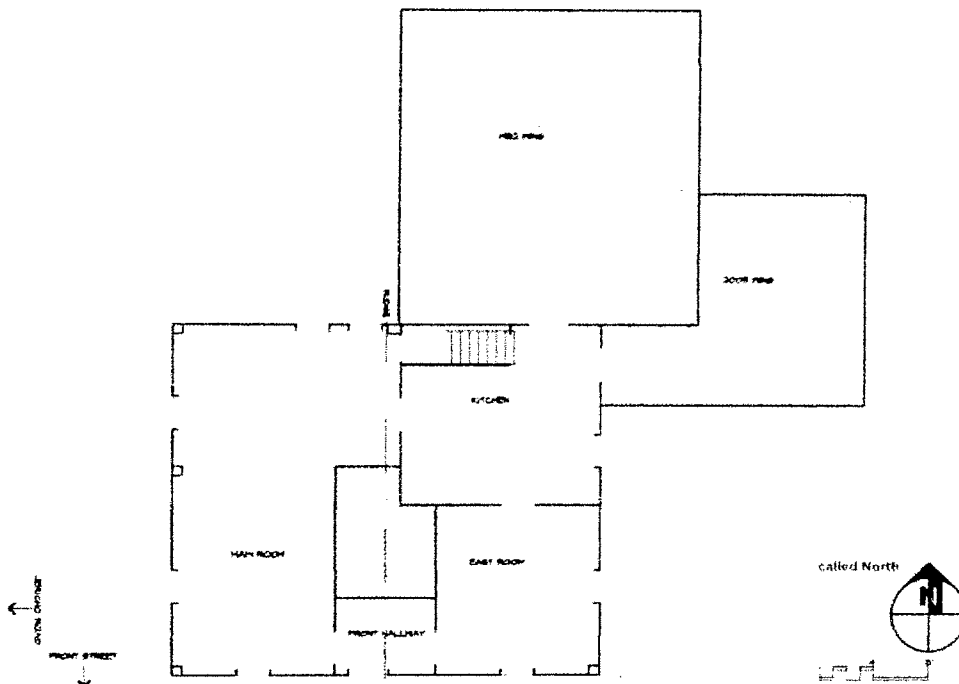
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Setting

The Abigail and Rebecca Bates House lies in the Scituate Harbor area of Scituate, on the east side of Jericho Road. It is the second house on the harbor side of Jericho Road as it branches off from Front Street and leads to northward. Prior to the laying out of Jericho Road in the 1820s or 1830s, the faced Front Street; the intervening residence at 4 Jericho Road was erected later. This explains the unusual orientation of the front door at the side of the house not facing the present road (Jericho Road) on which the house sits. In fact, the south facing front door would have been a typical characteristic of an early dwelling. The house does not presently have frontage on the beach, but it is steps away from the harbor and has a good view of the lighthouse.

House Form & Plan

The original block is a storey and half 26 ½ foot by 32 foot rectangle with a straight gable roof and is typical of the Cape Cod house form, except that, in this case, the front entry door is on the south facing gable end.



The core of the house is a rectangular block which presently comprises 3 rooms – the Kitchen, Main Room, and “East” Room. It also includes a small Front Hall vestibule at the front door. This plan deviates in several respects from the norm for comparable houses of the First Period. The stair to the Attic story is at the back of the house and not accessed directly from the Front Hall. Most notably, as mentioned earlier, the roof ridge is perpendicular to the wall containing the front

INVENTORY FORM B CONTINUATION SHEET

SCITUATE – 6 JERICO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

NA	SCI-108
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door. *While typical of houses in the early 19th century Greek Revival style, this is unusual for houses of the First Period, especially in the Cape Cod style.*

A change in foundation materials suggest that the plan of the core block has been altered over time in its overall footprint. The change from field stone masonry to cut granite (visible on the west side of the fireplace/chimney mass) is evidence for what is now the Main Room having been a later addition. However, all of the attic rafters appear to be consistent with one another indicating that the roof structure was built at all at once. It is possible that the original roof, with a ridge running east to west parallel to the front wall, was removed at the time the house was expanded, and the existing roof structure erected over the whole, turning the ridge to its current north to south orientation with the gable over the front door. The attic floor joists, exposed on the ceiling of the first floor are parallel to the present rafters and perpendicular to the chimney girts, and would thus have been perpendicular to the original rafters, as is typical in First Period houses. The girts would have resisted outward horizontal thrust from the roof loads on the north and south wall. Indeed, there is some evidence of the joists pulling out of their mortises in the chimney girts, because they are now resisting thrust that the joint was not designed to resist. If the house was indeed expanded, the original house would have been what is currently referred to as a Cape "half-house."

In addition to the rectangular core block there are two wings added to the northeast corner in 1952 and 2005 respectively. These wings accommodate a modern bathroom, bedroom, and an enclosed porch with views of Scituate Harbor.

Structure

The structure consists of a pegged wood post and beam frame with "ship's knees" at the top of the posts. Evidence of cogged studs is not visible on the wall girts, therefore the exterior wall may consist of vertical planks between the girts and sills. Vertical planks would be characteristic of house construction during the First Period in Plymouth Colony and especially of the Cape Cod house form at this time. The foundation consists partially of rough cut granite slabs and partially of rubble field stone.

Interior Finishes & Features

Wood paneling covers the partitions adjacent to the fireplaces in the Main Room and the East Room, and on the walls separating those rooms from the Front Hall. The raised portions of the panels have simple integral mouldings and a wide feather, typical of the pre-Revolutionary period. The structural framing timbers are exposed on the interior of the house. The corner posts have haunches at the top and have a large chamfer at the inside exposed edge. Otherwise, except for the typical small chamfer at exposed edges, no decoration is visible on the framing members. Concealed in the Kitchen cabinets is carving indicative of a drop pendant. Nails used in the attic subfloor boards appear to be wrought, rather than cut, nails. Several examples of the door hardware also appear to be from an early period. The East Room contains a bake oven adjacent to the north side of the fireplace.

Exterior Materials & Features

Like a typical Cape house, the Bates House has painted clapboards at the side facing the road, Jericho Road, despite the fact that the actual front in this case is in the gable end. This gable end front side, the south side, is sided with natural shingles. The entry surround is in a Greek Revival style with unfluted pilasters that taper 7/8 inch from bottom to top. The entry surround has no transom. One window (north end of west wall) may be from an early period; others appear to be mid-twentieth century replacements.

Historic Integrity

Historically, the occupants of the Bates House have been persons of modest means and the architectural features of the house reflect that fact. It is plain, with almost no decoration, and follows many elements of the canon of the Cape Cod house type, with certain exceptions. It appears that there has been little modification to the basic core between the pre-Revolutionary period and the mid-twentieth century. Elements from the original or early periods such as the framing, interior paneling, doors, and hardware are extant. The fact that the house deviates from the canon of the Cape Cod type, to the extent that has a historical basis in the pre-Revolutionary period, sheds light on the history of that style.

INVENTORY FORM B CONTINUATION SHEET

SCITUATE -- 6 JERICO ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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shore, and ducked behind a sandy cliff, playing "Yankee Doodle." The redcoats assumed that the music indicated a large military force had assembled within the town. Alarmed, they turned around and headed back to the war vessel, which promptly heaved up the anchor, and sailed away. This account was told to "Harpers" magazine in 1878. In 1880, a bill was introduced in Congress granting a pension to Rebecca and Abigail. In 1886, upon Abigail's death, the property was passed to Lorenzo Bates (b. 1847), son of Thomas Bates (brother of Rebecca and Abigail). Both Rebecca and Abigail are interred at Union Cemetery.

In the mid-late 19th century, the South Shore Railroad was constructed, and in 1871 the tracks connected to Scituate. The rail line opened, made Scituate accessible to Boston, and transformed the town first into a summer resort colony, and second into a commuter suburb. In 1908, the Bates House was sold to the family that retains ownership of the property to this day. Jericho Road developed slowly as a residential area, with smallish-sized wood-framed homes lining the street on narrow setbacks and small lots.

During the 20th and 21st centuries, several modifications and additions were made to the house that modernized it, making it more suitable for contemporary living. Between 1923 and the 1940s, electricity, indoor plumbing and heat were installed. Between 1920 and 1930 a dormer was added to the east (back) side of the second floor, making the attic more comfortable as a bedroom. In 1952, the north el was constructed, replacing an old, shed-roofed addition which had once housed a fruit stand and ice box. The final alteration came in 2005, when a third room was added to the back (east) side of the house, covering an old well that had, at one time, been sheltered by a well house.

The Bates House is currently facing an unknown future, as demand for waterfront property in Scituate swells, and potential buyers desire larger and more modern homes. Mindful of this fact, the Scituate Historical Society intends to purchase the property, lease the contemporary sections to a caretaker, and preserve the original core as a museum, focusing on the Tickner and Bates families and the early settlement of Scituate.

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Maps

- Town of Scituate Assessor's Map #45.
- "Plan Showing Scituate Harbor and the Village" from sketches made by Alexander Anderson and R. W. Briggs, ND
- Plan of Scituate Harbor (found in the Jessie Dunbar House, and donated to the Scituate Historical Society by the Edward H. Bonney family), c. 1803.

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- Dixon, David, "The Old Bates House," William Tickner c. 1680," monograph prepared for the Scituate Historical Society, ND.
- Twomey, Yvonne G., "Gazing thru the past... You Take The Drum and I'll Take The Fife." Scituate Mirror, July 1975.

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SCITUATE – 6 JERICO ROAD

Area(s) Form No.

NA	SCI-108
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Speech of Hon. Joseph Walsh, "The American Army of Two" – Sale of Cedar Point Lighthouse Reservation at Scituate, Mass., ND.

Other Sources

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INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

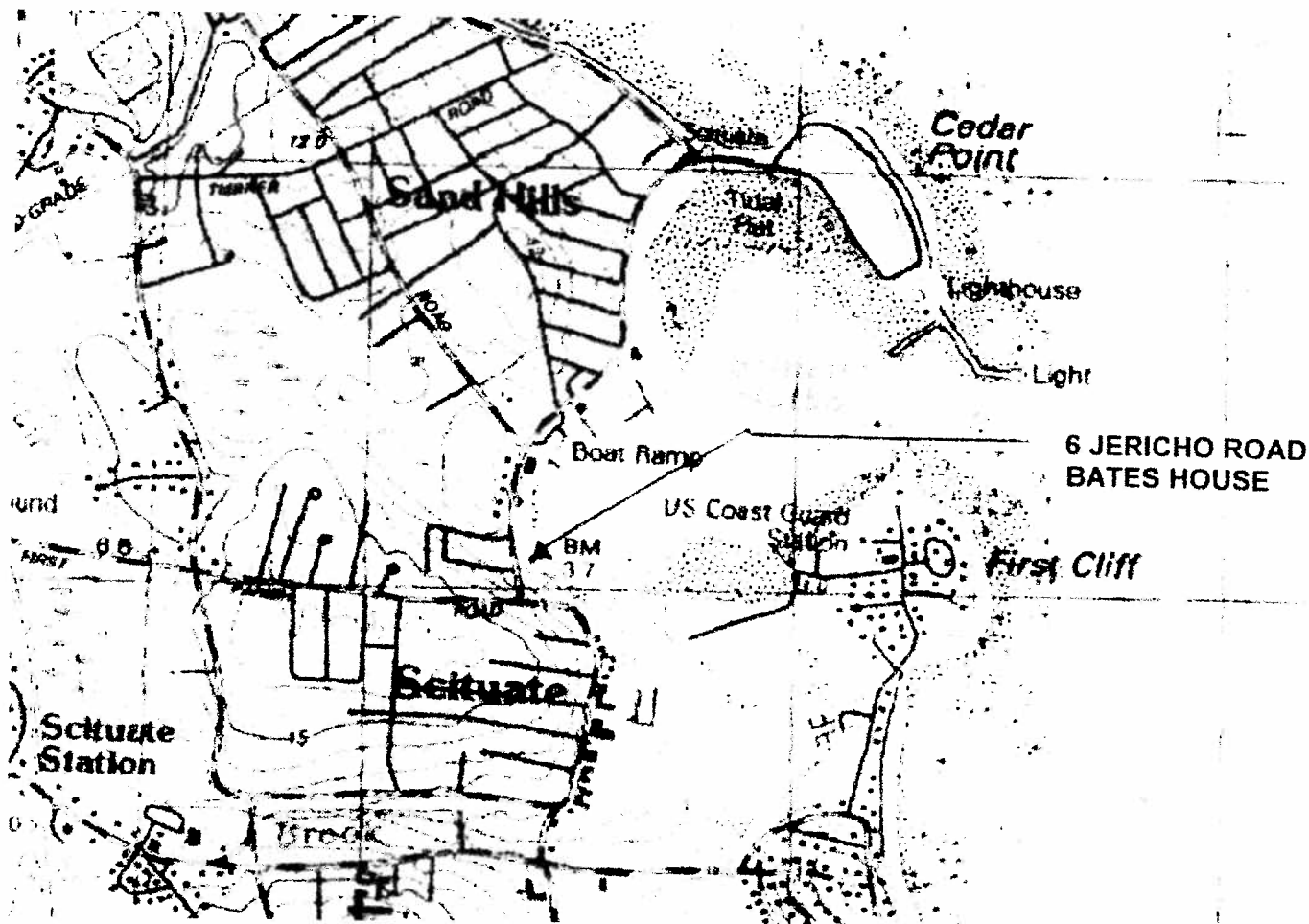
SCITUATE -- 6 JERICO ROAD

Area(s) Form No.

NA	SCI-108
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LOCATION

Source: United States Geological Survey, Scituate, MA Quadrangle, Scale: 1:25,000



Town of Scituate Fiscal Year 2009

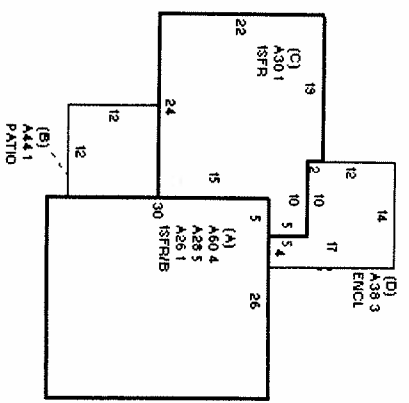
KEY: 5372
MAP: 45-12-5-0-R
LOCATION: 6 JERICHO RD
CAR: 1 of 1
CLASS CODE: 1010 - SINGLE FAMILY
LAND SIZE: 8,712 SF
BLDG#: 1
SPRINTER: TWOMEY YVONNE G
OWNER: TWOMEY YVONNE G
MAIL ADDRESS: 6 JERICHO RD
CITY: SCITUATE
STATE: MA
ZIP CODE: 02066

SALE DATE: 01/01/1962 UNKNOWN
GRANTOR: TWOMEY YVONNE G
GRANTEE: GAGNON JULIA AGNES
BOOK: 2857
PAGE: 47
SALE PRICE: 0
OS: 0
XX: 0

SCH	ELEMENT	PROPERTY FEATURES	DESCRIPTION	S	BAT	CATEGORY	DESCRIPTION	UNITS	M	RON
6	OCCUPANCY	SINGLE FAMILY	A A26 DWELLING	1SFR/B			FULL FINISH	780	N	144,600
8	DWELLING STYLE	CAPE	A A28 ATTIC OVER DM				1/2 BSMT	780	N	20,300
9	PLUMBING	STANDARD	A A60 NO BASEMENT				PATIO	780	N	(2,200)
10	FOUNDATION	BRICK/STONE	B A44 PATIO OR CANC				1SFR	144	N	1,200
11	BASEMENT	NO BASEMENT	C A30 ADDITIONS				ENCL	543	N	33,900
12	WALLS	WOOD SHINGLE	D A38 PORCHES 1ST F					188	N	8,900
13	WALLS	VINYL SIDING	A48 FIREPLACE					3/1	Y	6,200
15	ROOMS-1ST FLOOR	WOOD SHINGLE								
16	ROOMS-2ND FLOOR									
19	HEATING	STEAM/HOTWATER								
28	FACTOR	120 %								
29	MKT	100 %								

REPL. COST NEW (RCN) 212,900

PHOTO



SCH	CATEGORY	DESCRIPTION	QTY/UM	YB	EYR	NLA	RCN	PHY	OBS	VALUE
1	DWELLING		1	1650	1962	1,713	212,900	60%	95%	121,400
74	SHED	SHED	1							500

SCH	CATEGORY	T	AC/SF	ST. PRICE	FACTOR	PHY	OBS	MKT	CLS/CHP CR	ADJ. VALUE
80	LAND	S	8,712.000	360000						352,000

PERMIT	PERMIT DATE	AMOUNT	NOTES	INSPECTOR	INSP DATE	%FIN	1st	RC	C1%	C1	C3/4	TOTALS
06-675	10/25/2006	36,000	efp	SJ	07/18/2007	100	100	BLDGS	100.00	121,900	0	121,900
04-691	10/21/2004	5,000	no value change	SJ	06/28/2005	100	100	LAND	100.00	352,000	0	352,000
						0	0	TOTALS		473,900	0	473,900

ASSESSMENT	CURRENT	PREVIOUS
LAND	352,000	356,100
MAIN BLDG	121,400	121,400
MISC	500	500
ADJL BLDG	0	0
TOTAL	473,900	480,000

Town of SCITUATE Fiscal Year 2009

KEY/ID# 5372
 MAP-BLK-L0T 45-12-5-0-R
 LOCATION 6 JERICHO RD
 CARD# 1 of 1 BLDG# 1
 CLASS CODE 1010 - SINGLE FAMILY
 LAND SIZE 8,712 SF

OWNER TWOMEY YVONNE G
 OWNER C/O
 MAIL ADDR 6 JERICHO RD
 MAIL ADDR2
 CITY SCITUATE
 STATE MA ZIP CODE 02066

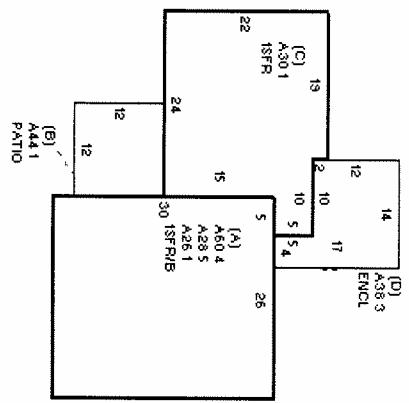
SALE DATE 01/01/1962 UNKNOWN
 01/01/1932 N/A

GRANTOR TWOMEY YVONNE G
 GAGNON JULIA AGNES

GRANTEE TWOMEY YVONNE G
 GAGNON JULIA AGNES

BOOK 2857 PAGE 47 SALE PRICE 0 OS
 1615 207 0 XX

SCH	ELEMENT	PROPERTY FEATURES	DESCRIPTION	BUILDING SKETCH		RCN			
				UNITS	M				
6	OCCUPANCY	SINGLE FAMILY	CAPE	A A26	DWELLING	1SFR/B	780	N	144,600
8	DWELLING STYLE	STANDARD	ATTIC OVER DM	A A28	NO BASEMENT	FULL FINISH	780	N	20,300
9	PLUMBING	BRICK/STONE	PATIO OR CANC	A A40	ADDITIONS	1/2 BSMT	780	N	(2,200)
10	FOUNDATION	NO BASEMENT	PORCHES-1ST F	B A44	ENCLOS	PATIO	144	N	1,200
11	BASEMENT	WOOD SHINGLE	FIREPLACE	C A30	ENCLOS	1SFR	543	N	33,900
12	WALLS	VINYL SIDING		D A38		ENCL	188	N	8,900
13	WALLS	WOOD SHINGLE		A48			1	Y	6,200
15	ROOMS-1ST FLOOR								
16	ROOMS-2ND FLOOR								
19	HEATING	STEAM/HOTWATER							
28	FACTOR	120 %							
29	MKT	100 %							

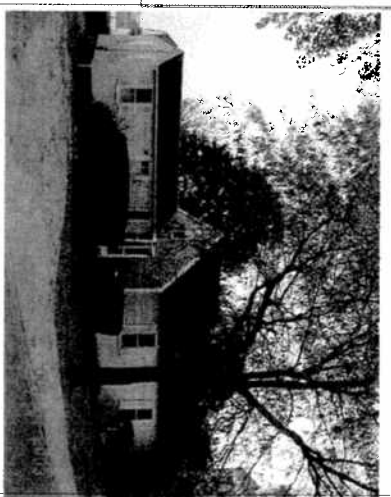


SCH	CATEGORY	DESCRIPTION	QTY/UM	YB	EYR	NLA	RCN	PHY	OBS	VALUE
1	DWELLING	SHED	1	1650	1962	1,713	212,900	60%	95%	121,400
74	SHED	SHED	1							500

REPL. COST NEW/(RCN) 212,900 COMMENTS

SCH	CATEGORY	T	AC/SF	ST PRICE	FACTOR	PHY	OBS	MKT	CLS/CHP CR	ADJ VALUE
80	LAND	S	8,712,000	360,000						352,000

PHOTO



PERMIT	PERMIT DATE	AMOUNT	NOTES	INSPECTOR	INSP DATE	%FIN	1st	RC	C1%	C1	C3/4	TOTALS
06-675	10/25/2006	36,000	efp	SJ	07/18/2007	100	100	BLDGS	100.00	121,900	0	121,900
04-691	10/21/2004	5,000	no value change	SJ	06/28/2005	100	100	LAND	100.00	352,000	0	352,000
						0	0	TOTALS		473,900	0	473,900

ASSESSMENT	CURRENT	PREVIOUS
LAND	352,000	358,100
MAIN BLDG	121,400	121,400
MISC	500	500
ADDL BLDG	0	0
TOTAL	473,900	480,000