

**Town of West Bridgewater, Massachusetts
Community Preservation Committee
Application to Request CPA Funds**

Wonder if your project is eligible for CPA funds? - Before filling out this application, you may submit an optional one-page summary of your project to the Community Preservation Committee (CPC) by January 15 to determine eligibility for Community Preservation Act funds and discuss funding priorities. The CPC will hold a meeting to review the project summary. Attendance at this meeting, while not mandatory, will ensure that any questions the CPC may have during the review process will be answered promptly.

Application Instructions: Please email a pdf of the application to Cheryl Cambria, CPC Chair at wallaceway@verizon.net.

Applications received by February 15 will be considered for recommendation at the Annual Town Meeting. If February 15 falls on a holiday or weekend, please submit by the following business day. Applicants may request an extension by contacting the CPC Chair prior to February 15th. The CPC Chair will consider such a request on a case-by-case basis and is under no obligation to grant any requested extensions.

Circle One or More Project Categories:

Community Housing Historic Preservation Open Space Recreation

Project Name: Skim Milk Bridge Historic Preservation & Nomination

Project Location

Street Address: Off of Scotland Street (former Maple St. right-of-way)

Assessor's Map & Lot #: 66-05, 72-1, 72-2, 72-7

Legal Property Owner of Record: MA Dept. of Fish & Game (75%), Town of West Bridgewater (25%)

Project Sponsor(s)/Organization: West Bridgewater Conservation Commission

Contact Person

Name: John DeLano

Telephone: 508-894-4073

Email: jdelano@wbridgewater.com

Mailing Address: 65 North Main Street, West Bridgewater, MA 02379

Project Sponsor's Signature: _____ **Date:** _____

PROJECT COST (Note: If project budget is more than three years, describe further in Project Narrative)

| | FY2021 | FY2017 | FY2018 | Total |
|--------------------------|-------------|--------|--------|-------|
| CPA Funds Requested | \$17,500.00 | | | |
| Amount of Other Funding | | | | |
| Other Sources of Funding | | | | |
| Total Project Cost | | | | |

Do you anticipate your project may require bonding? Yes No Not sure

Is this request contingent on other funding? Yes No (If yes, explain in response to Question 5)

FY2021 CPA Application, West Bridgewater, MA Skim Milk Bridge Preservation and Nomination

Project Site

Skim Milk Bridge extends across the Town River near the southern border of West Bridgewater, about 0.25 mi. east of Scotland Street. The bridge is located on the former right of way for Maple Street (aka the "old road") and is at the intersection of four parcels. Three of the parcels (66-05, 72-2, and 72-7) are owned by the Massachusetts Department of Fish and Game, and the fourth parcel (72-1) is owned by the Town of West Bridgewater. The bridge is located in undeveloped, wooded surroundings, adjacent to the Hockomock Swamp WMA and the Bay Circuit Trail, and is accessible from a trailhead on Scotland Street.

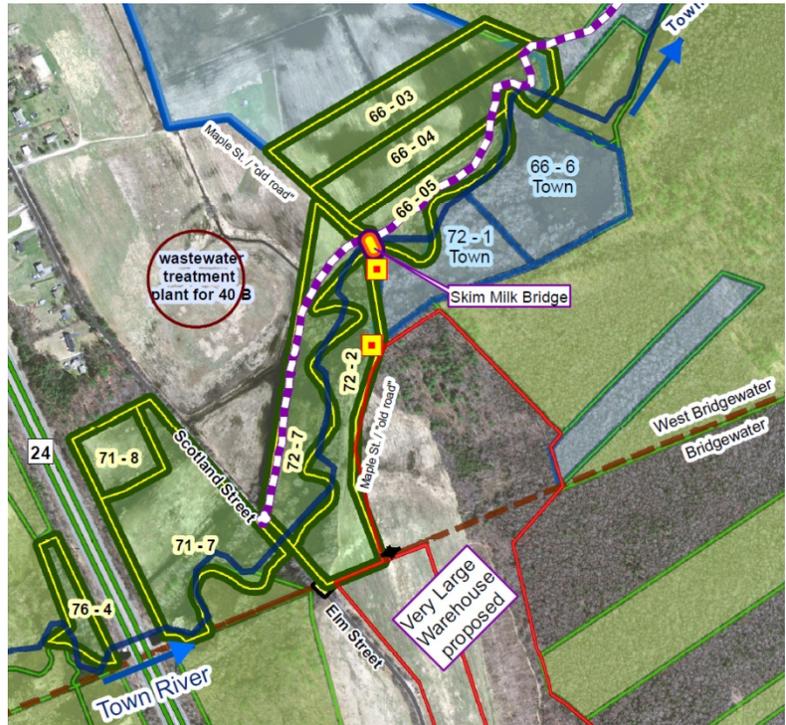


Figure 1 Location of Skim Milk Bridge (source: Joan Pierce)

A USGS map shows location of two stone culverts in the "old road" extending south from Skim Milk Bridge (marked as yellow boxes in Figure 1). The two stone culverts indicate the original location of this section of the "old road". Remnants of the "old road" north of the bridge are no longer visible, having been obliterated by years of plowing the fields north of the bridge.

Site Description

Although an exact date has not yet been determined, the bridge was constructed at least as early as 1833 as part of a trade route to Taunton and other communities to the south. Historic maps and deeds provide early evidence of the bridge, including mention of it by name in a deed, Bk 175 Pg 210, from May 1833. The bridge provides a connection to the area's past, represents a unique example of a traditional mode of construction, and is associated with local folklore about the origin of its name, as documented by West Bridgewater resident Warren E. Turner in the October 2019 newsletter of the Old Bridgewater Historical Society (see attached). Oral history passed down from Mr. Turner's father and local farmers suggest the name is connected to the milky color of the water after excavation of white clay for brickmaking at Stiles and Hart brick company in Bridgewater.

It is a dry stone slab bridge formed of large pieces of probably low grade metamorphic rock, with an overall length of about 41 feet, and a deck width of approximately 8 feet. There are five spans of varying length, with an elevation of one to five feet above the river, depending on the season. A description of the bridge from the State Historic Register is included on the following page.

**FY2021 CPA Application, West Bridgewater, MA
Skim Milk Bridge Preservation and Nomination**

The bridge is constructed entirely of stone. No mortar, metal rods or other materials keep this bridge intact. The bridge is held in place by the weight of the top layer of stones, some of which weigh in excess of 2 tons (my estimate). The pillars are made of stacked stones much smaller than the slabs which form the deck of the bridge. The slabs at each end of the bridge are covered with hard packed dirt vegetated with grass. It is likely the entire length of the deck was covered with hard packed dirt and grass when the bridge was in use, but this dirt and grass has worn away in the middle section of the bridge. (MACRIS Inventory Form for site no. WBR.956)

In March 1875 (Vol. 6 Pg 416, PCC records at Plymouth County Registry of Deeds), Plymouth County Commissioners voted to discontinue the “old road and Skim Milk Bridge, so-called” as a public way, after the construction of the precursor to Scotland Street and a new bridge over the Town River. Since that time, Skim Milk Bridge has remained relatively intact, but no maintenance has been done and there is evidence that some of the top stones fell (or were dumped) into the river over the years. During a period of low water in late summer (September) 2016, the structure of the bridge was exposed down to the river bottom. Photos of the condition of the bridge in spring 2016 are provided below.



a. View of upstream side of Skim Milk Bridge



b. Stones slumping on upstream side



c. View of the underside of the bridge

Figure 2 Photos of Skim Milk Bridge (source: Joan Pierce)

FY2021 CPA Application, West Bridgewater, MA Skim Milk Bridge Preservation and Nomination

Project Relevance

The stabilization and recognition of Skim Milk Bridge not only helps to maintain West Bridgewater's community character, but it also aligns with priorities of the Community Preservation Plan, supporting both the goals of historic preservation and recreation, as the bridge provides a connection for local hiking trails. The work described in this proposal represents a continuation of the process to preserve the bridge, building on its recognition on the State Historic Register, and the acquisition of parcels surrounding the bridge to conserve the land for public use and wildlife habitat. Further work and funding may be needed based on the results of this phase of work, in particular, the design and implementation of measures to ensure the long-term stability of the structure. Possible additional funding sources have been identified for matching funds or future phases of the preservation of the bridge, including the Taunton River Stewardship Council and the Outdoor Heritage Foundation. Future funding rounds for the Massachusetts Historical Commission's grant programs can also be pursued to continue the protection of this historical structure.

Project Scope

Considering the historical significance of the bridge to the Town of West Bridgewater (and beyond!), and its gradually deteriorating condition, this proposal seeks funding for the preservation and listing of Skim Milk Bridge on the National Register of Historic Places. Private consultants would need to be contracted to complete this work over a period of a few months. The scope is divided into two tasks:

1. Structural evaluation and recommendations for stabilization
 - a. Site visit to document the conditions of the bridge
 - b. Report documenting structural issues and potential stabilization measures
2. National register nomination
 - a. Historical research and preparation of nomination forms
 - b. Additional photographs of the site
 - c. Attendance at the State Review Board hearing

Project Budget

Consultants have been contacted to determine the approximate cost of these tasks, and two quotes were received for each task from structural engineers and historic preservation experts. The estimated cost of Task 1 (structural evaluation) would be \$6,000. The estimated cost of Task 2 (National Register nomination) would be \$11,500. Based on these estimates, a total of \$17,500 is requested from the West Bridgewater Community Preservation Committee.

Project Sponsor and Stakeholders

This proposal is sponsored by the West Bridgewater Conservation Commission, representing the Town's stake in the bridge. In addition, Joan Pierce of the Massachusetts Department of Fish and Game has been a strong advocate for the preservation of Skim Milk Bridge, and would help to coordinate these preservation efforts and the oversight of the consulting work on behalf of the state.

FY2021 CPA Application, West Bridgewater, MA
Skim Milk Bridge Preservation and Nomination

Draft Warrant Article

Article: To see if the Town will vote to transfer and appropriate from the FY2020 undesignated portion of the Community Preservation Fund a sum not to exceed \$17,500 to be expended by the West Bridgewater Conservation Commission for the structural evaluation of Skim Milk Bridge and preparation of nomination paperwork for listing of the bridge on the National Register of Historic Places.

Appendix

- Massachusetts Cultural Resource Information System Record
- Massachusetts Historical Commission: Eligibility for National Register
- Full map of Skim Milk Bridge Location and Adjoining Parcels
- Wiss, Janney, Elstner (WJE) Associates – Condition Assessment Proposal
- Commonwealth Heritage Group – National Register Nomination Proposal
- Excerpt from Old Bridgewater Historical Society Newsletter – October 2019

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|--------------------------------------------------------------|
| Inventory No: | WBR.956 |
| Historic Name: | Skim Milk Bridge |
| Common Name: | Scotland Street Bridge over Town River |
| Address: | Scotland St |
| City/Town: | West Bridgewater |
| Village/Neighborhood: | |
| Local No: | |
| Year Constructed: | c 1800 |
| Architect(s): | |
| Architectural Style(s): | Slab - Stone |
| Use(s): | Other Engineering; Other Transportation; Abandoned or Vacant |
| Significance: | Engineering; Transportation |
| Area(s): | |
| Designation(s): | |
| Building Materials(s): | |



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Friday, February 21, 2020 at 2:20: PM

INVENTORY FORM F CONTINUATION SHEET

WEST BRIDGEWATER

SKIM MILK BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WBR.956

Superstructure:

Overall length: 41 ft Deck width: ~8 ft Skew: 0
Main unit: No. of spans: 5 Span length: variable: ~5 to ~8 ft in length
Approaches: No. of spans: none Span length: n/a

Substructure (*structure below deck*)

Height above feature spanned: 1-5 ft depending on season Material of abutments or piers: stone

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ENGINEERING/DESIGN ASSESSMENT

Describe important design features and evaluate in terms of other bridges within the community or region.

In the summer of 2016, water levels in the Town River at Skim Milk Bridge were so low the river bottom under the bridge was completely exposed. The bridge is constructed entirely of stone. No mortar, metal rods or other materials keep this bridge intact. The bridge is held in place by the weight of the top layer of stones, some of which weigh in excess of 2 tons (my estimate). The pillars are made of stacked stones much smaller than the slabs which form the deck of the bridge. The slabs at each end of the bridge are covered with hard packed dirt vegetated with grass..

A professor of geology at Bridgewater State University opined that the rock making up the bridge was a low grade metamorphic rock from the Rhode Island Formation of the Narragansett Basin. The bridge stones show no evidence of being quarried (drill holes, etc.) such as one typically sees on old granite blocks.

HISTORICAL NARRATIVE

Explain the history of bridge and how it relates to the development of the community.

Local "theories" abound whether the stones were brought from far away or whether there is a local source of the stone. No one has researched this topic.

This topic alone could fill a book. Briefly, the bridge is in an area of West Bridgewater that experienced some of the earliest industrial activities in the early colonies. Specifically, the forerunner of the Ames Shovel works had a shovel making shop in this area. [The shop was later moved to Easton.] Given the size of the bridge, the heft of the stones that form the "deck" of the bridge, it undoubtedly was an expensive undertaking to construct. Local lore believes the bridge was constructed as part of the "road to Taunton" which, at one point, was a principal trade route between what is now West Bridgewater and centers of commerce to the south (Taunton, perhaps New Bedford). However, maps showing roads in the early colonial era show a "road to Taunton" in the location of what is now South Street, not "the old road". It is possible that, at one point, this "old road" was the road to Taunton, but I have not found a map which shows this.

Given the sturdiness of this bridge likely was very important for a period of time for the social life and commerce of this area. A map (CS # 13) from the Mass. Historical Society, entitled "Map of the Second Precinct of Bridgewater, incorporated June 1, 1716 called the South Parish indicating the em'lv highways and paths and the dwelling places of the settlers at the date of incorporation of the precinct and before the census of 1746" shows a "way to Jolm Cary" leading south from the Town River at or very close to the location of Skim Milk Bridge. Unfortunately, the sister map, which covers the area on the north side of the river, does not show a road leading to the river in this location. Thus, these 2 early maps do not prove definitively whether Skim Milk Bridge existed as early as 1746.

INVENTORY FORM F CONTINUATION SHEET

WEST BRIDGEWATER

SKIM MILK BRIDGE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WBR.956

In published references John Cary is identified as an extremely important person in early colonial days, second only to the Governor of Plymouth Bay Colony. That Mr. Cary was extremely influential and his dwelling served by a way leading to the Town River, apparently in the location of Skim Milk Bridge, could be reasons for Skim Milk Bridge being so well constructed ... if Skim Milk Bridge had been constructed then. (It is possible an earlier bridge, a precursor to Skim Milk Bridge, was constructed at or about the same location.)

Minutes of the Plymouth County Commissioners March 1875 proceedings (Plymouth Co. Registry of Deeds, Plymouth Co. Commissioner records, Vol. 6 pg 416) document the official discontinuation of "the old road and Skim Milk Bridge, so-called". The "old road" was discontinued in favor of a newly constructed, drier, straighter road. This new road became what is now Scotland St. in West Bridgewater and Elm St. in Bridgewater. (CS #16)

A deed, dated Jan. 19, 1836, from Fobes to Keith, references Skim Milk Bridge, evidence the bridge existed at least as early as 1836 (Bk 187 Pg 243, Plymouth County Registry of Deeds; CS #17). A map dated 1831 in the records of the Mass. Historical Commission shows a road crossing Town River at the location of Skim Milk Bridge, although a bridge is not specifically identified (CS #14).

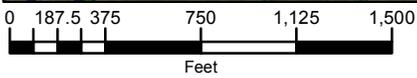
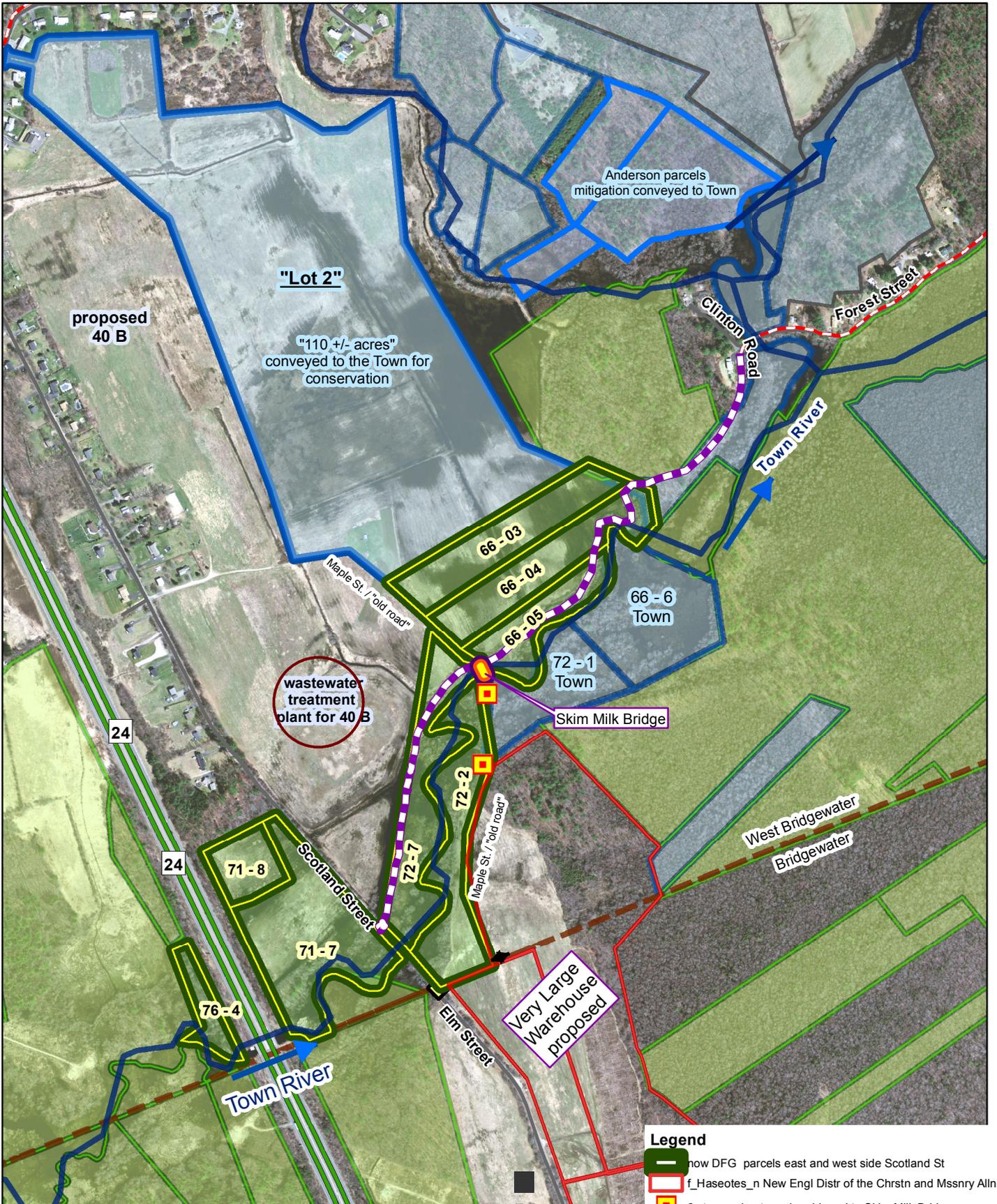
The West Bridgewater Public Library has, in its collection in the Historic Room, 11' x 17 " an undocumented series of maps which, according to the title block on each map, are Surveyor maps, or drawings, of various sections of what is now West Bridgewater and portions of the abutting towns. Most of the pages of these maps are numbered in the lower right corner. The sheet numbered "MS 51" shows what appears to be a "way" across the Town River in the location which is likely that of Skim Milk Bridge. (CS #15). The "title block" of this map MS 51 reads:

*West Precinct of Old Bridgewater
Surveyors [illegible]
Salmon Howard
Surveyor
1801*

The former head of the West Bridgewater Public Library recalls that an unknown patron of the library came to see her many years ago. He produced the stack of maps, and gave them to her for the library's collection. No information was obtained as to where this patron obtained these documents, what they represented, where the originals might reside, etc. What is interesting about these documents is that they are pictorial representations of information on location of dwellings and roads that existed at least circa 1800. Moreover, various notes on these set of drawings are verbatim of descriptions in Nahum Mitchell's History of the Early Settlement of Bridgewater in Plymouth County, Massachusetts, originally printed 1840. See pages, 67 82, "Early Location of Highways". (Not attached.)

BIBLIOGRAPHY and/or REFERENCES

**Mass. Dept. of Fish and Game recent acquisitions from
V. S. Haseotes & Sons Ltd P.:
along Town River, Scotland St, West Bridgewater**



Date: Feb. 21, 2019
Joan Pierce, DFG

- Legend**
- show DFG parcels east and west side Scotland St
 - f_Haseotes_n New Engl Distr of the Chrstn and Mssnry Allnce
 - 2 stone culverts under old road to Skim Milk Bridge
 - Haseotes_MassWildlife_Trail
 - - - BCT_trail_line_5-2014



March 4, 2020

Mr. Barry Fradkin, GISP
Community Planning Analyst
JM Goldson LLC
236 Huntington Ave, Suite 404
Boston, Massachusetts 02115

Scotland Street Bridge Condition Assessment

WJE No. 2020.1599

Dear Barry,

Wiss, Janney, Elstner Associates, Inc. (WJE) is pleased to present this proposal to JM Goldson LLC (JMC) for preservation consulting services of the Scotland Street Bridge, historically referred to as the Skim Milk Bridge. We understand that efforts are underway to research the bridge and obtain more information of its current condition so it may be nominated for listing on the National Register of Historic Places. JMC contacted WJE to perform a condition assessment of the bridge in support of these efforts.

The date of construction is not well documented, but we understand that records suggest it was built circa 1800. According to the Massachusetts Historical Commission Inventory Form (F), the bridge is constructed entirely of large dry stacked metamorphic rock that terminates in soil embankments. Its overall length is approximately 41 feet with a variable deck width of approximately 8 feet. The clearance between the water and stone units that form the deck varies seasonally between 1 and 5 feet.

The bridge is located at a discontinued roadway crossing between the Plymouth County towns of Bridgewater and West Bridgewater. The use of this public way was discontinued in 1875 and the structure is now accessible via the Bay Circuit Trail. It spans over what appears to be a slow-moving stream.

Scope of Services

We recommend the following scope of services to provide JMC with as assessment of the condition of the bridge and prepare recommendations for its preservation.

1. **Site Visit.** Complete a one-day site visit to visually inspect the exposed portions of the structure. Observations will be completed from the adjacent grade and atop the bridge. Observations will also be made from the water via kayak or similar means to gain additional perspective of the bridge construction. If determined to be safe, observations will be completed beneath the spans to observe the bearing of the stones forming the deck span.
2. **Letter Report.** Following our assessment, we will submit a brief letter report with photographs that summarizes observations and items identified as potential challenges for preservation of the structure. The report will include general recommendations for stabilization, preservation, and long-term maintenance considerations. If determined to be appropriate, recommendations for additional study will be included. Additional study may include a geotechnical soils study to better estimate the

stability of the embankments; or petrographic analysis of the stone to understand its composition and potential factors that may impact long-term weathering.

Compensation and Schedule

We propose to perform these scope of services for a fixed fee of \$6,000, inclusive of customary reimbursable expenses. Work will be performed in accordance with the attached *Terms and Conditions for Professional Services*. If any services are requested that are not outlined above, they will be billed at our hourly rates in effect at the time services are performed, plus reimbursable expenses, or through approval of subsequent proposals.

We are prepared to schedule this work into our current workload upon receipt of notice to proceed. We recommend scheduling the field work once the threat of freezing temperatures has passed so conditions can be viewed exclusive of the effects of freeze/thaw. The letter report will be distributed within three weeks of completion of the field work.

WJE Team and Firm Profile

Anita Simon will manage the project and complete the work with assistance of Tara Ikenouye; resumes are attached for your reference.

Working within established preservation guidelines and standards, WJE architectural, structural, and conservation professionals balance the need to provide practical, long-term solutions with the ability to sensitively conserve a structure's historic fabric. From planning and investigation through implementation, no firm is better qualified to respond to the technical and aesthetic needs of significant historic structures.

Historic buildings and structures are a tangible link to our past. From private owners to large institutions and government agencies, clients worldwide trust WJE to preserve their historic properties for generations to enjoy. WJE preservation professionals have extensive expertise in the repair and conservation of a wide range of historic construction materials and building systems. Using sophisticated testing and materials analysis techniques, WJE professionals apply the science of preservation to develop appropriate and innovative solutions to restore historically significant properties.

We excel at providing clear and effective treatment approaches based on a sound understanding of budgetary and schedule restraints, as well as a project's technical challenges. WJE professionals deliver practical solutions that maximize a structure's useful life.

Better solutions come from a better understanding of the problems. When presented with a new challenge, the first objective is to establish a baseline. WJE draws upon decades of experience to accurately decipher the conditions present and determine how they may contribute to present or future problems. WJE applies the lessons learned from over 125,000 projects to provide clients with a full picture of their structure's or component's condition. From visual assessments to complex service life modeling studies, WJE provides clients the answers they need.

Closing

WJE would be glad to modify the proposed scope of services as required to meet your needs. If this proposal is acceptable to you, please countersign and return a copy of the proposal. Please feel free to contact us if you have any questions about his proposal or desire further information.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Anita Simon, AIA
Associate Principal and Unit Manager

Agreed and Approved (2020.1599)

Name: _____ (please print)

Signature: _____

Title: _____

As Agent or Principal for: _____

Date: _____



Wiss, Janney, Elstner Associates, Inc. or WJE Engineers & Architects, P.C. (WJE) has been requested to perform certain professional and other services. The parties agree that these services shall be performed under the following Terms and Conditions, and that Client's acceptance of WJE's proposal or its direction for WJE to commence any services constitutes acceptance of these Terms.

1. Independent Contractor. WJE is an independent contractor, and all persons employed to furnish services hereunder are employees of WJE or its subcontractors/subconsultants and not of the Client. WJE and Client agree to be solely responsible for compliance with all federal, state, and local laws, rules and regulations, and ordinances that apply to their own respective employees.

2. Performance. The standard of care for all professional services performed or furnished by WJE will be the skill and care ordinarily used by members of WJE's professions performing similar services and practicing under similar circumstances at the same time and in the same locality. WJE makes no guarantees or warranties, express or implied, with regard to the performance of its services. WJE shall not have control over or be in charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures or for construction safety precautions and programs since these are the responsibilities of others. WJE agrees to perform its services in as timely a manner as is consistent with the professional standard of care and to comply with applicable laws, regulations, codes and standards that relate to WJE's services and that are in effect as of the date when the services are provided. Client agrees that no claim may be brought against any WJE employee individually for any claim involving performance of services.

3. Client Duties. In order for WJE to perform the services requested, the Client shall, at no expense to WJE, (1) provide all necessary information regarding Client's requirements as necessary for the orderly progress of the work; (2) designate a person to act as Client's representative for the services who shall have the authority to transmit instructions, receive instructions and information, and interpret and define Client's policies and requests for WJE's services; and (3) provide access to and make all provisions for WJE to enter, without cost, limitation, or burden to WJE, the specific property as required to perform the work, including the use of scaffolds or similar mechanical equipment. WJE is entitled to rely upon the information and services provided by the Client.

4. Safety. Field work will be performed only under conditions deemed safe by WJE personnel. Charges may be made for safety or security measures required by hazardous job conditions that WJE may encounter. Client understands that WJE is only responsible for the safety of its own employees and those of its subconsultants and is not responsible for the safety of other persons or property.

5. Compensation and Expenses. Client agrees to pay for WJE's requested services in accordance with WJE's standard hourly rate schedule or negotiated fee. Charges generally will be billed in monthly intervals with applicable taxes included. Travel, subsistence, and expenses incurred; communications; reproduction; and shipping charges will be billed at cost plus 5 percent and invoiced as an expense service fee. Use of vehicles will be billed at \$0.60 per mile. Expended materials for field and laboratory work, rental equipment, and any fees advanced on Client's behalf will be billed at cost plus 10 percent and invoiced as

an expense service fee. WJE equipment used in field or laboratory work is billed at WJE's equipment usage rate schedule in effect at the time the work is performed, subject to adjustment for minimum or extended usage. Portal-to-portal equipment usage rates are comparable to prevailing commercial rental rates (if available). Billing rates may be increased annually. Any subcontracted service will be billed at cost plus 10 percent providing the subcontract firm has in place adequate insurance coverage determined by WJE; otherwise, the cost will be marked up 20 percent and invoiced as an expense service fee. Client agrees to pay WJE's then-current time charges, attorneys' fees, and other expenses resulting from required attendance at depositions, administrative proceedings, or responding to subpoenas or court orders relating to the Project, but not for such expenses attributed to WJE's negligent performance of its services.

Payment for WJE's services is expected in full in US dollars upon receipt of the invoice. Invoices more than 30 days past due are subject to a 2% interest charge per month (but no more than the maximum extent allowed by law) compounded annually and any related attorneys' fees and collection expenses. WJE reserves the right to suspend its services if the Client fails to make payment when due. In such an event, WJE shall have no liability to the Client for delay or damage caused the Client because of such suspension.

6. Termination. Both the Client and WJE have the right to terminate WJE's services for convenience upon seven calendar days' written notice to the other party. In the event the Client terminates without cause, WJE shall be entitled to compensation for its services and expenses up to the time of such notification, including fees for any transition services, and shall have no liability for delay or damage to Client because of such termination.

7. Reports, Drawings, and Work Product. WJE retains ownership of reports, drawings, specifications, test data, techniques, photographs, letters, notes, and other work product, including those in electronic form, it has created. These documents or parts thereof may not be reproduced or used by the Client for any purpose other than the purpose for which they were prepared, including, but not limited to, use on other projects or future modifications to this Project, without the prior written consent of WJE. Upon request, WJE will provide Client with a copy of documentation for information and reference purposes and bill for such reproduction in accordance with Paragraph 5 above. Any unauthorized use of WJE's work product shall be at the Client's sole risk and Client shall indemnify WJE for any liability or legal exposure to WJE. To the extent WJE terminates its services due to non-payment of fees by Client, Client shall not be entitled to use the documents described herein for any purpose whatsoever.

8. Environmental Hazards. Client acknowledges that WJE's services do not include the detection, investigation, evaluation, or abatement of environmental conditions that WJE may encounter, such as mold, lead, asbestos, PCBs, hazardous substances, or toxic materials that may be present in buildings and structures involved in this Project. The Client agrees to defend, indemnify, and hold WJE harmless from any claims relating to the actual or alleged



existence or discharge of such materials through no fault of WJE's employees. WJE reserves the right to suspend its services, without liability for consequential or any other damages, if it has reason to believe that its employees may be exposed to hazardous materials and will notify the Client in such event.

9. Dispute Resolution. Prior to the initiation of any legal proceedings (except for WJE initiated claims for nonpayment for services), WJE and the Client agree to submit all claims, disputes, or controversies arising out of or in relation to the services provided by WJE to mediation. Such mediation shall be conducted under the auspices of the American Arbitration Association or such other mediation service or mediator upon which the parties agree. Client consents to suit for nonpayment in the state courts of Illinois.

10. Successors and Assigns. These Terms shall be binding upon Client and WJE and their respective successors, assigns and legal representatives. Neither party may assign, subcontract, or otherwise delegate its responsibilities without the prior consent of the other party, which consent shall not be unreasonably withheld. Additionally, in no instance shall this paragraph be interpreted to create any rights in any third party.

11. Insurance. WJE maintains commercial general liability, automobile, workers' compensation, and employers' liability and professional liability coverages under policies written by national insurance carriers rated by the A.M. Best Company, evidence of which will be provided upon request. Special endorsements are not allowed. No waiver of subrogation is allowed on WJE's professional liability policy. Upon written request, WJE agrees to name the Client as an additional insured to the commercial general liability and automobile coverages. Any request to add other parties as additional insureds must be made in writing and is subject to certain limitations. All policies are subject to annual renewal. Excess coverage is available for exposures over primary policy limits except for professional liability.

12. Indemnity. To the fullest extent permitted by law, Client and WJE each agree to indemnify and hold the other harmless, and their respective agents, officers and employees, from and against liability for all direct claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are for bodily injury, sickness, disease, death, or property damage and to the extent they are caused by the negligent acts, errors, or omissions of the indemnifying party, and/or the indemnifying party's agents, officers, employees, independent contractors, or subcontractors of any tier. In the event such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and WJE, or their respective agents, officers, employees, independent contractors, or subcontractors of any tier, they shall be borne by each party in proportion to that negligence.

13. Agreed Remedy. To the fullest extent permitted by law, the total liability, in the aggregate, of WJE and WJE's officers, directors, employees, agents, and consultants to Client and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages, including, without limitation, attorneys' fees, arising out of or in any way related to WJE's services, the Project, or these Terms, from any cause or causes whatsoever,

including but not limited to, negligence, strict liability, indemnity or breach of contract shall not exceed an amount equal to the proceeds obligated to be paid under WJE's applicable insurance policy for such claims. If, for any reason, the applicable insurance policy does not provide coverage for any particular claim described herein, then the liability amount shall not exceed WJE's fees for the services performed hereunder.

In no event shall WJE be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of equipment or system, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power.

14. Third-Party Beneficiaries. Nothing contained in these Terms shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or WJE. WJE's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against WJE because of these Terms or WJE's performance or non-performance of services hereunder.

15. Laboratory or Material Testing Services. Material samples not consumed in WJE's work will be discarded 60 days after completion of the project unless the Client requests other disposition in writing. WJE cannot be responsible for material after 60 days and Client shall inform WJE in writing how to dispose of the samples. WJE will exercise reasonable care in safeguarding materials, records, or equipment, but disclaims any liability for loss or damage. Rates for sample storage will vary by sample size but in no event will sample charges be less than \$270 per year accruing upon the 61st day of storage and annually thereafter. Failure to pay for underlying services or storage constitutes permission to dispose of all samples held by WJE.

Any testing done on materials or products shall not prevent WJE from any services involving Client's materials or products in the built world. WJE shall have no liability to third parties for any products or materials developed from WJE's services. WJE's reports, trademarks or other property shall not be used to indicate endorsement of any material or product.

16. Entire Agreement. These Terms together with any written proposal shall constitute the entire understanding of the parties concerning the Project and supersede all prior negotiations and written agreements between them, and any amendment or modification to either WJE's proposal or these Terms may be made only by a written instrument expressly stated to be an amendment and signed by WJE.

17. Severability. If any provisions of these Terms, or portions thereof, are determined to be unenforceable, the remainder shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.



EDUCATION

- University of Washington
 - Bachelor of Arts, Architectural Design, 1998
- University of Oregon
 - Master of Architecture, 2002

PRACTICE AREAS

- Facade Assessment
- Historic Preservation
- Litigation Consulting
- Masonry Structures
- Peer Review
- Repair and Rehabilitation Design
- Roofing and Waterproofing

REGISTRATIONS

- Architect in FL, MA, and WA

PROFESSIONAL AFFILIATIONS

- American Institute of Architects (AIA)
- Association for Preservation Technology, Northeast chapter, board member
- Boston Building Enclosure Council, past co-chair
- National Council of Architectural Registration Boards (NCARB)
- RCI New England (formerly Roofing Consultants Institute), past program chair

CONTACT

asimon@wje.com
617.946.3400
www.wje.com

EXPERIENCE

Anita Simon investigates numerous contemporary and historic structures. Through the investigation, repair design, and peer review of building enclosure systems, she has gained experience in the design, installation, and performance characteristics of a variety of building assemblies and materials. Ms. Simon's work involves condition assessment and evaluation of assembly or material failures followed by the development of repair recommendations. Her expertise also includes field observation during the construction or repair of materials such as terra cotta, brick, stone, stucco and sealant, cleaning studies of various masonry materials, and monitoring of cleaning procedures.

Ms. Simon performs investigations of hurricane, fire, and water-damaged structures and has investigated the performance and failure of windows, waterproofing, concrete, wood, EIFS, fiber cement siding, and contemporary residential and commercial cladding systems. Her projects included cause of loss evaluations and damage assessments for national insurance companies. Ms. Simon also has experience in litigation support services for multifamily residential properties.

REPRESENTATIVE PROJECTS

Facade Assessment

- Cooper Street Apartments - Waltham, MA: Design review of construction documents and observations during construction of enclosure
- 05 Buckhead Apartments - Atlanta, GA: Stucco and storefront window investigation, repair design and administration
- Kennestone Cancer Center - Marietta, GA: EIFS facade and storefront window water intrusion investigation and repair recommendations
- River Place Medical Plaza - Braselton, GA: EIFS facade and storefront window water intrusion investigation and repair recommendations
- West Square - Boston, MA: Design review of construction documents and observations during construction of enclosure

Litigation Consulting

- 411 D Street- Boston, MA: Litigation support services construction deficiency claim
- Clayborn Condominiums - Portland, OR: Investigation of distressed facade conditions and repair recommendations
- Downtown Condominium - Cincinnati, OH: Investigation of construction defect litigation claims
- Gold Pointe Condominiums - Tacoma, WA: Facade condition assessment, investigation of construction defect litigation repair recommendations, and mediation support
- Gresham Station Townhomes - Gresham, OR: Investigation of facade construction defect claims and repair recommendations
- Heritage at Deer Creek - Everett, WA: Investigation of building enclosure construction defect claims, repair recommendations, and deposition testimony
- Malden Square Apartments-Malden, MA: Litigation support services of facade construction defect claim
- Montara Condominiums - Portland, OR: Investigation of building enclosure construction defect claims, repair recommendations
- Old Wellesley Inn - Wellesley, MA: Litigation support services for contract termination

Masonry Structures

- Broadway Center Theaters - Tacoma, WA: Condition assessment of three theater building enclosures and production of maintenance manuals
- General Electric Boston Headquarters - Boston, MA: enclosure condition assessment and restoration construction documents
- Rylander Theater - Americus, GA: Water intrusion investigation and repair recommendations
- Savery Hall - Seattle, WA: Facade investigation, restoration documents, and construction administration

Building Enclosure Commissioning

- Maine General Medical Center - Augusta, ME: Design review of construction documents and Building Enclosure Commissioning (BECx)

Tara Ikenouye | Senior Associate



EDUCATION

- Oberlin College
 - Bachelor of Science, Biology, 1998
- University of Oregon
 - Master of Science, Historic Preservation, 2009
 - Master of Architecture, Architecture, 2012

PRACTICE AREAS

- Building Enclosure Commissioning and Consulting
- Condensation and Water Entry Studies
- Condition Assessment
- Historic Preservation
- Masonry Structures
- Repair and Rehabilitation Design
- Roofing and Waterproofing

REGISTRATIONS

- Architect in MA
- Accredited Building Enclosure Commissioning Process Provider (BECxP)
- Accredited Commissioning Authority + Building Enclosure (CxA + BE)

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- Construction Specifiers Institute (CSI) - Boston Chapter Director

CONTACT

tikenouye@wje.com
617.946.3413
www.wje.com

EXPERIENCE

Tara Ikenouye holds master's degrees in Architecture, and Historic Preservation with an emphasis in technology and sustainability. Ms. Ikenouye is experienced in construction observation; construction drawings and specifications; condition assessment and investigation of existing structures with various enclosure materials including brick, concrete, stone, and glazed curtain walls. Ms. Ikenouye has managed many local and out-of-state academic, corporate, and institutional projects with diverse project teams consisting of owners, designers, consultants, and owner's project managers.

Her work specifically includes finding solutions to problems related to distressed materials and assemblies, water infiltration, hygrothermal studies for the rehabilitation and insulation of mass masonry structures, and historic preservation. Ms. Ikenouye provides peer review and enclosure consulting to design teams, and building enclosure commissioning services to owners. Services often include development of enclosure details, construction documents, and construction administration services.

REPRESENTATIVE PROJECTS

Building Enclosure Commissioning and Consulting

- GE World Headquarters - Boston, MA
- 380 Harrison - Boston, MA
- Rhode Island School of Design - Quad Block, Providence, RI
- DivcoWest Properties - Boston, MA

Condensation and Water Entry Studies

- Johnson & Wales University Physician's Assistant Building - Providence, RI: Hygrothermal analysis of building enclosure performance and design recommendations
- Suffolk University - Boston, MA: Water penetration testing and investigation, repair design, sealant replacement, and construction administration services

Condition Assessment

- The Gillette Company - Boston, MA: Condition assessment of multiple masonry building enclosures and production of maintenance and repair recommendations

- Cathedral of Saint Paul - Worcester, MA: Condition assessment of historic masonry bell tower
- 485 Massachusetts Avenue - Cambridge, MA: Visual assessment of exterior cast stone facade, windows, and copper cornice
- 245 Summer Street - Boston, MA: Condition assessment of more than 3,000 insulating glass units (IGUs)

Masonry Structures

- Hartford Times Building - Hartford, CT: Condition survey of historic facade and repair design
- Old South Church - Boston, MA: Development of construction documents for facade repairs and mechanical upgrades
- 45 Milk Street - Boston, MA: Condition survey of limestone cladding, historic wood window rehabilitation, and facade repair design
- 200 Berkeley Building - Boston, MA: Limestone repairs and repointing

Repair and Rehabilitation Design

- GE World Headquarters - Boston, MA: Condition assessment, construction documents for facade restoration of two 1907 historic mass masonry buildings including window and roofing replacement, and construction administration services
- Boston Design Center - Boston, MA: Condition assessment and repair of expressed concrete frame and canopy elements, window replacement, and construction administration services
- Tufts University - Medford, MA: Condition assessment of expressed concrete frame and brick veneer, repair design, and construction administration services
- Mario Umana Academy Middle School - East Boston, MA: 90,000-square-foot, SBS-modified bitumen roofing system replacement; flashing and masonry repair; window replacement; and construction administration services
- Shafer Hall Eastern Connecticut State University - Willimantic, CT: Condition assessment and facade repairs of 1964 masonry, steel, and concrete academic building to be rehabilitated as a dormitory



ANDREW J. WEIR, PRESIDENT
ajweir@chg-inc.com

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20 Hagerty Boulevard, Suite 3
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P: (610) 436-9000

March 4, 2020
WC-426

Barry Fradkin, GISP
Community Planning Analyst
JM Goldson LLC
236 Huntington Ave., Suite 404
Boston, MA

**RE: Professional Services Proposal
Skim Milk Bridge/ West Bridgewater Bridge
National Register Nomination
West Bridgewater, Massachusetts**

Dear Mr. Fradkin,

Founded in 1988, Commonwealth Heritage Group, Inc. (Commonwealth) is a full-service heritage management and consulting firm serving clients for projects of all sizes. As an experienced industry leader, Commonwealth is pleased to present this proposal for Professional Services relative to the project referenced above. We understand that JM Goldson LLC wishes to retain a professional consultant to prepare National Register of Historic Places (NRHP) documentation for the Skim Milk Bridge, also known as the West Bridgewater Bridge, located in West Bridgewater, Massachusetts. The Massachusetts Cultural Resource Information System (MACRIS) inventory form for resource indicates Skim Milk Bridge is a stone slab bridge constructed by 1836, if not earlier, making it a significant bridge type related to early transportation networks.

Scope of Services

Commonwealth will conduct background research in order to fully document and describe the significance of the Skim Milk Bridge. Historic research will include primary and secondary sources such as historic maps and atlases, deeds, tax records, wills, road papers, and local published histories found at both state and local repositories. Relevant historic contexts will be consulted with regard to historic bridges in order to assess the relative significance and integrity of the Skim Milk Bridge as compared to other historic resources of a similar type. Additionally, Commonwealth will conduct a field survey to record the current physical condition of the bridge and collect additional documentary evidence as to the age and construction type.

The NRHP nomination will be developed in accordance with *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (1997), *National Register Bulletin 16A: How to Complete the National Register Registration Form* (1997), as well as any supplemental requirements from the Massachusetts Historical Commission (MHC). The submission will be completed on the NPS 10-900 Registration Form and 10-900a Continuation Sheets and be fully illustrated with figures, photographs, and maps to meet the above referenced standards. The NRHP nomination form will be provided in digital .pdf format with accompanying photograph files in .tif format submitted on an archival gold DVD.

OTHER LOCATIONS

Alexandria, VA (703) 354-9737 Columbus, OH (614) 549-6190 Dexter, MI (517) 788-3550 Littleton, MA (978) 793-2579
Minneapolis, MN (612) 597-1589 Minneapolis, MN (612) 597-1589 Ogden, UT (801) 394-0013 Tarboro, NC (252) 641-1444
Traverse City, MI (517) 262-3376

Mr. Fradkin
March 4, 2020
Page 2

Commonwealth is a national company with the in-house capabilities to provide on-site personnel with competent and timely cultural resource support to assist with compliance with the requirements of Sections 106 and 110 of NHPA, NAGPRA, ARPA, NEPA, 36 CFR §79, and various other legally binding cultural resource related agreements. Staff from Commonwealth's West Chester, Pennsylvania office will direct and manage this project with support staff from our Littleton, Massachusetts office. Commonwealth proposed to use the following staff for this project: Candice N. Strawley, Regional Director/Architectural Historian, Barbara Donohue, Cultural Resources Specialist, and Sarah Ruch, Senior Graphic Designer.

Schedule

Commonwealth will submit a draft NRHP nomination within thirty (30) business days following receipt of a signed contract. Commonwealth will submit the final NRHP nomination within ten (10) business days following receipt of comments on the draft NRHP nomination.

Cost

Commonwealth proposes to complete the work outlined in this proposal for a Lump Sum Fee of Eleven Thousand Three-Hundred and Forty-Two Dollars (\$11,342.00). Commonwealth can undertake other tasks not described herein as additional services, subject to negotiation.

We appreciate your consideration of Commonwealth for this project. Should you have any questions or wish to discuss the project further, please do not hesitate to contact me at (610) 436-9000 ext. 225 or cstrawley@chg-inc.com.

Yours truly,

COMMONWEALTH HERITAGE GROUP, INC.



Candice N. Strawley
Regional Director/Architectural Historian

This proposal contains pricing and other information confidential and proprietary to Commonwealth Heritage Group, Inc. Disclosure of this proposal's contents to persons or organizations outside JM Goldson LLC is not authorized without specific written permission of Commonwealth Heritage Group, Inc. All technical specifications and costs in this proposal are valid for 90 days.

(Continued from page 1)

line. All the 100 acres have been sold and changed hands except the one acre on which my father built his home and that I still reside on. It is hard for me to believe the “cow path” that went through the vegetable fields when I was growing up have all become densely wooded areas. The once quiet dirt roadway is Route 106, which when surveyed a few years ago, showed 20,000 travelers using each day!

One never knows the discoveries you will make while out exploring the countryside. What a treasure trove of history may be found at historical markers! •

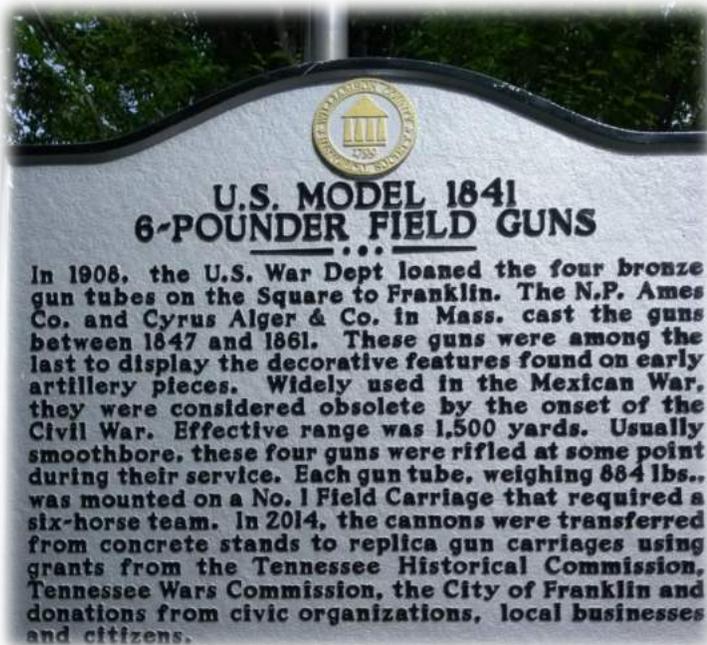


Photo courtesy of Meredith Alger. The marker above reads:

U.S. Model 1841
6-Pounder Field Guns

In 1908, the U.S. War Dept loaned the four bronze gun tubes on the Square to Franklin. The N.P. Ames Co. and Cyrus Alger & Co. in Mass. cast the guns between 1847 and 1861. These guns were among the last to display the decorative features found on early artillery pieces. Widely used in the Mexican War, they were considered obsolete by the onset of the Civil War. Effective range was 1,500 yards. Usually smoothbore, these four guns were rifled at some point during their service. Each gun tube, weighing 884 lbs., was mounted on a No. 1 Field Carriage that required a six-horse team. In 2014, the cannons were transferred from concrete stands to replica gun carriages using grants from the Tennessee Historical Commission, Tennessee Wars Commission, the City of Franklin and donations from civic organizations, local businesses and citizens. •

What Is In a Name?

Skim Milk Bridge

by Warren E. Turner

Hidden in the marsh off of Scotland Street, on what used to be Maple Street, is a remarkable treasure of a 5-slucie stone bridge that once, early in the 1700s, was the main connection between the farms of West Bridgewater and the Taunton milk market. There once were many of these stone slab bridges, but all have fallen to the progress of time and have been replaced or paved over. To my knowledge, this may be the oldest remaining bridge of its type in the United States and is well worth preserving.

There are three different versions for where the “Skim Milk” name came from. The first is that the farmers of West Bridgewater were known for raising Jersey and Guernsey cows with milk of a much higher butter fat content than the Holsteins of other farmers. It is said that some of the farmers would stop on their way to Taunton to thin their milk to match the Holstein milk from other farmers.

A second version is that some of the farmers would stop at the bridge on their trip from Taunton and rinse out their 20-gallon cans to make the job easier when returning home.

The third, and most widely accepted version involves a more complicated series of events. When excavating for the footings of the bridge, the builder discovered, beneath the usual foot of muck, a vein of pure white clay that seemed to follow the riverbed for a half mile or so downstream.

The Stiles and Hart brick company quickly excavated 50 or so tons of the clay from the river in hopes of making rare decorative bricks. The results were an attractive white brick, however they could not stand up under heat or weather. There are a few fireplace fronts and protected doorways surviving, but it was not a success. However, the excavation sites in the river continued to bleed white clay into the river for a year or two giving the water a “skim milk” appearance. •

New & Returning Members

Jennifer Bergholz
Russell and Helene DeCoste
Jennifer Johnson-Calari
Jack Danger
David Keith
Lucinda Keith
Jen and Stephen Rogan
James Thomas