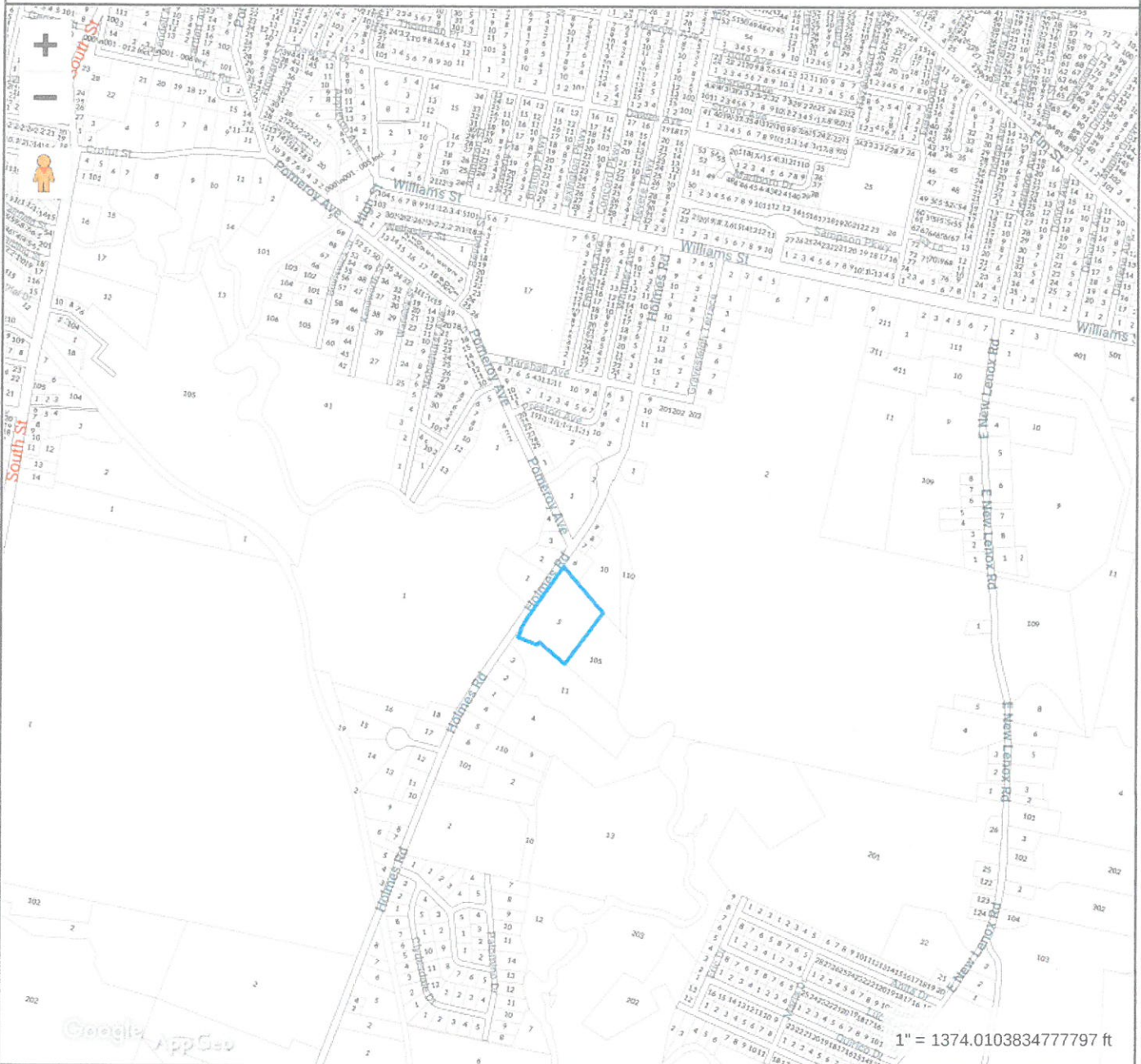


465 Holmes Road - Exhibit 1

**Property Information**

Property ID J050002005
Location 465 HOLMES RD
Owner MISS HALLS SCHOOL INC

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Pittsfield, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2021
Data updated 01/18/2022

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

Situs : 465 HOLMES RD 0

Parcel ID: J050002005

Class: 941

Card: 1 of 1

Printed: January 5, 2022

CURRENT OWNER

MISS HALLS SCHOOL INC
492 HOLMES RD
PITTSFIELD MA 01201
1553/273

GENERAL INFORMATION

Living Units 1
Neighborhood 62
Alternate ID
Vol / Pg 1553/273
District
Zoning R43
Class E

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			69,670
Undeveloped	AC 3.6500			27,380
Undeveloped	AC 2.6400	Excess Front	-90	1,980

Total Acres: 7.29
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
03/12/19	TD	Not At Home	Other
10/20/08	CLT	Not At Home	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Prior
Land	99,000	99,000	99,000	0	99,000
Building	312,400	312,400	312,400	0	266,200
Total	411,400	411,400	411,400	0	365,200

Manual Override Reason

Value Flag STANDARD APPROACH Base Date of Value 01/01/2021
Gross Building: Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Deed Reference	Deed Type	Grantee
04/01/97	195,000	Land + Bldg	497/611		
07/02/54					

Situs : 465 HOLMES RD 0

Parcel Id: J050002005

Class: 941

Card: 1 of 1

Printed: January 5, 2022

Dwelling Information

Style	Colonial	Year Built	1860
Story height	2	Eff Year Built	1860
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement	Full	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Fireplaces	
Fuel Type	Oil	Stacks	1
System Type	Steam	Openings	1
		Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

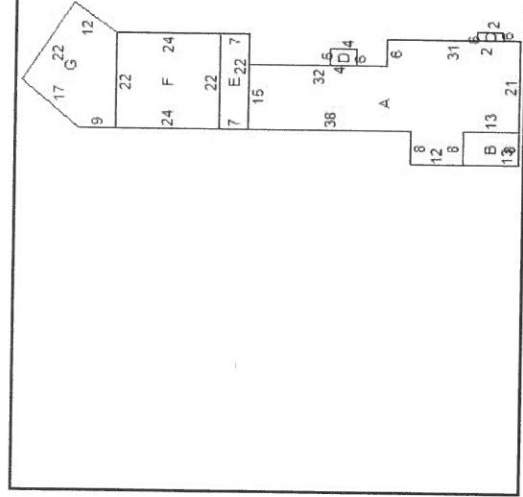
Grade	B-	Market Adj	
Condition	Fair	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	268,646	% Good	90
Plumbing	6,819	% Good Override	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	6,833	C&D Factor	1
Subtotal	282,300	Adj Factor	52,200
Ground Floor Area	1,227		
Total Living Area	2,570	Dwelling Value	306,270

Building Notes

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ID	Code	Description	Area
A		Main Building	1227
B	50/10	BSMT/ISFR	104
C	15	FBAY	12
D	11	OFF	24
E	11	OFF	24
F	13	FGAR	528
G	13	FGAR	424

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1	50	10	10	10	10,080	5		13			18,000
2		15	15	15	1,350	6		13			14,940
3		11	11	11	1,080						
4		11	11	11	6,750						

FORM B – BUILDING

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

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

J050002005

Town/City: Pittsfield

Place: (neighborhood or village): Canoe Meadows

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.*

Locus Map

Insert here or on a Continuation Sheet a map clearly showing the location of the property including the name of the nearest road or street and at least one other intersecting road or feature.

Assessor's maps are preferred, but other forms of detailed plans such as an excerpt from a USGS topographic map or an aerial or satellite photo clearly marked are also acceptable. See MHC's Guidelines for Inventory Form Locational Information.

Address: 465 Holmes Road

Historic Name: Wendell/Holmes Farm

Uses: Present: Residence for Miss Hall's faculty

Original: Residence

Date of Construction: c. pre-1840's

Source: Deeds, maps

Style/Form: Greek Revival/Front Gable with cross-wing

Architect/Builder: Unknown

Exterior Material:

Foundation: irregular stone

Wall/Trim: Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Attached 3 bay garage

Major Alterations (with dates): Addition of garage - post 1928; one story enclosed entryway – north west corner – post 1928; bow window south side – unknown

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 7.69 Acres

Setting: Easterly side of Homes Road in southeastern Pittsfield. Residential area, opposite to Miss Hall's School. West of the Housatonic River. Approximately 1 mile north of the former Herman Melville residence, Arrowhead.

Recorded by: Susan Denault

Organization: Miss Halls School c/o Jeff Crosier

Date (month / year): March 2022

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ 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.

Historical¹

This is the original farmhouse was built on land formerly owned by Jacob Wendell from Boston². It was most likely built by Sarah Wendell's³ husband, Abiel Holmes. The earliest representation showing the house at 465 Holmes Road (Assessors Map – Exhibit 1, Photo 1) appears on the 1855 Clark map (exhibit 2). There are two houses owned by Dr. (Oliver Wendell) Holmes on the easterly side of the highway. The large mansion (later known as Holmesdale) is depicted well off the highway from Lenox to Pittsfield (Holmes Road). The other house nearly opposite a school house on the westerly side is closer to the road and has multiple outbuildings. The 1858 Walling map (exhibit 3), shows the two properties are now owned by J.L. Baldwin and known as "Riverside"⁴. The 1876 Beers atlas (exhibit 4) shows the two houses now owned by J(ohn) Kernochan⁵. By 1893⁶, several well established farms are in the area. "Holmesdale" owned by William Pollock which shows several buildings at the northerly end of the property on the easterly side of Holmes Road. The "Meadow" farm is owned by Col. Walter Cutting which was located on both sides of the road. Another farm is owned by J. Noble to the east of these farms and east of the Housatonic River.

By 1904⁷, Walter Cutting has built a large residence on the westerly side of Holmes Road. Mrs. Pollock⁸ now a widow at that time now owns "Holmesdale". Mrs. Pollock retained most of the former Wendell farm even adding to it⁹ until her death in 1928.

Shortly before her death Mrs. Pollock had a survey done of her property and all the buildings of "Holmesdale" and other lands prior to the sale to Mr. & Mrs. Donald Weston in the fall of 1928¹⁰. Building # 3 on the plan is the house at 465 Holmes Road. This is identified as the estate manager's residence. It shows the footprint of the house which lies in an east west direction on the northerly side of a driveway. The principal part of the house is closest to the main highway and the rear wing is attached. It appears that attached to the front of the house is a large open porch area and to the south of the rear wing is another smaller open porch. At this time there is no garage(s) shown. The garages were added some time after.

A 1981 Pittsfield Historic inventory¹¹ (exhibit 8) shows the front of the house with no porch attached but on the north side attached to the principal part of the house there is a small one story enclosed entryway with a dropped roof.

¹ It is difficult to determine when the house was actually built and by whom since early tax records don't reveal anything. No interior examination was made to determine the age of each section of the house.

² See historical section below. The Wendell's and Holmes families used to spend summers in Pittsfield but lived in Cambridge/Boston the rest of the year.

³ Sarah was the daughter of Jacob Wendell.

⁴ Lucretia B. Baldwin was married to James L. Baldwin. Mrs. Baldwin by herself purchased the property in 1856. See historical section.

⁵ Kernochan bought 20 acres of the original Wendell farm in 1871, see historical section to follow.

⁶ Miller Atlas – exhibit 5.

⁷ Farnham atlas – exhibit 6.

⁸ Married to William Pollock.

⁹ Mrs. Pollock purchased a portion of the Walter Cutting farm located on the easterly side of Holmes Road north and east of her property – BK 347 PG 241c dated April 13, 1909.

¹⁰ See exhibit 7 for portions of that survey. The Plan is in the possession of Miss Hall's School – contact person Jeff Crosier.

¹¹ This report incorrectly determined this house was built and originally owned by Walter Cutting. It once became part of the

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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ARCHITECTURAL DESCRIPTION: (cont.)

Current¹²

The two story early 19th c. Greek Revival house is entirely constructed with wood and has no siding covering it. The principal foundation is constructed with irregular sized and shaped stones (*Photos 3 & 4*). All roof surfaces are covered with regular asphalt shingles¹³ and are medium pitched. The principal (front) part of the house has the gabled end facing west towards Holmes Road (*Photos 1 & 2*). The gable end is closed forming a triangular pediment with wide a band of trim. The west end of the house has two windows on each floor with 6x6 panes (*Photos 1 & 2*). At the north west corner of the house is a solid wood paneled entrance door with a pediment peak above the door and single full length wood columns flanking the door that are flush with the face of the wall (*Photos 5 & 6*). This door leads into a one story enclosed entrance area. There is a single small window next to the entrance door. In the ridge line in the center of the principal roof there is a short stacked red brick chimney (painted white, *Photo 7*). The principal part of the house has wide eave overhangs. There are two main sections of the house (*Photos 7-10*). The easterly gable end of the principal part has open ended returns and there is a small window in the peak with 6 panes (*Photos 8 - 10*).

South side (*Photos 7 - 10*)

The principal part has two stories. The first floor has a bow window that replaced the traditional 6x6 pane type (*Photos 7 & 11*). Each side has eight panes and the front section has 16 panes. The roof covering the window is covered with copper that has tarnished. The remainder of the first floor has two windows with 6x6 panes. The second floor has four 6x6 windows (*Photo 7*).

The rear wing is offset from the principal part and is two stories (*Photos 8, 9, & 10*). At the corner where the principal part of the house connects with the rear wing there is an above ground entryway leading to the basement of the wing (*Photo 10*). On the first floor there are two separate entrance doors. One has a wood open overhanging roof. The interior door has a single solid pane over a wood bottom and with an aluminum outside storm. The second door has no overhang, a single solid pane of glass up top and a wood lower half. The single window on this floor has the same 6x6 pane style. The second floor also has the same four 6x6 styled windows. In the center of the ridge line is a medium stacked red brick chimney (*Photo 10, painted white*). The easterly end of this section of the house has an open gabled return. The first floor has one window with 6x6 panes facing the passageway between the house and the garages (*Photo 12*).

Attached to the rear wing is a one story three car garage (*Photos 13 - 15*). The garage units were built post 1928 because it does not appear on the survey that Mrs. Pollock had done then¹⁴. Between the garages and the house is a passageway that leads to the northern part of the yard (*Photos 12, 18*). It has a semi-circular archway. Each of the garage doors has six single glass panes at the top and the lower section has three rows of six panels each (*Photo 15*). The third section of the garage may have been added later because it is at an angle to the other section of the garage¹⁵. At the junction of the two roofs there is a wooden square weathervane in the ridge line. The easterly side of the garage has a single vent window in the peak of the gabled end (*Photo 16*). The northeast side of the single garage has a single window with 4x4 panes (*Photo 17*). There is a single wooden exit door with four long single panes and the lower section is paneled. The northerly side of the two garage section has three 4x4 windows (*Photo 18*). The passageway arch on this side is the same as on the south side (*Photo 18*).

Pollock farm briefly but was sold.

¹² See attached reports and assessments of the condition of the house that was done in 2015 by StudioJaed of Rhode Island. Reports were supplied by Jeff Crosier of Miss Hall's School.

¹³ At the time when the photos were taken most of the roofs were covered with snow.

¹⁴ See historical section below.

¹⁵ The footprint shown on the assessors card shows a solid wall between the two car garage section and the third section.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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ARCHITECTURAL DESCRIPTION: (cont.)

North side (Photos 19 - 22)

The rear wing on this side has been modified. There is a newer rectangular single paned window on the first floor (Photos 20 & 21). On the first floor of the rear wing there are two windows with 6x6 style. There is a newer wood door with 9 panes and a paneled lower section. It has an exterior aluminum door. The second floor of the rear wing has three 6x6 windows. The first and second floors walls are flush with part of the northern cross-wing of the principal part of the house.

The first and second floors of the principal cross-wing which faces north have a single 6x6 window (Photos 21 & 22). On the first floor of the cross-wing section there is eastern entrance door with 6 upper panes and with a paneled lower section. It also has an aluminum storm (Photo 21). The gabled end has open returns. In the middle of the peak is a single window with six fixed panes. The northern end of the principal part of the house has a single 6x6 window on the second floor (Photo 22). The wall of the enclosed one story addition lies flush with the north wing (Photo 22).

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Holmes Road area in south east Pittsfield near Miss Hall's School has a rich and lengthy literary, social and agricultural history that goes back to the early mid-18th c. The property and house at 465 Holmes Road, currently owned by Miss Hall's School¹⁶ is situated on the easterly side of the road opposite the Miss Hall's School campus. It is also about a mile north of Herman Melville's home Arrowhead.

The house sits on 7.69 Acres surrounded by woods with an open field to the east. The property is the remaining portion of 14 Ac. +/- that was formerly owned by Mary C. Weston. Mrs. Weston sold the easterly part of the 14 Ac. to the Mass. Division of Fisheries and Wildlife in November of 1981¹⁷.

Mary C. Weston died November 11, 1996 at the age of 98. Her estate was probated¹⁸ and the inventory indicates the real estate appraised at \$210,000. She had two living children at the time of her decease – Donald M. Weston, Jr. and Joan W. Wheeler. As co-executors they both sold the 7.69 Ac. in April 1997 to Miss Hall's School for \$195,000¹⁹.

Mary Weston in several transactions from 1949 -1954 between herself and her son transferred the property into her name in 1954²⁰. Mary L. Church was married to Donald M. Weston (Sr.) and in 1933 they purchased from James Carolan 188 Acres on Holmes Road which included the homestead of Louise M. Pollock called "Holmesdale" and a portion of the former Col. Walter Cutting farm²¹. This parcel was comprised of land east of Holmes Road and south and west of the Housatonic River²².

¹⁶ BK 1553 PG 273c dated March 28, 1997 (BMRD).

¹⁷ See BK 1053 PG 283c (BMRD) and Survey plan dated October 1981 – DR-D #76 (BMRD), exhibit 9. Also see survey plan for Mary C. Weston dated Feb. 19, 1976 by John J. Unwin – 417I-82 (BMRD), exhibit 10.

¹⁸ See Berkshire County Probate docket #96P0682-EP. Her will states that she gives her residence at 465 Holmes Road to her son & daughter. The house is appraised at \$210,000.

¹⁹ BK 1553 PG 273c dated April 18, 1997.

²⁰ See Mary C. Weston, widow to Donald M. Weston, Jr. dated Oct. 3, 1949 – BK 557 PG 214; Donald Weston, Jr. to Mary C. Weston dated Aug. 30, 1954 BK 615 PG 424c. Also Mary C. Weston to Donald M. Weston, Jr. dated April 28, 1949 BK 537 PG 578; and Donald M. Weston, Jr. to Mary C. Weston dated July 2, 1954 BK 611 PG 497c.

²¹ See BK 462 PG 13c dated Feb. 16, 1933 James Carolan to Donald M. Weston and Mary C. Weston. There are three parcels in this deed, parcel #1 is 188 Ac. Carolan according to the 1933 City directory indicates he is a lawyer.

²² See exhibit 6 - 1904 Farnham Atlas. In 1946, Mary C. Weston sold to Carey R. Kinney and Zenas Crane Colt the "Holmesdale" mansion with 42 acres. Colt was the director of Crane & Company in Dalton. See article in the Berkshire Eagle dated ? "Weston Estate, Holmesdale sold to Zenas Colt of Dalton". This article notes that Donald Weston, Jr. he retained the superintendent's house on the estate at 465 Holmes Road and this his mother would reside there with him.

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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HISTORICAL NARRATIVE (cont.)

During the 1930's to 1940²³ city directories and the U.S. Census indicates that Leon C. Hosford and his wife Rhoda resided at 465 Holmes Road. Her husband was the superintendent of Holmesdale²⁴. The 1940 Census indicates there is a lodger in the house who is a chauffeur in a private household. After the Hosfords, Dr. D. Crosby Greene, a physician and child specialist employed at Miss Hall's lived there in 1941²⁵. From 1943-1946²⁶, Frederick S. Klein and his wife Mary employed at Berkshire Woolen Co. in Dalton lived there.

Carolyn in a straw deed purchased the property from Donald M. Weston on the same day so the property could be put into both Mary and Donald's names as joint tenants²⁷. Donald Weston²⁸ (of Dalton) originally purchased the property in September of 1928 for \$40,000 from the executor, Marshall R. Kernochan, step-son of the Louise M. Pollock deceased²⁹. Louise M. Pollock at the time of her death in June of 1928 was living in New York City³⁰.

The 1900 and 1910 U.S. Censuses³¹ show that the Pollocks were residing at Holmesdale at the time of the census. The 1900 census indicates Mr. and Mrs. William Pollock³² are there and Mrs. Pollock's son Marshall Kernochan age 19 also resides there. Also listed are 6 female servants most of them from Ireland except one from Hungary. Most likely, Thomas Connor, a gardener³³ from Ireland occupied the house, now identified as 465 Holmes Road. His wife and five sons and one servant also occupy the house. The 1910 census shows that Thomas Connor and his son Robert J. reside there as well as one boarder who is also a gardener.

Marshall Kernochan was the son of John Kernochan and Louise M. Pollock³⁴. John Kernochan died Nov. 7, 1886 and his wife Louise re-married to William Pollock. John Kernochan had three sons – Marshall R., Walter O. and Joseph H. according to his estate³⁵. Marshall at the time of his father's death was a minor and his brother Walter O. was appointed his guardian³⁶. Each of the three sons conveyed their interests in the real estate to their mother in 1887³⁷.

John Kernochan changed the name from the original "Canoe Meadows"³⁸ to "Holmesdale" in 1872. Kernochan's ancestry goes back to the old aristocratic Knickerbocker family of New York. John A. Kernochan purchased a portion of the land on which the farm house is situated for \$3,250 from Phinehas L. Page on May 15, 1871³⁹. The land was comprised of 20 Ac. +/- Phinehas L. Page⁴⁰ purchased the property from Georgianna B. Hart in 1865 for \$5,500⁴¹. She purchased the property called the "Holmes" Place from Mary A. Bishop for \$8,000 on December 31,

²³ 1930 Census – exhibit - 11; 1940 Census – exhibit – 12.

²⁴ Also see his obituary in the Berkshire Evening Eagle dated June 8, 1940 – exhibit 13.

²⁵ 1941 City directory.

²⁶ City directories.

²⁷ BK 462 PG 12c.

²⁸ Donald Weston was the son of Byron Weston, a paper maker of the Byron Weston Paper Co. in Dalton. He died Sept. 11, 1939 at the age of 48 at his home Holmesdale – Berkshire Evening Eagle dated Sept. 11, 1939 – exhibit 14.

²⁹ BK 442 PG 229c. See Berkshire Evening Eagle article "Holmesdale" Bought by Weston" dated Sept. 4, 1928 – exhibit 15.

³⁰ See her obituary in the Berkshire Evening Eagle dated June 9, 1928 – exhibit 16.

³¹ Exhibits 17 & 18, respectively. Census records for 1920 and prior to 1900 it is difficult to determine who was living or renting the house. The owners of Holmesdale only spent summers there and were not included in the Census. City directories also are not helpful since earlier ones do not give a number for Holmes Road.

³² William Pollock, a manufacturer, was at one time consider the wealthiest citizen in the City

³³ This conclusion was made from two sources – Connor was employed with the Pollock Family for 44 yrs. see the American Florist Vol. 36 PG. 619 1911 – GoogleBooks search. Also from his death certificate dated March 28, 1911 – Mass. Vital Records 1841-1915, 1921-1924 – FamilySearch.org. Also it is documented that Mr. Kernochan had green houses on the property, a greenhouse burned down on March 17, 1875 – Honig Building and Real Estate News – pg. 175.

³⁴ Louise Kernochan after her husband's decease married William Pollock, a manufacturer and held many real estate properties. On his properties in the Holmes Road area he raised and bred high quality horses. He died Nov. 1, 1916 – See his obituary "William Pollock, Well known resident, Dead" – Berkshire County Eagle dated Nov. 1, 1916 – exhibit 19.

³⁵ See Berkshire County probate docket #16473 dated Oct. 1, 1889.

³⁶ Berkshire County Probate docket #15727 dated July 19, 1887.

³⁷ See BK 267 PG 107 dated Aug. 29, 1887 & BK 264 PG 43 dated April 27, 1887.

³⁸ Oliver Wendell Holmes called it this.

³⁹ See BK 211 PG 27.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

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HISTORICAL NARRATIVE (cont.)

1860⁴². According to several Censuses between 1860-1870, Bishop and Hart are residing in the same household. Bishop purchased the "Holmes Place" on the same day from Lucretia B. Baldwin for \$8,296⁴³.

Lucretia Baldwin of Pittsfield was the wife of James L. Baldwin of Jersey City. She purchased the property and buildings from Junius D. Adams⁴⁴ and William Pollock for \$6,500⁴⁵. Adams and Pollock purchased the 20 acres that same year for \$4,500⁴⁶ from Thomas F. Plunkett.

In August of 1856 Plunkett, a manufacturer, purchased 283 acres called the "Wendell Farm" from Oliver Wendell Holmes of Boston for \$18,250⁴⁷. This farm was located on both sides of the highway leading from Pittsfield to Lenox (now Holmes Road) and ran across the Housatonic River to another road.

Oliver Wendell Holmes was the son of Sarah Wendell and Abiel Holmes⁴⁸. Oliver was a Harvard graduate, and later became a Medical Doctor. He taught at Harvard for 35 years. Later in his life he turned to poetry and literary writing. Oliver Wendell Holmes married Amelia Lee Jackson and they had a son Oliver Wendell Holmes, Jr. Holmes, Jr. received a law degree from Harvard in 1886 and later became a prominent Judge.

In 1847, Sarah Holmes, now a widow, transferred her farm called the "Canoe Meadows" in Pittsfield to her son Oliver⁴⁹. At this time Sarah was residing in Cambridge, Ma. Sarah was the daughter of Oliver⁵⁰ & Mary (Jackson) Wendell of Cambridge, Ma. Her son Oliver built the 15 room Mansion now known as "Holmesdale" on part of this property and the Holmes family would summer at the "cottage" starting in 1849 until when it was sold to Plunkett in 1856⁵¹. Holmes commented the reason for the sale of his homestead in Pittsfield was due the cost of building it, maintaining and the additional cost of building a barn and other expenses⁵².

The summer cottage was built on 280 Acres (see exhibit 20 & 20a), which was part of the original lands held by his great-grandfather, Jacob Wendell⁵³. Holmes points out that there was an occupant on the farm through a lease and Mr. Oliver Wendell vacated that lease and took possession of the place⁵⁴. The summers spent in Pittsfield inspired Oliver Wendell Holmes to write the *Ploughman* (1848), *Autocrat of the Breakfast Table* (1858) and *Elsie Venner* (1861).

Sarah Wendell most likely inherited most of the land from her father Oliver since there are no deeds recorded in Berkshire Middle District of Registry. Also Oliver most likely inherited this property and other lands from his father

⁴⁰ Phinehas Page at this time was a Judge – see Edward Boltwood's History of Pittsfield 1876 -1916 – pg. 277.

⁴¹ See BK 184 PG 129 dated August 29, 1865.

⁴² BK 171 PG 70.

⁴³ BK 166 PG 326. This deed mentions a house and buildings thereon. Also see BK 166 PG 319 where James L. Baldwin gives his consent to sell the property.

⁴⁴ Junius Adams was a Cashier at Pittsfield Bank – 1860 U.S. Census Pittsfield – FamilySearch.org.

⁴⁵ BK 150 PG 274.

⁴⁶ BK 150 PG 276.

⁴⁷ BK 177 PG 67. Plunkett after his purchase sold several parcels out of the original Wendell farm to Booth, a small piece for a school, including 70 acres west of the river to Mary A. Bishop in 1864 (BK 177 PG 543). This deed mentions that it excepts the lands sold to Booth and Mrs. Hart. Bishop later sold this land to Robert Pomeroy in 1865 (BK 181 PG 243). Using inflation calculators this would be equivalent to over \$535,000.

⁴⁸ Dr. Abiel Holmes a Calvinist minister (1792-1832) died June 1, 1837 in Cambridge, Ma. – Find-a-grave - FamilySearch.org. It can be speculated that Abiel and Sarah Holmes had this home built before Oliver Wendell Holmes built Holmesdale. They were married March 26, 1801.

⁴⁹ BK 115 PG 240 dated May 25, 1847.

⁵⁰ Oliver (Sr.) was a Judge of Probate – Suffolk County, member of Senate and President of Union Bank. He died Jan. 15, 1818 – Find-a-grave – FamilySearch.org.

⁵¹ See exhibit 20 – Photo of Holmesdale from Postcard Series – Pittsfield published by Berkshire County Historical Society – 2016. Also see *Life & Letters of Oliver Wendell Holmes* Vol. I Boston, Ma. 1896 – GoogleBooks.

⁵² *Life & Letters* – pg. 202.

⁵³ Ibid.

⁵⁴ *Poet among the Hills* by J.E.A. Smith – pg. 79 – GoogleBooks.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

--	--

HISTORICAL NARRATIVE (cont.)

Jacob Wendell. Oliver did purchase other lands in Pittsfield but not in this area. The Wendell family, including Oliver and his father Col. Jacob Wendell were among the original land holders and proprietors in Pittsfield or "Pontoosuck" pre and post American revolutionary war⁵⁵. At one time, Jacob Wendell owned approximately 24,000 acres of land in "Pontoosuck" including Squares 56⁵⁶ (230 Ac.), Square 57 (230 Ac.) and Square 62 (298 Ac.)⁵⁷.

Oliver Wendell Holmes in *Life and Letters of Oliver Wendell Holmes* commented that "the Province held the property it directly from the Indians". He also mentions that 1000 acres was retained out of the original 24,000 acres. He mentions that his great-grandfather's deed dated 1738 used to hang in the entry of his house.

The Wendell lands were referred to as Canoe Meadows⁵⁸ located on the banks of the Housatonic River was included in the lands acquired by Jacob Wendell. The historical significance of this area is where Mohegan Indians made pilgrimages in their canoes to an area where their native ancestors were buried on a knoll located east of the river.

BIBLIOGRAPHY and/or REFERENCES

American Florist Vol. 36 PG. 619 1911 – Thomas Connor - GoogleBooks search

Atlases:

1904 Barnes & Farnham Atlas of Berkshire County – Plate 11 – located at MDRD

1893 D.L. Miller Co. Atlas of City of Pittsfield Berkshire County including the village of Dalton (Plate 2) – Pittsfield Library

1876 Beers Atlas – Plate 45

Berkshire County Eagle – William Pollock "Well known resident, Dead" – dated Nov. 1, 1916

BIBLIOGRAPHY and/or REFERENCES(cont.)

Berkshire County Probate dockets –

Marshall R. Kernochan – guardianship docket #15727 dated July 19, 1887

John A. Kernochan - docket #16473 dated Oct. 1, 1889

Mary C. Weston - docket #96P0682-EP

Berkshire Eagle article – "The Holmes family in Pittsfield" dated May 30, 1978

Berkshire Evening Eagle articles –

"Holmesdale" Bought by Weston dated Sept. 4, 1928

"Weston Estate, Holmesdale sold to Zenas Colt of Dalton" dated Sept. 26, 1940

Berkshire Evening Eagle obituaries –

Louise M. Pollock dated June 9, 1928

Donald M. Weston dated Sept. 11, 1939

Leon C. Hosford dated June 8, 1940

Berkshire Eagle obituaries

Mary C. Weston dated Nov. 5, 1996

Berkshire Middle District Registry of Deeds (BMDRD) –

Colonial Proprietor's records book – Pontoosuc (Pittsfield)

Survey plan dated October 1981 – DR-D #76

Survey plan for Mary C. Weston dated Feb. 19, 1976 by John J. Unwin – 417I-82

Title notes, deeds

⁵⁵ At this time Pittsfield was part of Hampshire County.

⁵⁶ Holmes built his villa on this lot – *Poet among the hills* (Smith) – pg. 77.

⁵⁷ See exhibit 21 a portion of Settling lots in south Pittsfield – located at BMRD Colonial Proprietors book for Berkshire Middle District Registry of Deeds. Also see the History of Pittsfield, Ma. 1734-1800 by J.E.A. Smith – pages 128-129.

⁵⁸ Smith History of Pittsfield - pg. 45.

INVENTORY FORM B CONTINUATION SHEET

TOWN

ADDRESS

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES

City directories

Find-a- Grave – FamilySearch.org

Dr. Abiel Holmes

Oliver Wendall (Sr.)

History of Pittsfield 1734-1800 by J.E.A. Smith published 1869 – pgs. 45, 128-129

History of Pittsfield 1876-1916 by Edward Boltwood published 1916

Honig, Bruce Photograph collection database – Pittsfield Library

Building and Real Estate News

Maps -

1855 Clark, Richard – Map of the Town of Pittsfield – located Pittsfield library – LH Map File Dr. #11 Folder #1

1858 Walling - Pittsfield section – (cd rom) – personal copy

Mass. Historic Building Survey Pittsfield (1977) – located at Pittsfield Library

Mass. Vital Records 1841-1915, 1921-1924 – FamilySearch.org

Morse, John T. Jr. – Life & Letters of Oliver Wendell Holmes Vol. 1 – pgs. 197-202 Boston, Ma. - GoogleBooks

Plan – "Location of buildings on the property of Louisa M. Pollock for Mr. & Mrs. Donald Weston" – dated March 8,

1928 by A.J. Kolhoffer – located at Miss Hall's School

Postcard Series – Pittsfield published by Berkshire County Historical Society – 2016

Smith, J.E.A. Pet among the hills - 1895

StudioJaed – April 2015 report/analysis of the condition of 465 Holmes Road done for Miss Hall's School – Jeff

Crosier Miss

Hall's School

U.S. Federal Census – Pittsfield – 1860-1880, 1910, 1920, 1930 & 1940 – FamilySearch.org.

U.S. State Census – Pittsfield, Ma. – 1855, 1865 – FamilySearch.org



465 Holmes Road—west side

Photo 1



Photo 2

Principal Foundation — west side
Photos 3 & 4





West side - Photo 5

Photo 6





South side principal part
Photo 7



Photo 8



South easterly side



Basement entryway

Photo 10



Bay window south side
Photo 11



Passageway

Photo 12



Photo 13

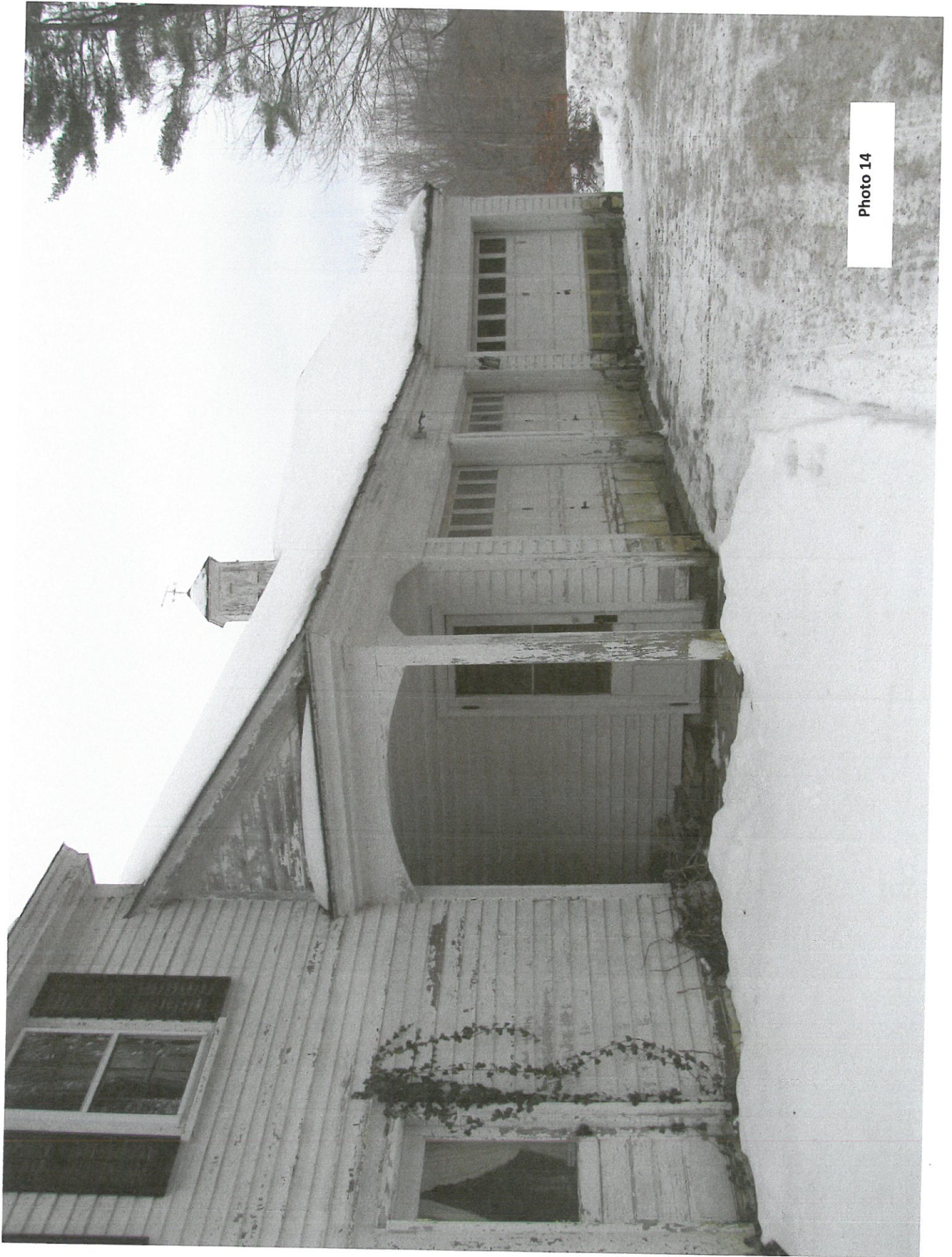


Photo 14

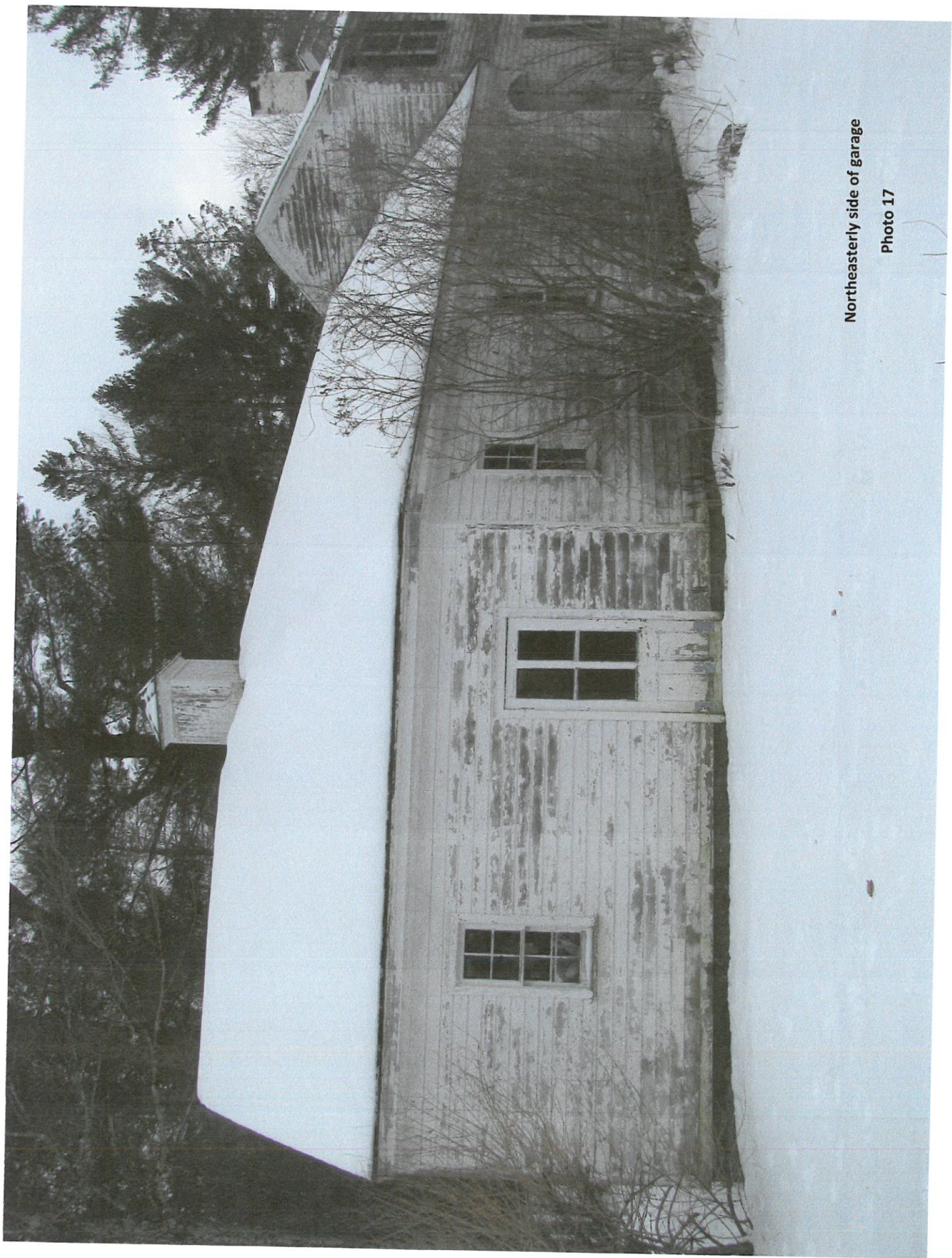


Photo 15



Easterly end of garage

Photo 16



Northeasterly side of garage

Photo 17

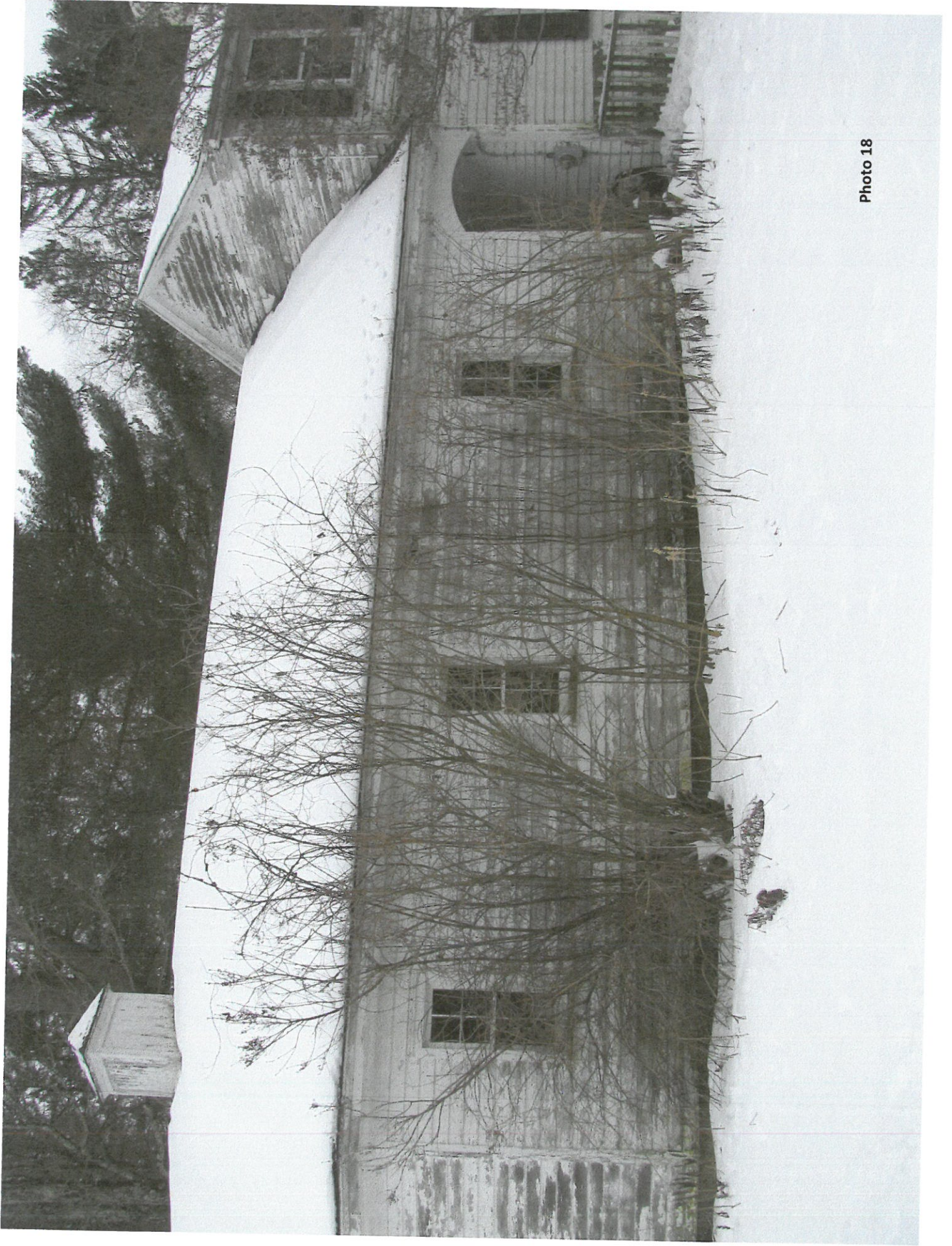


Photo 18



Photo 19



Photo 20

Photo 21





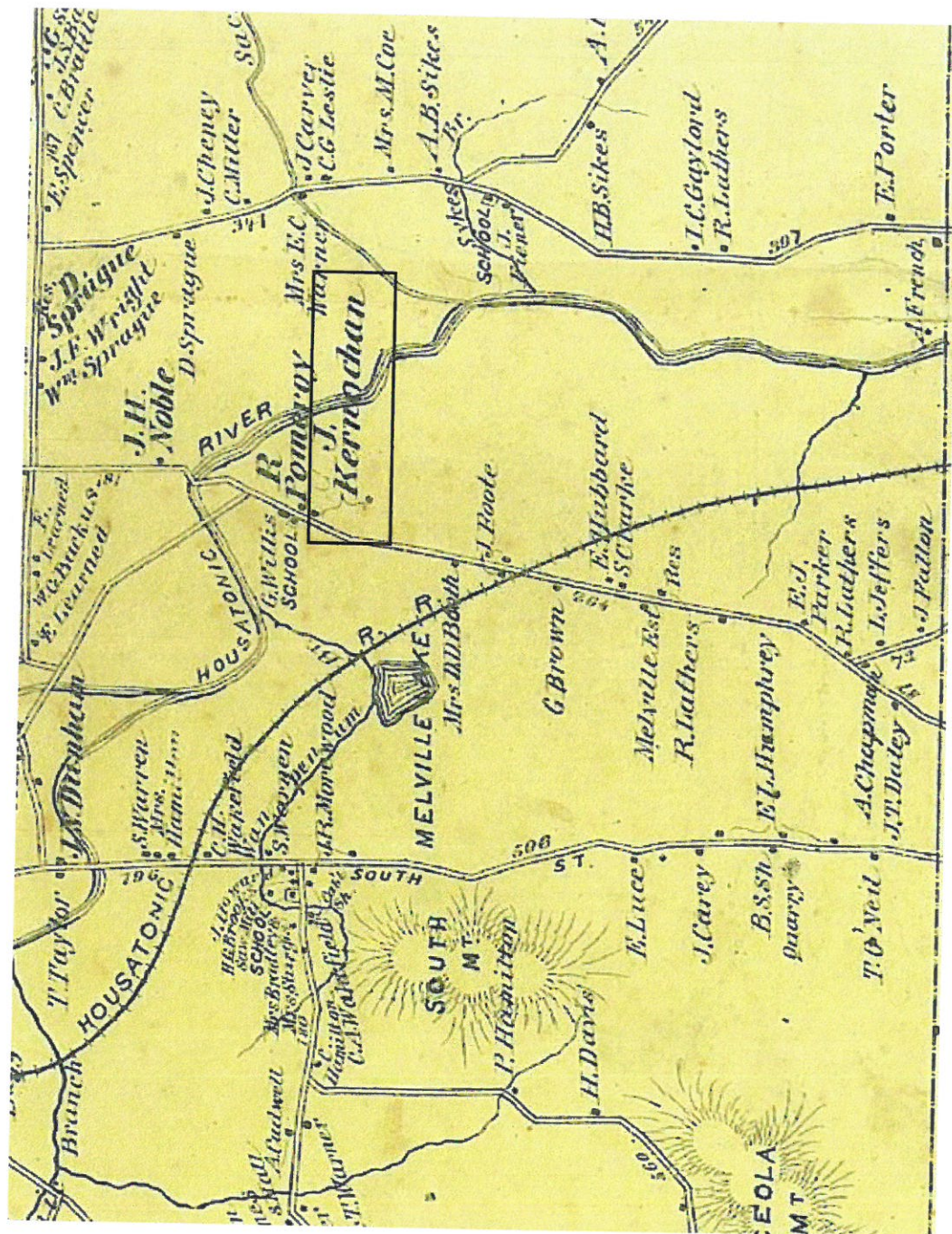
Photo 21

Photo 22



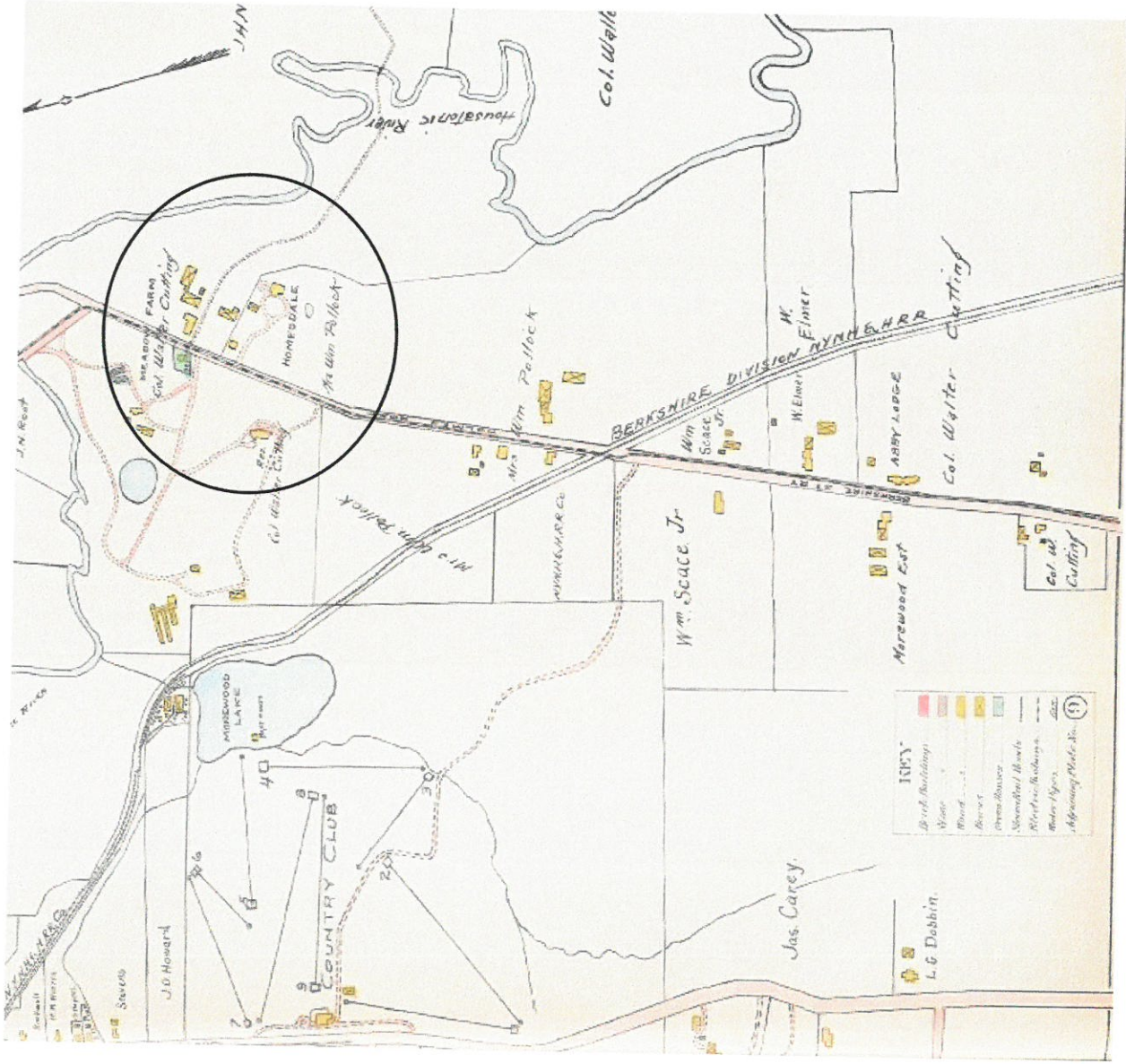
1855 Clark map

Exhibit 2



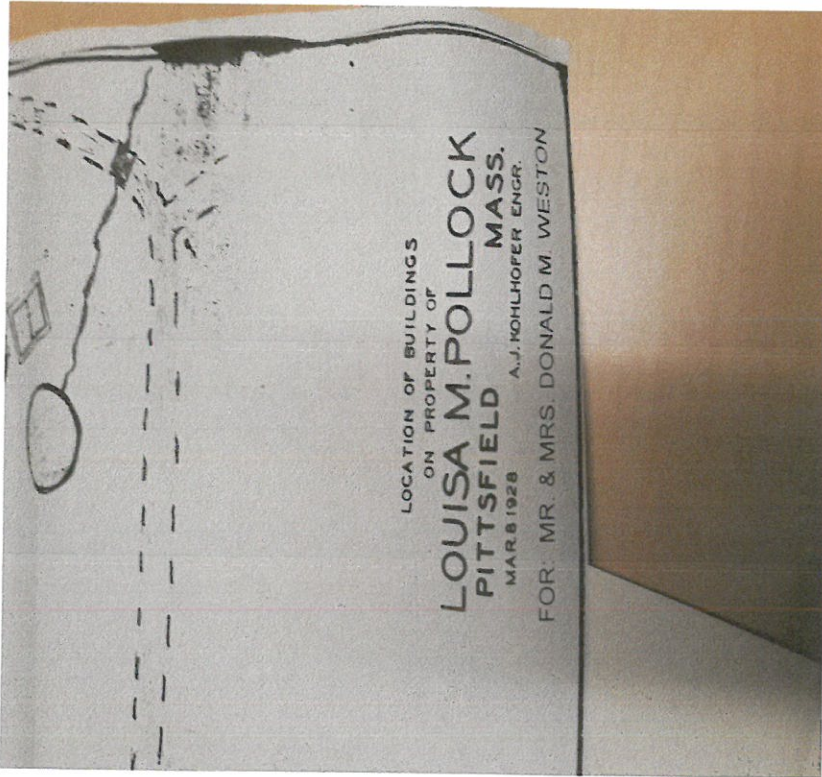
1876 Beers atlas

Exhibit 4



1904 Farnham Atlas

Exhibit 6



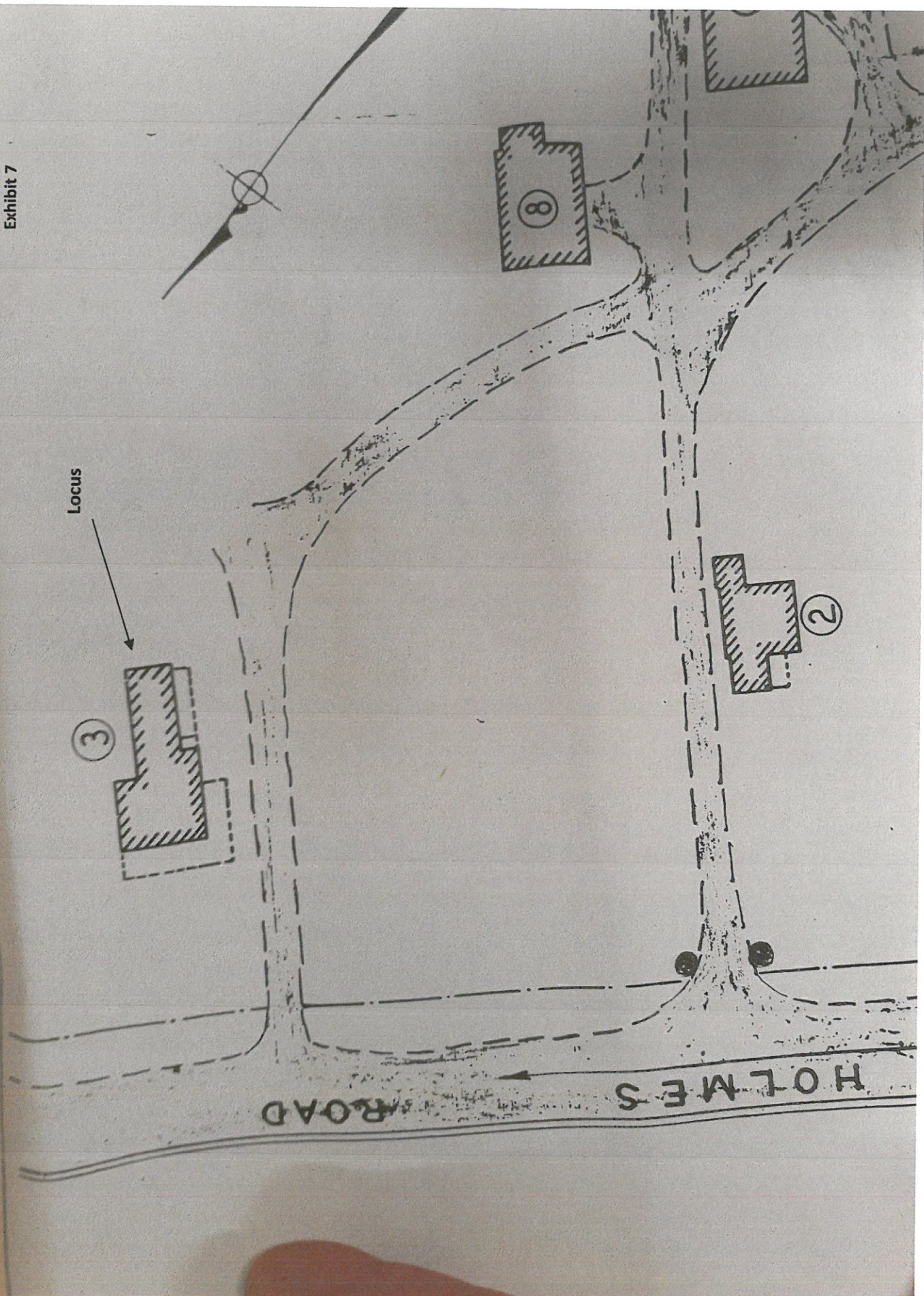
"Holmesdale" 217 Acre Estate

The Summer Home of Oliver Wendell Holmes around 1857
Expanded into a Farm by Louisa Pollock around the 1900's
Expanded and Upgraded by Donald Weston around 1928
(Farm turned into "The Pittsfield Riding and Polo Club" around 1930)

- | | |
|--------------------------------|-------------------------------------|
| 1. Main House | 9. Hot House |
| 2. Gate House | 10. Chicken House |
| 3. Estate Manager | 11. Billiard House |
| 4. Potting Shed and Greenhouse | 12. Farm House, Office & Horse Barn |
| 5. Greenhouse | 13. Farm Manager |
| 6. Greenhouse | 14. Cow Barn and Milk Room |
| 7. Stables and Living Quarters | 15. Chicken House |
| 8. Garage | 16. Pig and Equipment Barn |

Exhibit 7

Locus



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

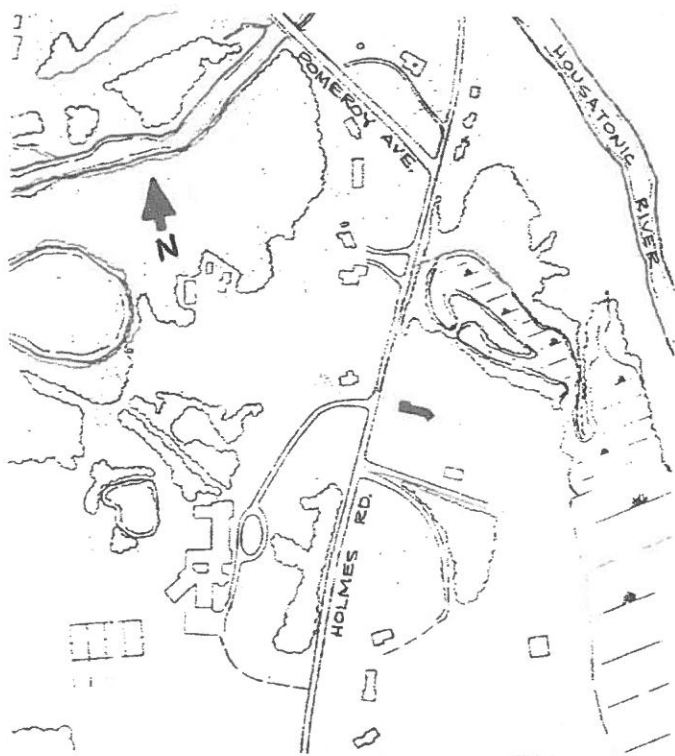
In Area no.

Form no.

08-9004



other buildings. Indicate north.

1. Town PittsfieldAddress 465 Holmes RoadName Meadow Farm FarmhousePresent use ResidencePresent owner Mary C. Weston

Description:

Date c. 1845Source StyleStyle Greek RevivalArchitect UnknownExterior wall fabric Clapboard

Outbuildings (describe) _____

Other features Original windowsAltered NA Date _____Moved NA Date _____

5. Lot size:

One acre or less _____ Over one acre 12.8 AApproximate frontage 668 feet

Approximate distance of building from street _____

6. Recorded by Elizabeth FitzsimmonsOrganization Pittsfield Historical SurveyDate March 19, 1981

(over)

LEGEND

- NEW LINE FOUND
- NEW LINE TO BE SET
- ANGLE POINT

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

Richard B. Valenti

Kevin D. Babin

James J. Babin

PITTSFIELD PLANNING BOARD

DATE: Nov. 2, 1981

DEC 21 11 21 AM 1981

REG. 1532

BOOK 1053

PAGE 14

833 74

SEE INSTRUMENT

BOOK 1053

PAGE 14

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SEE INSTRUMENT

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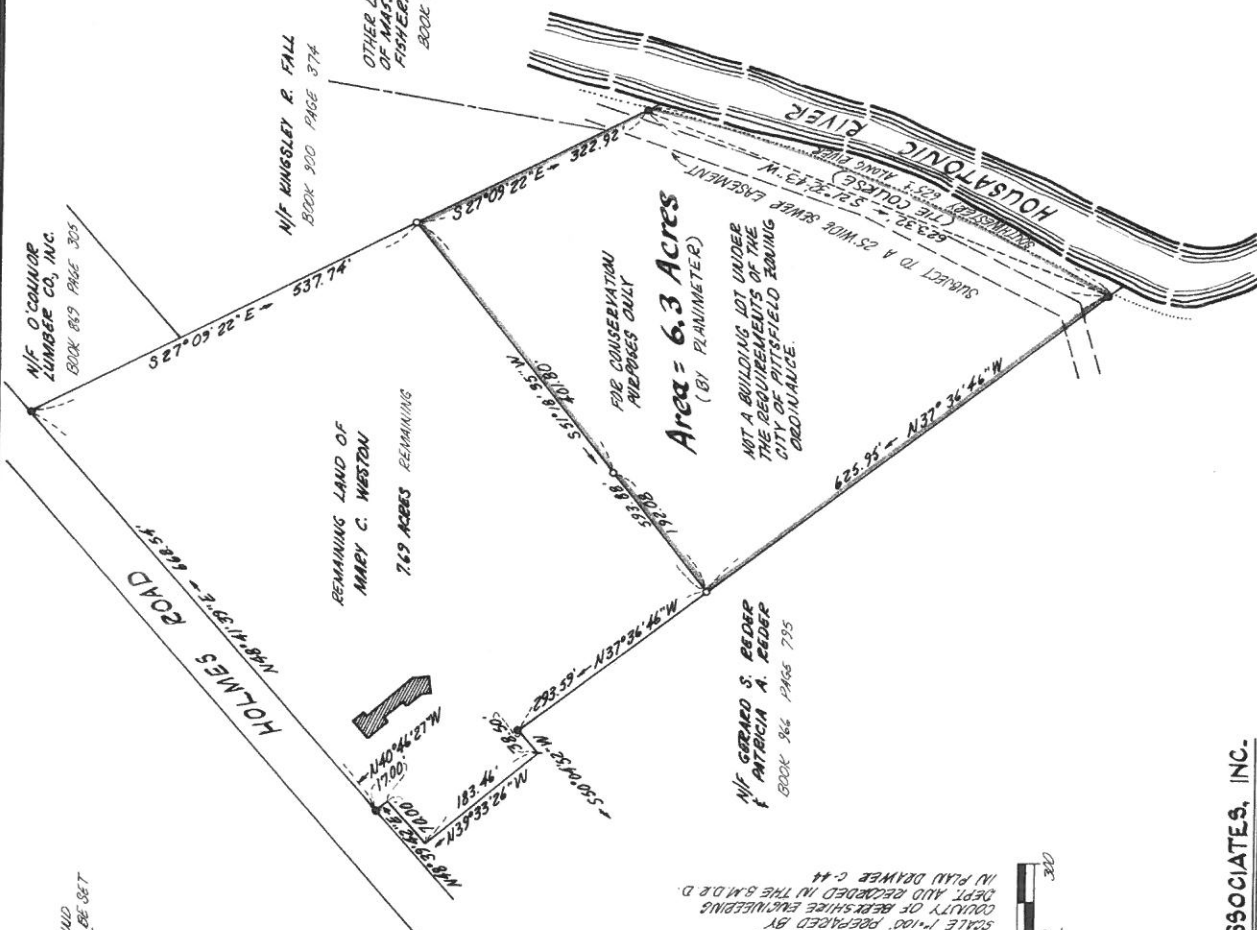
PAGE 14

833 74

SEE INSTRUMENT

BOOK 1053

PAGE 14



NOTE: DATUM IS FROM A PLAN OF LAND CONVEYED TO THE COMMONWEALTH OF MASS. DATED: APRIL 6, 1979. SCALE 1"=100' REPRODUCED BY DEPT. AND RECORDED IN THE S.M.D.E. IN PLAN DRAWER C-44



BROWN ASSOCIATES, INC.
ENGINEERS • SURVEYORS
BEEKSHIRE COMMON — PITTSFIELD, MA.

PLAN OF LAND
In
PITTSFIELD, MA.
SHOWING LAND TO BE CONVEYED TO
THE COMMONWEALTH OF MASSACHUSETTS
Division of Fisheries and Wildlife
October, 1981

Exhibit 9

RECEIVED L.O.E. 10/20/81
S-777 G.I.F. 10/20/81



See Instrument Recorded in Book — Page —

Harold F. Lippman

L. C. Hosford, Spanish War Veteran, Dies Funeral Services To Be Held On Monday

Leon Crandall Hosford, 61, retired superintendent of Holmesdale estate, veteran of the Spanish-American War, died early this morning at his home, 465 Holmes Road, after a lingering illness.

Born in North Adams, Mr. Hosford has lived in this city for 29 years. He retired in 1922 because of ill health. He enlisted for service in Albany, N. Y., Nov. 18, 1898. He was sent to Fort Monroe where he was assigned to Battery H, 6th Artillery. He went to the Philippines, May 18, 1899, and was transferred to Co. B, 10th Infantry. He received his discharge Nov. 17, 1901. He returned home on the transport Thomas.

Mr. Hosford was a member of the First Methodist Church and Richard H. Dowling Camp, Spanish War Veterans. The survivors are his wife, Mrs. Rhoda A. Hosford, one daughter, Miss Ruth Hosford, of this city, and one sister, Mrs. Grace Hally, of Antioch, Cal. Funeral services will be held Monday afternoon at 2 at the home, Rev. H. Elliott Chaffee will officiate. Burial will be in the Pittsfield Cemetery. Lummus & Root, funeral directors, are in charge.

From Berkshire Evening Eagle.
Tuesday, September 4, 1928.

'HOLMESDALE' BOUGHT BY WESTON

Famous Summer Home of Poet Will Become Residence of Manufacturer

Weston home in 1847 by Dr. Oliver Wendell Holmes, famed poet and father of an associate justice of the United States supreme court, has been purchased by Donald M. Weston of 21 Croft street of Marshall R. Kernochan of Tuxedo Park, N. Y. It is expected he will soon occupy the establishments which Arthur N. Coolidge established in Croft street, and the comparatively new home which he now occupies in that street.

The assessed valuation of the property which Mr. Weston has just acquired is \$76,000. It comprises 217 acres and, beside the large old red brick house in which the author spent many summers, has three farm houses and a small cottage. The estate has been maintained carefully and is in excellent condition. It is in Holmes road, near the Herman Melville estate where that author wrote "Moby Dick" and others works that are becoming recognized as great literary achievements.

Remained "Holmesdale." "Holmesdale," originally was named "Cane Meadows" by Dr. Holmes. In 1872 the late John A. Kernochan acquired it and occupied it summers until his death in the 90's. He re-named it "Holmesdale." Mr. Kernochan was a member of an old and aristocratic Knickerbocker family. The estate went to his widow, who later married William Pollock, whose family had created Grey Towers, a beautiful summer estate near Holmesdale. Mr. Pollock died about 10 years ago and the estate had been occupied summers by Mrs. Pollock. She died in May, last, and by her will Holmesdale became a part of the residuary estate to which her son, Marshall R. Kernochan, became heir.

It was while living at Holmesdale that the poet, Holmes, is believed to have written "The Ploughman," which he first read at the Berkshire jubilee in 1849, when he was chairman of the committee in charge of the annual plowing match. He also wrote a poem for the dedication of the Pittsfield cemetery. "The Ploughman" contains these lines:—

"Clear the brown path to meet his coulters gleam
Lo! On he comes behind his smoking team.
With toll's bright dewdrops on his sunburnt brow,
The Lord of earth, the hero of the plow."
Mr. Weston who has acquired the property is a son of the late Capt. Byron Weston who was lieutenant governor of Massachusetts and who founded the Byron Weston company of Dalton, manufacturers of high grade ledger bond and record papers, of which Donald Weston is treasurer. Mrs. Weston was Miss Mary Church, daughter of Mr. and Mrs. John H. C. Church of Great Barrington.

From Spd. Republican
May 14, 1939

On or before June 1 Mr. Richardson and family are to move from 13 Bartlett avenue to 574 South street, which is a brick house at the corner of South and Taylor streets owned by Miss F. Isabel Dunham. This is one of the oldest dwellings in Pittsfield. It was described as "an old brick house" in 1936 when the late Mrs. and Ona Hollister decided to sell it and to Thomas Taylor, grandfather of James S. Mattoon. With the exception of seven years from 1900 to 1901 this property has been in the Dunham family for 103 years. During the seven years prior to its purchase the property was transferred six times. The old house has five fireplaces.

Oliver Wendell Holmes lived and wrote here



'Holmesdale' Is Sold

219

OLDEST SUMMER RESIDENT DIES

Mrs. William Pollock Succumbs to Paralytic Shock

at New York Home

Mrs. William Pollock of 1 East 88th

street, New York city, Pittsfield's

oldest summer resident, died last

night as the result of a paralytic

shock which she sustained a week

ago. She had arranged to leave New

York for Holmesdale, her summer

home on Holmes road, last Tuesday

and a number of the servants had

come to this city to prepare the place

for her reception, but they were re-

called to New York at once. Mrs.

Pollock was in her 80th year.

Holmesdale was the summer home

of Oliver Wendell Holmes, the poet.

for seven seasons from 1849.

Mrs. Pollock was Louise C. Mar-

shall and she was a member of an

old and distinguished New York fam-

ily. Her first husband was John

A. Kernochan by whom she had one

son, Marshall R. Kernochan, now of

Tuxedo Park. For her second hus-

band she married William Pollock

who died in 1916.

Details of the funeral and burial

have not been announced.

TWELFTH CENSUS OF THE UNITED STATES

SCHEDULE No. 1.—POPULATION.

A

97

 Supervisor's District No. 12
 Enumeration District No. 71

 Sheet No. 12
 Ward of city, H. 12

Name of Institution.

 Name of incorporated city, town, or village, within the above-named division, East-ward 217
 Enumerated by me on the 13th day of June, 1900.

 State Massachusetts
 County Berkshire
 Township or other division of county

SEX	AGE	NAME	RELATION	PERSONAL DESCRIPTION			PLACE OF BIRTH	NATIVITY	CITIZENSHIP	OCCUPATION, TRADE, OR PROFESSION	EDUCATION		SPECIALTY	
				Male	Female	Color					Years of study	Years of school	Years of special	Years of special
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70	71	72	73	74	75
76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100	101	102	103	104	105
106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135
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241	242	243	244	245	246	247	248	249	250	251	252	253	254	255
256	257	258	259	260	261	262	263	264	265	266	267	268	269	270
271	272	273	274	275	276	277	278	279	280	281	282	283	284	285
286	287	288	289	290	291	292	293	294	295	296	297	298	299	300

William Pollock, Well Known Resident, Dead

Had Been in Failing Health Since Last Spring, but Immediate Cause of Death Was an Operation Which He Underwent Sunday in New York.

William Pollock of New York and this city died about 5 o'clock this morning at his home, corner of 86th street and Fifth avenue, after having been in protracted illness since last February when he suffered an attack of typhoid pneumonia from which he never fully recovered. The immediate cause of death, however, was an operation which he underwent Sunday. He had consulted many of the specialists of the country in an effort to secure relief, but in vain, and the operation was a last resort. He was not strong enough to rally from the shock.

Mr. Pollock was born in this city, the son of Mr. and Mrs. William Pollock, one of the most prominent business men in this section for years. He conducted a large manufacturing plant in Adams, retaining his residence here, however. He was also interested financially in Pittsburgh, Pa. He had extensive real estate holdings in this city and in the midst of a fine residential tract of Elm street erected Grey Tower, which was one of the notable private residences of this section years ago. Mr. Pollock amassed a large fortune about Civil war time. Mrs. Pollock, who before her marriage was a Lehigh member of one of Pittsburgh's prominent old families, was one of the most generally beloved of Pittsburgh's women for her democratic disposition and charming personality. Mr. Pollock died with a cancer and his wife later followed him to the grave. The tract on which Grey Tower stood has since been opened to development.

William Pollock, the son, graduated from Yale about 30 years ago and later married. The first wedding ceremony culminated in a divorce and for his second wife he married Mrs. John Kernochan, a widow, owner of Holmes date on the Holmes road, where Mr. and Mrs. Pollock had since spent their summers, living at the town house in New York winters.

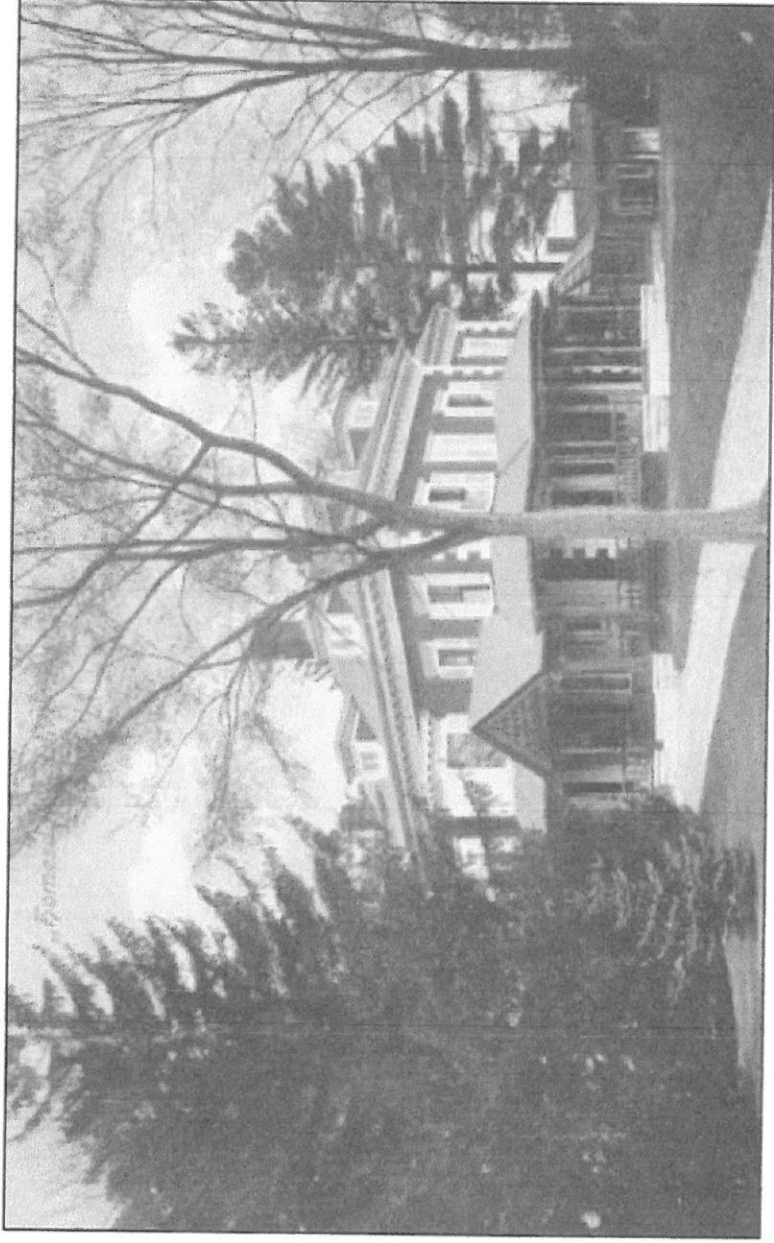
Mr. Pollock was passionately fond of horses and always had a fine stable of very valuable animals. He owned some very fast ones during his life time and won many prizes with them, both at Lehigh and New York horse shows. He was also rated as an expert judge of horse flesh and his services as judge at city shows were in great demand. He treated all his horses with the utmost kindness at all times and insisted that all his employees should treat them likewise. He made pets of them and they would come at his call and follow him about like dogs, eating jumps of sugar from his hands and allowing themselves to be stroked. He bought large quantities of best sugar at frequent intervals simply to feed to them.

His stable and carriage house was one of the best equipped establishments of its kind in this section. Everything was thoroughly modern and immaculate. It was kept in order. Even the stables were kept as neat almost as the average residence. At the time of his death he owned a very valuable stable of horses. He had recently refused \$5000 for one of them, which indicates their value. Two of them were sired by Peter the Great, one is Stoke, a very valuable horse reared in Lexington, Ky., there are five colts out of a Baron Wilkes mare and five were sired by Bengara of Allen farm fame. Mr. Pollock owned automobiles and made use of them when the occasion required, but to the end of his life his real, controlling passion was his love for good horses.

He also was very fond of dogs and liked the out-of-door life, too, being quite an expert shot and a successful gamester. He was a very democratic man, apparently taking this trait from his mother, and made many warm friends outside of the exclusive society circles to which by birth and training he was born. He had a warm heart and a keenly sympathetic nature and was always liberal and charitable in assisting the unfortunate and alleviating suffering wherever he found it.

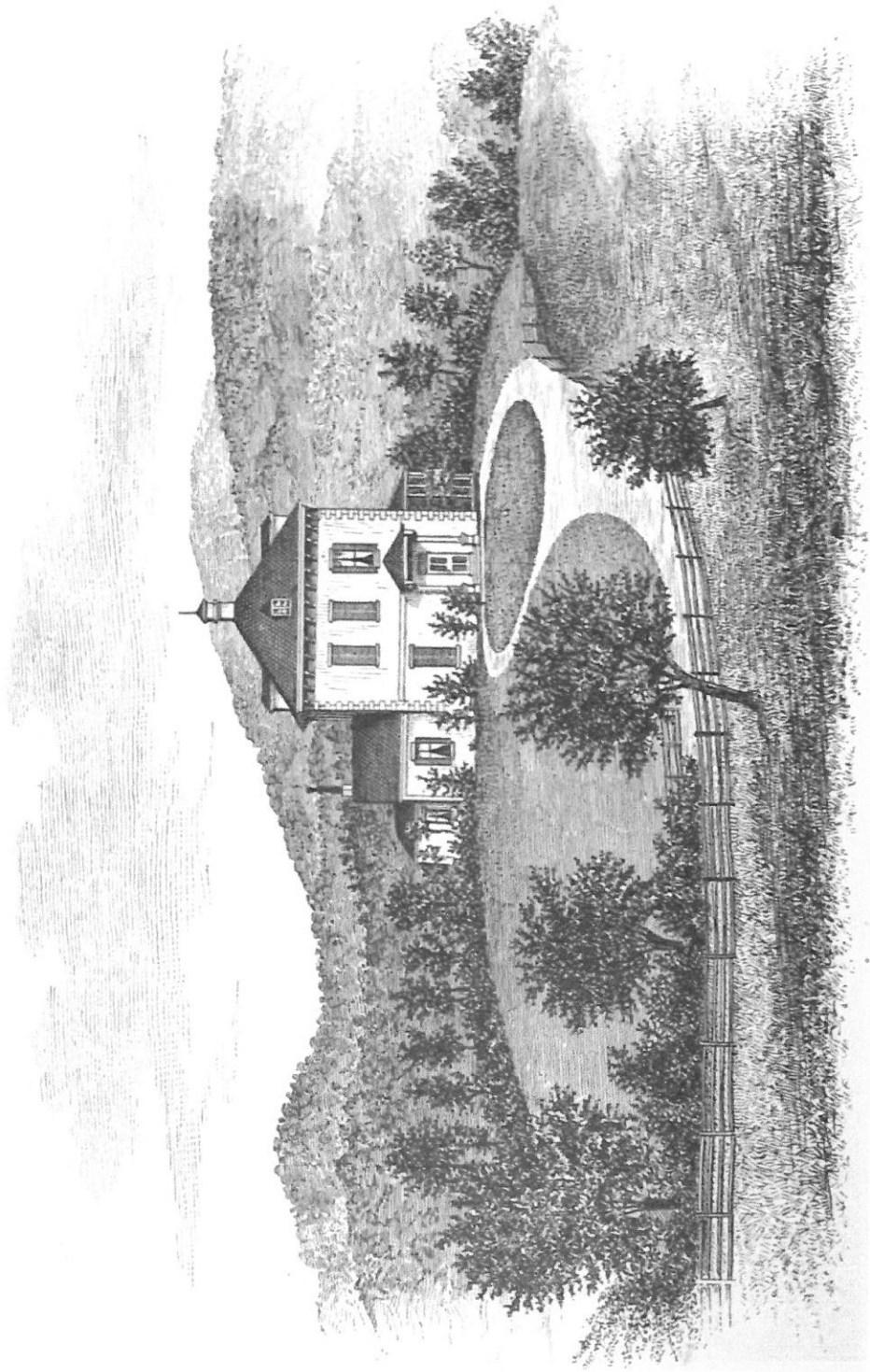
Besides his widow he leaves two brothers, George Pollock of New York vice president of the New York Herald company, and Edward Pollock of (The) Congo, formerly with the Rock Island railroad, but now connected with a railroad supply house. A sister, Mrs. Sarah Livingston of Paris, France, also survives.

The funeral arrangements have not yet been announced, but it is believed that the body will be brought here for burial in the family plot in the Pittsfield cemetery.



In 1848, Oliver Wendell Holmes Sr. inherited a 280-acre Pittsfield farm known as Canoe Meadows. He built a 15-room summer cottage near the Housatonic River, staying there "seven sweet summers, the happiest of my life." In 1877, New York City socialite Louise Pollock expanded it to a sumptuous villa, Holmesdale, seen here. In 1894, Middle Road was changed to Holmes Road by order of the City of Pittsfield.

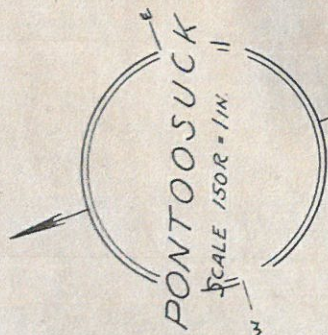
Exhibit 20



O.W. Holmes' Villa

In 1849

Exhibit 20a



SETTLING LOTS - "SOUTH"

See Pages 30-31-33

SETTLING LOTS - "SOUTH"

See Pages 30-31-33

ASHUELOT EQUIVALENT

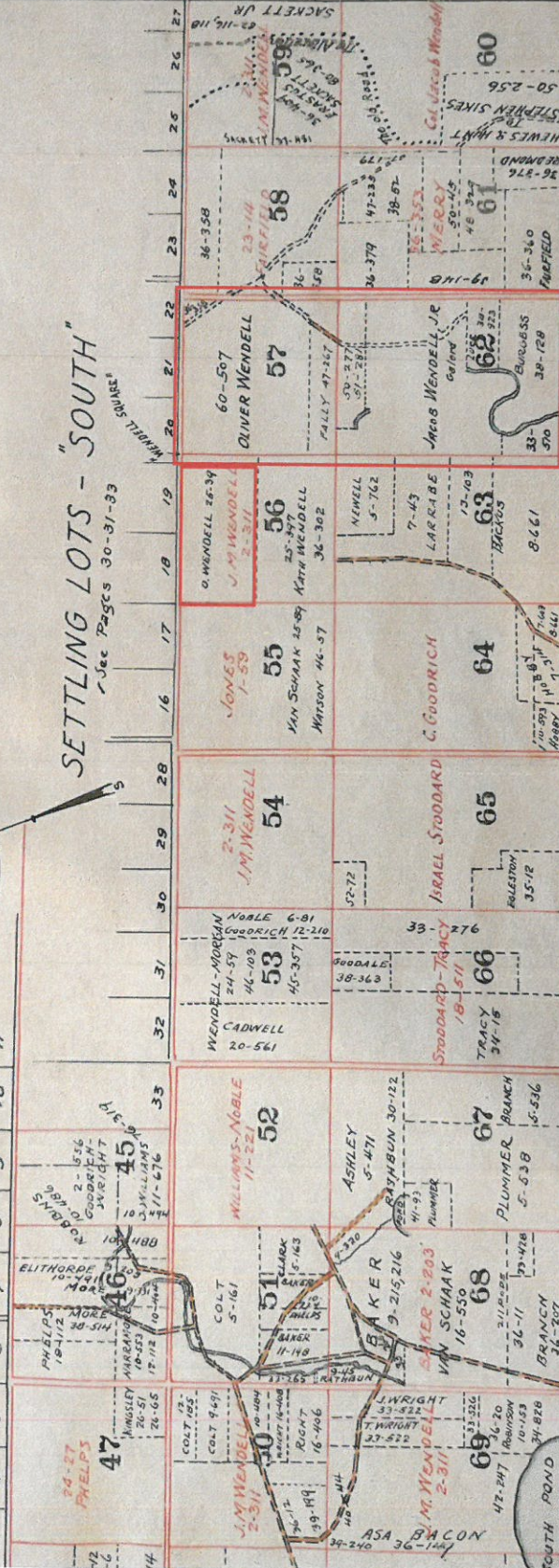
TREE GRANT

CORNISH GRANT

HARTWOOD

YOKUNTOWN

MT. EPHRAIM



MHS - Weston House

General Building Information	
Estimated Construction Date	1860
Estimated Renovation Date(s)/Notes	
Estimated Gross Area (SF)	2,808
Space Use by Floor:	
Basement	Residential (Laundry, Mechanical, Storage)
1st Floor	Residential (Kitchen, Dining, Living Room, Den, Bedroom, Bathroom)
2nd Floor	Residential (4 Bedroom, 2 Bathroom, Sitting Room)
Attic	Storage
Construction / Systems Description & Condition	
Structural Frame & Building Envelope	Excellent / Good / Fair / Poor
Foundation	Fair/Poor - Stone
Structure	Good/Fair - Wood Frame
Exterior Finishes	Poor - Painted Wood Siding (100%)
Exterior Doors	Fair/Poor- Wood
Exterior Windows	Poor - Wood
Roof	Fair/Poor - Asphalt Shingle (100%) @ 2,500 sq.ft.
Interior Construction	Excellent / Good / Fair / Poor
Interior Walls	Fair/Poor - Drywall/Plaster (100%)
Interior Floors	Fair - Wood Floors (80%) Resilient (10%) Tile (10%)
Interior Ceilings	Good/Fair - Gypsum/Plaster (100%)
HVAC Systems	Excellent / Good / Fair / Poor
Heating & Cooling Generation	Fair - Gas Fired Steam Boiler
Heating & Cooling Distribution	Fair - Steam Piping
Terminal Units	Fair - Radiators
Electrical Systems	Excellent / Good / Fair / Poor
Electrical	Fair - 200A - 240V/120V Residential Service - Wiring Is Old - Need To Rewire Whole House
Telecommunications / Data	Good - Residential
Plumbing Systems	Excellent / Good / Fair / Poor
Plumbing	Copper Piping; Cast Iron Sanitary; Good - Gas Fired Domestic HW Heater (40 gal)
Life Safety / Fire Protection Systems	Excellent / Good / Fair / Poor
Fire Protection	N/A
Fire Detection	Poor - Need Additional Smoke Detectors
Security System	N/A
Conveying Systems	Excellent / Good / Fair / Poor
Conveying Systems	N/A
Site Conditions	Excellent / Good / Fair / Poor
General Description	Poor - No Hard Surface Vehicular Parking; Structure Surrounded By Trees
Site Amenities	Excellent / Good / Fair / Poor
General Description	N/A
Utilities	Excellent / Good / Fair / Poor
General Description	Gas, Domestic Water, Electric

Detailed Assessment Report

(Conducted in 2015)

Project Name: 2015 Miss Hall's School Facilities Cond Assessment
Location Name: Weston House
Priority: Comprehensive
Date Printed: Friday, April 17, 2015

Page 1 of 13

CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Weston House									
A10 Foundations									
A1010-02-1C Correct Deteriorated Stone Foundation Wall	A1010 Standard Foundations	Basement	The foundation has deteriorated in the basement at the exterior access way. Evidence of water infiltration was observed. Repairing, pointing, & maintaining the foundation is critical to preventing water infiltration.	Damage/ Wear	2	Def Maint	\$1,339	\$308	\$1,646
						Qty:	75	SQFT	
A1010-02-7C Correct Stone Foundation Wall Minor Cracking and Spawling of Parging by Sealing and Re-parging	A1010 Standard Foundations	Exterior	Infilling the cracks will ensure the structural integrity of the wall and prevent further spalling.	Damage/ Wear	2	Def Maint	\$1,147	\$264	\$1,411
						Qty:	60	SQFT	
A1030-01-1C Correct Slab on Grade Non-Structural Cracking by Epoxy Injection	A1030 Slab on Grade	Garage	Minor slab cracks have been observed. Infilling the cracks will ensure the structural integrity of the slab and prevent further spalling by limiting moisture penetration and the effects of the freeze / thaw cycle.	Damage/ Wear	2	Def Maint	\$1,780	\$409	\$2,190
						Qty:	50	SQFT	
Total Estimated Cost for A10 Foundations							\$4,266	\$981	\$5,247

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure. Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon.
Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B10 Superstructure									
B1010-01-3C Correct Wood Post Column Insufficient Support by Remove & Replace With Pressure Treated Wood Post Column & Concrete Footing	B1010 Floor Construction	Basement	Insufficient and incorrect remedial structural supports were observed in the basement.	Damage/Wear	2	Def Maint	\$5,803	\$1,335	\$7,138
						Qty:	3	EACH	
B1010-06-5C Correct Wood Floor Framing Deterioration by Demo & Replace (Board Foot)	B1010 Floor Construction	Basement	Evidence of deteriorated wood sill was observed & reported. Proximity of sill plate to the grade, the slope of the grade, & lack of a storm water management system are negatively impacting the structural integrity of the building envelope.	Damage/Wear	2	Def Maint	\$3,366	\$774	\$4,141
						Qty:	185	BDFT	
B1010-06-6C Correct Non-Existent Insulation at Underside of Wood Floor Framing by Install Insulation	B1010 Floor Construction	Basement	Significant amount of heat loss was observed. Installing insulation is an energy savings measure and ensures occupant comfort.	Energy Conserv	2	Def Maint	\$2,448	\$563	\$3,011
						Qty:	1,450	SQFT	

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.	Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.			

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B1011-01-10C Correct Concrete Exterior Stair Minor Deterioration by Selective Demo, Patch, & Repair	Exterior Above Grade Stairs	Exterior	Existing cast in place concrete steps were obscured during the survey but given the condition of adjacent construction it would be prudent to expect replacement is due and the building component is beyond its useful life.	Damage/Wear	2	Def Maint	\$4,538	\$1,044	\$5,582
						Qty:	36	SQFT	
B1011-03-5C Correct Deteriorated Exterior Wood Stair and Landing by Demo & Replace with Concrete	Exterior Above Grade Stairs	Exterior	The existing landing & steps to the entrance at the East Addition has deteriorated & is not constructed in accordance with best practices regarding equal risers.	Damage/Wear	2	Def Maint	\$1,474	\$339	\$1,813
						Qty:	4	RISR	
Total Estimated Cost for B10 Superstructure									
							\$17,629	\$4,055	\$21,684
B20 Exterior Enclosure									
B2010-03-5C Correct Brick Masonry Exterior Wall Chimney Deterioration by Clean Joints & Repoint Masonry	Exterior Walls	Exterior	Select areas of the brick chimney are exhibiting joint deterioration, although no major structural failures were observed, Repointing will prevent further deterioration and moisture infiltration.	Damage/Wear	2	Def Maint	\$1,147	\$264	\$1,411
						Qty:	100	SQFT	

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Issue and/or Water Penetration into Building Structure. Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon.

Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B1011-01-10C Correct Concrete Exterior Stair Minor Deterioration by Selective Demo, Patch, & Repair	B1011 Exterior Above Grade Stairs	Exterior	Existing cast in place concrete steps were obscured during the survey but given the condition of adjacent construction it would be prudent to expect replacement is due and the building component is beyond its useful life.	Damage/Wear	2	Def Maint	\$4,538	\$1,044	\$5,582
						Qty:	36	SQFT	
B1011-03-5C Correct Deteriorated Exterior Wood Stair and Landing by Demo & Replace with Concrete	B1011 Exterior Above Grade Stairs	Exterior	The existing landing & steps to the entrance at the East Addition has deteriorated & is not constructed in accordance with best practices regarding equal risers.	Damage/Wear	2	Def Maint	\$1,474	\$339	\$1,813
						Qty:	4	RISR	
Total Estimated Cost for B10 Superstructure							\$17,629	\$4,055	\$21,684
B20 Exterior Enclosure									
B2010-03-5C Correct Brick Masonry Exterior Wall Chimney Deterioration by Clean Joints & Repoint Masonry	B2010 Exterior Walls	Exterior	Select areas of the brick chimney are exhibiting joint deterioration, although no major structural failures were observed. Repointing will prevent further deterioration and moisture infiltration.	Damage/Wear	2	Def Maint	\$1,147	\$264	\$1,411
						Qty:	100	SQFT	

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Potential Life/Safety	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.		Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.				

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B2020-03-12C Correct Deteriorated Wood Frame Exterior Window by Demo & Replace with Aluminum Frame Window	B2020 Exterior Windows	Exterior	Existing windows are wood frame with single pane glazing. Significant wood deterioration & glazing caulk failure were observed as well as select broken panes.	Damage/ Wear	2	Def Maint	\$47,035	\$10,818	\$57,853
						Qty:	450	SQFT	
B2030-10-1C Correct Deteriorated Equipment Access Exterior Metal Doors by Demo and Replace With New	B2030 Exterior Doors	Exterior	Evidence of significant wood deterioration was observed at the Basement access door. The existing condition is contributing to the deterioration of the foundation and is permitting water infiltration.	Damage/ Wear	2	Def Maint	\$1,856	\$427	\$2,282
						Qty:	1	EACH	
B2030-17-1C Correct Residential Garage Door Deterioration by Demo & Replace Door, Frame, & Hardware	B2030 Exterior Doors	Garage	Evidence of significant wood deterioration was observed at the garage doors. Anticipated life expectancy has expired.	Damage/ Wear	2	Def Maint	\$9,017	\$2,074	\$11,091
						Qty:	3	EACH	
B2030-18-1C Correct Residential Exterior Wood Door Deterioration by Demo & Replace with New Aluminum or FRP Door, Frame, & Hardware	B2030 Exterior Doors	Exterior	Existing doors are wood frame with single pane glazing. Significant wood deterioration & glazing caulk failure were observed.	Damage/ Wear	2	Def Maint	\$17,775	\$4,088	\$21,863
						Qty:	6	EACH	
Total Estimated Cost for B20 Exterior Enclosure								\$156,973	\$193,077

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure.
 Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life.
 Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon.
 Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
B30 Roofing									
B3010-01-2C Correct Asphalt and Fiberglass Shingle Useful Life Expiration by Demo and Replace	B3010 Roof Coverings	Roof	Although select areas of roofing appear to have been replaced & have a remaining useful life of 10 years, comprehensive roof replacement will be required to maintain the integrity of the building envelope within 5 years including all flashing & edging.	Damage/Wear	2	Def Maint	\$11,375	\$2,616	\$13,991
						Qty:	2,500	SQFT	
B3030-02-3C Correct Insufficient Roof Gutters by Adding Gutters & Downspouts	B3030 Roof Drainage	Roof	Damaged and missing gutters and downspouts were observed. A complete storm water distribution system beginning with gutters and downspouts are required to prevent water infiltration into the basement.	Damage/Wear	2	Def Maint	\$2,741	\$630	\$3,372
						Qty:	200	LNFT	
B3060-12-1C Correct Non-Existent Roof Overhang Protection From Ice Damming by Install Engineered Metal Panel With Heat Trace System	B3060 Roof Specialties	Roof	This correction should coincide with a complete roof replacement	Functional	2	Def Maint	\$4,324	\$995	\$5,319
						Qty:	300	SQFT	
Total Estimated Cost for B30 Roofing							\$18,440	\$4,241	\$22,681

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Potential Life/Safety	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.		Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.				

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C10 Interior Construction									
C1020-02-1C Correct Finish Deterioration by Prep & Refinish Door and Frame	C1020 Interior Door	First & Second Floor	The condition of the interior wood doors is poor. Evidence of peeling and paint deterioration was observed. Maintaining the paint finish will extend the useful life of the building component and present an appealing aesthetic	Damage/ Wear	2	Def Maint	\$4,441	\$1,022	\$5,463
						Qty:	20	EACH	
C1030-06-9C Correct Deteriorated Residential Bathroom Accessories by Demo & Replace with New (Typical)	C1030 Fittings	First and Second Floor	Existing accessories are beyond their useful life.	Damage/ Wear	2	Def Maint	\$2,374	\$546	\$2,920
						Qty:	3	LPSM	
C1040-01-1C Correct Deteriorated or Insufficient Attic Insulation by Remove & Replace with Batt Insulation	C1040 Insulation	Attic	Insufficient insulation was observed and is contributing to energy inefficiencies and deterioration of the building envelope.	Energy Conserv	2	Def Maint	\$8,015	\$1,843	\$9,858
						Qty:	1,375	SQFT	
Total Estimated Cost for C10 Interior Construction							\$14,830	\$3,411	\$18,241

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.	Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.			

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
C30 Interior Finishes									
C3010-02-7C Correct Drywall Interior Wall Finish Major Deterioration by Patch, Prep, & Repaint (Bldg SF)	C3010 Wall Finishes	First & Second Floor	The condition of the interior wall finish is poor. Evidence of peeling paint deterioration was observed.	Damage/Wear	2	Def Maint Qty: 2,808 BLDG SF	\$13,216	\$3,040	\$16,255
C3010-03-1C Correct Wood Interior Wall Finish Minor Deterioration by Patch Prep & Refinish	C3010 Wall Finishes	First Floor	The condition of the interior wood wall finish is poor.	Damage/Wear	2	Def Maint Qty: 400 SQFT	\$1,602	\$368	\$1,970
C3020-04-1C Correct Hardwood Flooring Deterioration by Patch, Prep & Refinish	C3020 Floor Finishes	First & Second Floor	The condition of the interior wood floor finish is poor.	Damage/Wear	2	Def Maint Qty: 2,350 SQFT	\$11,901	\$2,737	\$14,638
C3020-06-1C Correct Resilient Sheet Flooring Deterioration by Demo Existing, Prep Surface & Replace Sheet Flooring	C3020 Floor Finishes	First Floor	The condition of the interior sheet flooring is poor.	Damage/Wear	2	Def Maint Qty: 450 SQYD	\$27,892	\$6,415	\$34,307
C3030-04-2C Correct Interior Ceiling Finish Major Deterioration by Complete Demo & Replacement	C3030 Ceiling Finishes	Second Floor	The condition of the interior ceiling finish is poor. Evidence of failing tiles was observed.	Damage/Wear	2	Def Maint Qty: 400 SQFT	\$3,427	\$788	\$4,215
C3030-07-3C Correct Interior Wood Ceiling Finish Deterioration by Prep & Paint	C3030 Ceiling Finishes	First Floor	The condition of the interior wood ceiling finish is poor. (Qty increased to min. cost)	Damage/Wear	2	Def Maint Qty: 250 SQFT	\$989	\$227	\$1,217

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Potential Life/Safety	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.		Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.				

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
Total Estimated Cost for C30 Interior Finishes							\$59,026	\$13,576	\$72,602
D20 Plumbing									
D2010-01-9C Correct Residential Water Closet Major Deterioration by Demo & Replace	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint Qty: 1 EACH	\$2,173	\$500	\$2,672
D2010-02-14C Correct Countertop Lavatory Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint Qty: 1 EACH	\$1,389	\$319	\$1,708
D2010-04-1C Correct Utility Sink or Mop Receptor Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Laundry Room		Damage/Wear	3	Cap Renewal Qty: 1 EACH	\$1,263	\$290	\$1,553
D2010-06-1C Correct Residential Sink Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	Kitchen	To coincide with kitchen renovation	Damage/Wear	2	Def Maint Qty: 2 EACH	\$2,901	\$667	\$3,569
D2010-08-2C Correct Bath Tub Major Deterioration by Demo & Replace Existing	D2010 Plumbing Fixtures	1st Floor Restroom	To coincide with bathroom renovation	Damage/Wear	2	Def Maint Qty: 1 EACH	\$2,638	\$607	\$3,244
D2030-02-1C Correct Deteriorated Floor Drain by Demo Existing & Replace	D2030 Sanitary Waste	Garage		Damage/Wear	2	Def Maint Qty: 3 EACH	\$5,564	\$1,280	\$6,844

Priority Definitions:		Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
		Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.	Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:		Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.			

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
D2030-05-4C Correct Residential Sump Pump Deterioration by Demo & Replace	D2030 Sanitary Waste	Basement		Damage/Wear	2	Def Maint	\$1,385	\$318	\$1,703
						Qty: 1 EACH			
Total Estimated Cost for D20 Plumbing							\$17,312	\$3,982	\$21,294
D30 HVAC									
D3020-01-3C Correct Major Steam Boiler Deterioration by Demo and Replace Boiler with Alternative Boiler and Burner	D3020 Heat Generation	Basement	Existing boiler is reportedly problematic. Recommended that when replacing all piping and terminal equipment that the boiler be replaced with a high efficiency, condensing, hot water boiler and associated system to heat the house.	Energy Conserv	2	Def Maint	\$18,791	\$4,322	\$23,113
						Qty: 2,808 BLDG SF			
Total Estimated Cost for D30 HVAC							\$62,124	\$14,288	\$76,412
D50 Electrical									
D5021-01-4C Correct Non-GFCI Receptacles by Demo and Replacement with GFCI Receptacles	D5021 Branch Wiring	Interior	Receptacle in garage need to be GFCI	Codes/Standards	1	Def Maint	\$188	\$43	\$232
						Qty: 1 EACH			
Total Estimated Cost for D50 Electrical							\$188	\$43	\$232

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure. Priority 2 - High Work should be performed within the next 1-2 years. Asset has reached useful life. Priority 3 - Medium Work should be performed within the next 3-5 years. Asset will reach useful life soon. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
E10 Equipment									
E1090-02-14C Correct Deteriorated Residential Dishwasher By Demo & Replace	E1090 Other Equipment	Kitchen	To coincide with kitchen renovation	Damage/Wear	2	Def Maint	\$2,648	\$609	\$3,257
						Qty:	1	EACH	
E1090-20-1C Correct Deteriorated Residential Kitchen Appliances By Remove & Replace with New (Typical)	E1090 Other Equipment	Kitchen	Existing appliances are beyond their useful life.	Damage/Wear	2	Def Maint	\$5,450	\$1,253	\$6,703
						Qty:	1	LPSM	
Total Estimated Cost for E10 Equipment							\$8,097	\$1,862	\$9,959
E20 Furnishings									
E2010-19-1C Correct Deteriorated Upper & Lower Residential Kitchen Casework and Laminated Countertop By Demo and Replace with New	E2010 Fixed Furnishings	Kitchen	Existing casework is beyond its useful life.	Damage/Wear	2	Def Maint	\$24,955	\$5,740	\$30,695
						Qty:	35	LNFT	
E2010-20-1C Correct Deteriorated Residential Bathroom Casework and Vanity by Demo & Replace with New	E2010 Fixed Furnishings	First and Second Floor	Existing casework is beyond its useful life.	Damage/Wear	2	Def Maint	\$5,934	\$1,365	\$7,298
						Qty:	9	LNFT	
Total Estimated Cost for E20 Furnishings							\$30,888	\$7,104	\$37,993

Priority Definitions: Priority 1 - Immediate Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure. Priority 3 - Medium Asset will reach useful life soon. Priority 4 - Low Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.

Extended Total Cost: Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G20 Site Improvements									
G2020-01-5C Correct Non Existent Bituminous Parking Lot by Grade Site and Install New	G2020 Parking Lots	Site	A significant amount of the existing parking area is earth/dirt only and not adequate to support proper drainage and long term vehicular traffic.	Functional	2	Def Maint	\$24,632	\$5,665	\$30,297
						Qty:	300	SQYD	
G2030-02-2C Correct Concrete Sidewalk None Present by Install New	G2030 Pedestrian Paving	Site	A significant amount of the pedestrian pathways are unpaved and not adequate to support safe travel and circulation.	Functional	2	Def Maint	\$1,822	\$419	\$2,241
						Qty:	150	SQFT	
G2040-03-1C Correct Deteriorated Wood Picket Fence 48" and Lower by Demo and Replace Fence & Gate	G2040 Site Development	Site	Existing fencing has deteriorated and is beyond its useful life.	Damage/ Wear	2	Def Maint	\$3,577	\$823	\$4,400
						Qty:	75	LNFT	
G2040-03-2C Correct Deteriorated Wood Privacy Fence 72" High by Demo and Replace Fence & Gate	G2040 Site Development	Site	Existing fencing has deteriorated and is beyond its useful life.	Damage/ Wear	2	Def Maint	\$2,609	\$600	\$3,209
						Qty:	35	LNFT	
G2050-04-2C Correct Tree Minor Deterioration by Pruning	G2050 Landscaping	Site	Overgrown landscaping adjacent to the building is negatively impacting the integrity of the building envelope and storm water drainage.	Damage/ Wear	2	Def Maint	\$843	\$194	\$1,037
						Qty:	3	EACH	

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Potential Life/Safety Issue and/or Water Penetration into Building Structure.	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.	Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.			

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CorrectionName	Subsystem Name	Area Name	Correction Notes	Reason	Priority	Category	Const. Cost	Soft Cost	Total Cost
G2050-04-6C Correct Adult Tree Major Deterioration by Trimming	G2050 Landscaping	Site	The structure is surrounded by large trees. Falling debris is negatively impacting the integrity of the building envelope. Proper trimming will prevent vegetative accumulation.	Damage/Wear	2	Def Maint	\$2,265	\$521	\$2,786
						Qty:	4	EACH	
G2060-02-1C Correct Storm Drainage Piping Required By Installing New	G2060 Storm Drainage	Site	A complete storm water distribution system is required to prevent water infiltration into the basement.	Damage/Wear	2	Def Maint	\$7,382	\$1,698	\$9,080
						Qty:	75	LNFT	
G2060-04-1C Correct Splash Block Missing or Not Installed by Install Splash Block	G2060 Storm Drainage	Site		Damage/Wear	2	Def Maint	\$989	\$227	\$1,217
						Qty:	10	EACH	

Total Estimated Cost for G20 Site Improvements \$44,119 \$10,147 \$54,266

Total Estimated Cost for Weston House \$533,690

Priority Definitions:	Priority 1 - Immediate	Work should be performed immediately. Issue and/or Water Penetration into Building Structure.	Priority 3 - Medium	Work should be performed within the next 3-5 years. Asset will reach useful life soon.
	Priority 2 - High	Work should be performed within the next 1-2 years. Asset has reached useful life.	Priority 4 - Low	Work should be performed within the next 6-10 years. Anticipated need for maintenance repair or replacement.
Extended Total Cost:	Includes client defined allowances of 5% Subcontractor, 10% GC, 10% Contingency, and 23% Soft Costs. Based on January 2015 R.S. Means estimates regionalized for Pittsfield, MA.			

Abstract of: <u>MISS HALL'S SCHOOL, INC.</u>		Relational Identifier: <u>5050002005</u>		Ref#	Parcel
Abstractor:	Date:	Pro J. #	Parcel Identifier: <u>465 Holmes Rd.</u>	Pg#	

Grantees: <u>MISS HALL'S SCHOOL, INC.</u> <u>#195,000</u>	Execution Date: <u>Apr. 18, 1997</u>	Recording Date: <u>Apr. 18, 1997</u>	Recorded: <u>1553/273c</u>
	Instrument: <u>G.C.</u>	Interest:	Description: <u>same</u> <u>new</u> none sketched

Description: 7.69 AC. on plan all remaining land on the sely side of Holmes Rd.
owned by Mary C. Weston at the time of her death

References: #96P0682-EP PLAN "Remaining Land of Mary C. Weston" on a plan entitled
"Plan of Land in Pittsfield, MA. showing land to be conveyed to the COMM. OF MASS.
Division of Fisheries & Wildlife Oct. 1981" - Dr. D # 76 611/497; 615/424; 747/534

Encumbrances / Appurtenances: subject to a sewer easement - 739/198. Together w/whatever right Mary C. Weston may
have had to connect to and use an existing sewer line crossing sd land N/F Gerard S. & Patricia

Grantees: <u>Donald M. Weston a/k/a Donald M.</u> <u>Weston JR. ; Joan W. Wheeler</u> <u>Co-executors of estate of Mary C.</u>	Execution Date:	Recording Date:	Recorded: <u>#96P0682-EP</u>
	Instrument:	Interest:	Description: <u>same</u> <u>new</u> none sketched

Description: Weston

References:

Encumbrances / Appurtenances:

Grantees: <u>MARY C. WESTON</u>	Execution Date:	Recording Date:	Recorded:
	Instrument:	Interest:	Description: <u>same</u> <u>new</u> none sketched
Description:			
References:			
Encumbrances / Appurtenances:			

Grantees:	Execution Date:	Recording Date:	Recorded:
	Instrument:	Interest:	Description: <u>same</u> <u>new</u> none sketched
Description:			
References:			
Encumbrances / Appurtenances:			

This Abstract:	See Abstract:
continues merges <u>splits</u> joins	<u>615/424 (pg. 2)</u>

A. Cady

Abstract of: <u>Miss Hall's School</u>			Relational Identifier:		Ref# <u>1</u>	Parcel <u>1</u>
Abstractor:	Date:	Pro J. #	Parcel Identifier:		Pg# <u>2</u>	

Grantees: <u>MARY C. WESTON</u>		Execution Date: <u>Aug. 30, 1954</u>	Recording Date: <u>Sept. 3, 1954</u>	Recorded: <u>615/424c</u>
		Instrument: <u>W.C.</u>	Interest:	Description: same ☒ new ☐ none ☐ sketched ☐
Description:				
References: <u>conveying the s/premises conveyed to me by Mary C. Weston Oct. 3, 1949 557/214</u>				
Encumbrances / Appurtenances: <u>subject to easement - 313/9</u>				

Grantees: <u>DONALD M. WESTON, JR.</u> <u>of LOS ANGELES, CA</u> <u>fg tree of Pittsfield</u>		Execution Date: <u>Oct. 2, 1949</u>	Recording Date: <u>Oct. 4, 1949</u>	Recorded: <u>557/214</u>
		Instrument: <u>W.C.</u>	Interest:	Description: same ☒ new ☐ none ☐ sketched ☐
Description: <u>fn. c. f 615/424 +</u>				
References:				
Encumbrances / Appurtenances: <u>313/9</u>				

Grantees: <u>MARY C. WESTON, WIDOW</u>		Execution Date:	Recording Date:	Recorded:
		Instrument:	Interest:	Description: same ☐ new ☐ none ☐ sketched ☐
Description:				
References:				
Encumbrances / Appurtenances:				

Grantees:		Execution Date:	Recording Date:	Recorded:
		Instrument:	Interest:	Description: same ☐ new ☐ none ☐ sketched ☐
Description:				
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract:
continues merges splits joins	

Abstract of:			Relational Identifier:		Ref#	Parcel
Abstractor:	Date:	Proj. #	Parcel Identifier:		Pg#	1
					3	

Grantees: <u>MARY C. WESTON</u>		Execution Date: <u>July 2, 1954</u>	Recording Date: <u>July 2, 1954</u>	Recorded: <u>611/497c</u>
		Instrument: <u>W.C.</u>	Interest:	Description: same ☒ new ☐ none ☐ sketched ☐
Description:				
References: <u>premises conveyed to me by Mary C. Weston, the grantee herein, Apr. 28, 1949</u>				
<u>537/578 -</u>				
Encumbrances / Appurtenances: <u>313/9</u>				

Grantees: <u>DONALD M. WESTON, JR.</u>		Execution Date: <u>Apr. 28, 1949</u>	Recording Date:	Recorded: <u>537/578</u>
		Instrument: <u>W.C.</u>	Interest:	Description: same ☒ new ☐ none ☐ sketched ☐
Description: <u>En. C.F. 611/497c</u>				
References:				
Encumbrances / Appurtenances: <u>313/9</u>				

Grantees: <u>MARY C. Weston (gr)</u> <u>DONALD M. Weston</u>		Execution Date: <u>Feb. 16, 1933</u>	Recording Date: <u>Feb. 17, 1933</u>	Recorded: <u>462/13c</u>
		Instrument: <u>Q.C.</u>	Interest: <u>J.T.</u>	Description: same ☐ new ☒ none ☐ sketched ☐
Description: <u>#1 - 188 Ac. Locust - Homestead & farm property of the late LOUISE M. Pollock; #2 - wly side of Holmes Rd. - 1/4 AC.; #3 - wly side of Holmes Rd.; IV</u>				
References: <u>premises conveyed to me by Donald M. Weston 439/442</u>				
Encumbrances / Appurtenances: <u>#1 - excepting 2 parcels for highway purposes - 323/382</u>				

Grantees: <u>James Carolan</u>		Execution Date: <u>Feb. 16, 1933</u>	Recording Date: <u>Feb. 17, 1933</u>	Recorded: <u>462/12c</u>
		Instrument: <u>W.C.</u>	Interest:	Description: same ☒ new ☐ none ☐ sketched ☐
Description: <u>En. C.F. 462/13c</u>				
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract:
continues merges splits joins	

Abstract of:			Relational Identifier:		Ref#	Parcel
Abstractor:			Parcel Identifier:		Pg#	1
Date:			Proj. #		3	4

Grantees: DONALD M. WESTON of Dalton \$40,000		Execution Date: Sept. 18, 1928	Recording Date: Oct. 1, 1928	Recorded: 442/229c
Description: en.c.f. 462/135		Instrument: EXPC. Deed	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees: Marshall R. Kernochan, executor of the will of Louise M. Pollock late of NYC		Execution Date:	Recording Date:	Recorded:
Description:		Instrument:	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees: * Louise M. Pollock died married William Pollock 6/9/1928		Execution Date:	Recording Date:	Recorded:
Description:		Instrument:	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees:		Execution Date:	Recording Date:	Recorded:
Description:		Instrument:	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract:
continues merges splits joins	264/43 Ep9.65 267/107 Ep9.55

Abstract of:			Relational Identifier:		Ref#	Parcel
Abstractor:	Date:	Proj. #	Parcel Identifier:		4	1
					Pg#	5

Grantees: <u>Louise M. Kernochan</u>		Execution Date: <u>Aug. 29, 1887</u>	Recording Date: <u>Sept. 14, 1887</u>	Recorded: <u>267/107</u>
		Instrument: <u>GDN. Deed</u>	Interest:	Description: same <u>new</u> none sketched
Description: <u>#1-20Ac floodst; #2-50Ac. opposite the above; #3-Lancton LOT/Noble LOT 27Ac.±; #4-32rds</u>				
References: <u>#1-211/27-being the same premises on which the sd John A. Kernochan dwelt in his life time while residing in Pittsfield</u>				
Encumbrances / Appurtenances:				

Grantees: <u>Marshall R. Kernochan</u> ^{minor & child}		Execution Date: <u>July 19, 1887</u>	Recording Date:	Recorded: <u>#15727</u>
<u>Walter O. Kernochan, gdn. of</u>		Instrument: <u>gdn. minor</u>	Interest:	Description: <u>same</u> new none sketched
Description: <u>En. c.f. 267/107</u>				
References:				
Encumbrances / Appurtenances:				

Grantees: <u>Walter O. Kernochan</u>		Execution Date:	Recording Date:	Recorded:
		Instrument:	Interest:	Description: same new none sketched
Description:				
References:				
Encumbrances / Appurtenances:				

Grantees:		Execution Date:	Recording Date:	Recorded:
		Instrument:	Interest:	Description: same new none sketched
Description:				
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract:
continues merges splits joins	

Abstract of:			Relational Identifier:		Ref#	Parcel
Abstractor:	Date:	Proj. #	Parcel Identifier:		Pg#	
					4	1

Grantees: Louise M. Kernochan # 11,333.32		Execution Date: Apr. 27, 1887	Recording Date: Apr. 30, 1887	Recorded: 264/43
Description: En. c. f. 267/107 & all our right title & int.		Instrument: D.C.	Interest:	Description: <u>same</u> new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees: Joseph H. & Walter D. Kernochan sons of John Kernochan decd		Execution Date: Oct. 1, 1889	Recording Date:	Recorded: # 16473
Description:		Instrument: ADM	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees: John A. Kernochan (d. 11/7/1886) intestate NYC		Execution Date:	Recording Date:	Recorded:
Description:		Instrument:	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

Grantees:		Execution Date:	Recording Date:	Recorded:
Description:		Instrument:	Interest:	Description: same new none sketched
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract: #1-211/27 (pg. 7)
continues merges <u>splits</u> joins	

Abstract of:			Relational Identifier:		Ref# 6	Parcel 1
Abstractor:	Date:	Proj. #	Parcel Identifier:		Pg# 7	

Grantees: John A. Kernochan of NYC \$3,250		Execution Date: May 15/1871	Recording Date:	Recorded: 211/27
Description: 20 A.C.T.		Instrument: W.D.	Interest:	Description: same <u>new</u> none <u>sketched</u>
References: 150/276; 150/274; 166/326 & 319; 171/70; 184/129				
Encumbrances / Appurtenances:				

Grantees: Phineas L. Page of Pittsfield \$5,500		Execution Date: Aug. 29/1865	Recording Date:	Recorded: 184/129
Description: En.C.F. 211/275		Instrument: W.D.	Interest:	Description: <u>same</u> new none <u>sketched</u>
References:				
Encumbrances / Appurtenances:				

Grantees: Georgiana B. Hart of Pittsfield \$8000		Execution Date: Dec. 31/1860	Recording Date:	Recorded: 171/70
Description: Holmes Place		Instrument: W.D.	Interest:	Description: same new <u>none</u> <u>sketched</u>
References: which was this day conveyed to Mary A. by Lucretia B. Baldwin with consent of James L. Baldwin & which was conveyed to Lucretia by deed of D. Adams & William Pollock Aug. 29, 1856 150/274 -				
Encumbrances / Appurtenances:				

Grantees: MARY A. BISHOP * \$8,296		Execution Date: Dec. 31/1860	Recording Date: Apr. 11/1861	Recorded: 166/326
Description: En.C.F. 211/275 w/ the house & buildings thereon "Holmes Place"		Instrument: W.D.	Interest:	Description: <u>same</u> new none <u>sketched</u>
References: 150/274				
Encumbrances / Appurtenances:				

This Abstract continues merges splits joins	See Abstract
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Abstract of:			Relational Identifier:		Ref#	Parcel
Abstractor:	Date:	Pro j. #	Parcel Identifier:		Pg#	2

Grantees: <u>LUCRETIA B. Baldwin, wife of</u> <u>James L. Baldwin of Jersey City</u> <u>#6,500</u>		Execution Date: <u>Aug. 29, 1856</u>	Recording Date:	Recorded: <u>150/274</u>
		Instrument: <u>W.D.</u>	Interest:	Description: <u>same</u> new none sketched
Description: <u>En.c.f. 211/27 w/ house & buildings thereon</u>				
References:				
Encumbrances / Appurtenances: <u>Wm. Noble right to use the farm land -</u>				

Grantees: <u>JUNIUS D. ADAMS</u> <u>William Pollock</u> <u>#4500</u>		Execution Date: <u>Aug. 11, 1856</u>	Recording Date:	Recorded: <u>150/276</u>
		Instrument: <u>W.D.</u>	Interest:	Description: <u>same</u> new none sketched
Description: <u>En.c.f. 211/27 + w/ house & buildings thereon</u>				
References:				
Encumbrances / Appurtenances: <u>En.c.f. 150/274</u>				

Grantees: <u>Thomas F. Plunkett</u> <u>#18,250</u> <u>of Pittsfield</u>		Execution Date: <u>Aug. 11, 1856</u>	Recording Date:	Recorded: <u>177/67</u>
		Instrument: <u>W.D.</u>	Interest:	Description: <u>new</u> same none sketched
Description: <u>"Wendall Farm" - 283 Ac. ±</u>				
References: <u>all the land in the farm known as the Wendall Farm including the parcel of</u> <u>land of about 1 AC. lying on the first mentioned highway & adjoining sd William Nobles</u> <u>land & recently purchased</u>				
Encumbrances / Appurtenances:				

Grantees: <u>Oliver Wendall Holmes Esq</u> <u>of Boston</u>		Execution Date: <u>May 25, 1847</u>	Recording Date: <u>Oct. 7, 1847</u>	Recorded: <u>115/240</u>
		Instrument: <u>S</u>	Interest:	Description: <u>new</u> same none sketched
Description: <u>My farm in Pittsfield known as Canoe Meadows</u>				
References:				
Encumbrances / Appurtenances:				

This Abstract:	See Abstract:
continues merges splits joins	

Abstract of:			Relational Identifier:		Ref# 8	Parcel 3
Abstractor:	Date:	Pro j. #	Parcel Identifier:		Pg# 9	

Grantees: Sarah Holmes of Cambridge, MA WIDOW + Sarah was daughter of Oliver Wendell, she married			Execution Date:	Recording Date:	Recorded: ☐
Description: Abiel Holmes			Instrument:	Interest:	Description: same new none sketched
References:					
Encumbrances / Appurtenances:					

Grantees:			Execution Date:	Recording Date:	Recorded: ☐
Description:			Instrument:	Interest:	Description: same new none sketched
References:					
Encumbrances / Appurtenances:					

Grantees:			Execution Date:	Recording Date:	Recorded: ☐
Description:			Instrument:	Interest:	Description: same new none sketched
References:					
Encumbrances / Appurtenances:					

Grantees:			Execution Date:	Recording Date:	Recorded: ☐
Description:			Instrument:	Interest:	Description: same new none sketched
References:					
Encumbrances / Appurtenances:					

This Abstract	See Abstract:
continues merges splits joins	

BK 1553 PG 273
04/18/97 02:39 DOC. 475546QUITCLAIM DEED

WE, DONALD M. WESTON, a/k/a DONALD M. WESTON, JR. of Palm Springs, California, and JOAN W. WHEELER, of Loudonville, New York, individually, and as co-executors of the estate of MARY C. WESTON, Berkshire Probate Court, Docket #96P0682-EP, pursuant to a license granted by the said court dated March 24, 1997, for consideration paid of ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100 (\$195,000.00) DOLLARS, grant to MISS HALL'S SCHOOL, INC. a Massachusetts charitable corporation, whose address is 492 Holmes Road, Pittsfield, Massachusetts, and whose mailing address is P.O. Box 1166, Pittsfield, Massachusetts, 01202, with QUITCLAIM COVENANTS, the land, with buildings thereon, located in said Pittsfield, Berkshire County, Massachusetts, bounded and described as follows:

See Exhibit "A"

DEEDS REC. 02
BERKS H. N. L. E
04/18/97
TAX 889.20
CHCK 889.20
23608139 13:34
EXCISE TAX



1997 00475546

Bk: 1553 Pg: 0273 Doc: DEED
Page 1 of 3 04/18/1997

492 Holmes Road, Pittsfield, Mass.

BK 1553 PG 275

Witness our hands and seals on the dates indicated:

X Joan W. Wheeler
 Joan W. Wheeler, individually
 and as co-executor Date

X Donald M. Weston 3-28-97
 Donald M. Weston, a/k/a Donald
 Weston, individually, and as
 co-executor Date

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss:

4-18 1997

Then personally appeared the above-named Joan W. Wheeler who acknowledged the foregoing instrument to be her free act and deed in the capacities indicated, before me

James R. Luper Notary Public
 My Commission expires: 10-1-1998

STATE OF CALIFORNIA

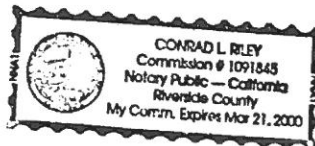
County of RIVERSIDE

MARCH 28 1997

Then personally appeared the above-named Donald M. Weston, a/k/a Donald M. Weston, Jr. who acknowledged the foregoing instrument to be his free act and deed, before me

(Affix Notarial Stamp
 or Seal or Certificate)

Conrad L. Riley Notary Public
 My Commission expires: 3-21-2000



END OF DOCUMENT

Berkshire, SS.

9:00 A. M.

September 3, 1954.

By virtue of this writ I have this day attached as the property of the within named Dewey P. Smith, Grange Hall Road, Dalton in said County, his last known address, all his right title and interest in and to any real estate in Dalton or elsewhere in the County of Berkshire.

[Signature]
Deputy Sheriff.

[ATTACHMENT AND RETURN]

22774

McVeigh Schools, Inc.

Dewey P. Smith

DISTRICT COURT
OF CENTRAL BERNSHIRE

PITTSFIELD

Saturday, September 18, 1954.

Attachment
FEE \$2.00 - CLERK Z

SEP 3 9 52 AM '54

RECEIVED
PITTSFIELD, MASS.Nelson A. Foot, Esq.
42 North Street
Pittsfield, Mass.

Received and entered for record September 3, 1954 at 9h 52m A. M.

I, DONALD M. WESTON, JR., of Los Angeles in the County of Los Angeles and State of California, being unmarried, for consideration paid, grant to MARY C. WESTON, of Pittsfield in the County of Berkshire and Commonwealth of Massachusetts, with WARRANTY COVENANTS, the land in said Pittsfield, bounded and described as follows:-

Beginning at an iron pipe in the easterly line of Holmes Road and at the southwesterly corner of land conveyed by the Grantee named herein to the Grantor named herein by deed dated April 28, 1949, and recorded in the Berkshire Middle District Registry of Deeds in Book 537, Page 578; running thence South 41 Degrees 26 Minutes East 1036.74 feet to a stake near the westerly bank of the Housatonic River; thence continuing in the same course about 37 feet to the bank of said River; thence southerly along the bank of said River 36.43 feet to a point; thence North 41 Degrees 28 Minutes West about 37 feet to an iron pipe; thence North 41 Degrees 28 Minutes West 1051.07 feet along other land of the Grantee named herein to an iron pipe in the easterly line of Holmes Road; thence North 47 Degrees 59 1/2 Minutes East, 33.00 feet along the easterly line of Holmes Road to the place of beginning. Subject to a Right of the City of Pittsfield to maintain a sewer known as "A Force Main" which crosses the above-described parcel. Reference is hereby made for a more particular description of said Right or Easement to an instrument given by Walter Cutting to the City of Pittsfield dated October 26, 1900, and recorded in the Berkshire Middle District Registry of Deeds in Book 313, Page 9. The Right herein referred to is designated as No. One in said instrument recorded in Book 313, Page 9.

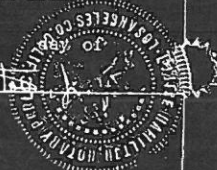
Meaning and intending to hereby convey and hereby conveying the same premises conveyed to me by Mary C. Weston by her Warranty Deed dated October 3, 1949, and recorded in Berkshire Middle District Registry of Deeds at Pittsfield, Massachusetts, in Book 557, Page 214.

No revenue or transfer stamps are affixed to this deed because none are required, consideration being less than One Hundred (100) Dollars.

WITNESS my hand and seal this Thirtieth
August A. D. 1954.

Signed in the presence of:

[Signature]



Witness our hands and seals this second day of July, A. D. 19 54.

BOOK
611
PAGE
497

Signed, sealed and delivered
in presence of

John L. Donna

Lydia I. McColgan
Robert J. McColgan

Commonwealth of Massachusetts

BERKSHIRE, ss.

July 2, 1954.

Then personally appeared the above named Lydia I. McColgan
and acknowledged the above instrument to be her free act and deed.

Before me,

John L. Donna

~~Justice of the Peace~~

Justice of the Peace

My Commission expires
Sept. 6, 1954.

Received & entered for record July 2, 1954 at 1h 33m P.M.

Discharge

The BERKSHIRE COUNTY SAVINGS BANK, owner and holder of the mortgage given by
Donald M. Weston, Jr. to said Bank dated May 27, 1949

Recorded with Berkshire Middle District Registry of Deeds in Book 561 Page 263 &c
acknowledges satisfaction of the same.

In witness whereof the said bank has caused its corporate seal to be hereunto affixed and these presents to
be signed, acknowledged and delivered in its name and behalf by Bruce Alexander

its Assistant Treasurer, hereunto duly authorized, this second day of
July A. D. 19 54

BERKSHIRE COUNTY SAVINGS BANK

By *Bruce Alexander*
Assistant Treasurer

Commonwealth of Massachusetts

BERKSHIRE, ss.

July 2, 1954

Then personally appeared Bruce Alexander, Assistant Treasurer, and acknowledged
the foregoing instrument to be the free act and deed of said BERKSHIRE COUNTY SAVINGS BANK.

Before me,

Marion P. August
~~Notary Public~~
Notary Public

Received & entered for record July 2, 1954 at 1h 39m P.M.

I, DONALD M. WESTON, JR., of Pittsfield in the County of
Berkshire and Commonwealth of Massachusetts, being unmarried, for
consideration paid, grant to MARY C. WESTON, of Pittsfield in said
County and Commonwealth, with WARRANTY COVENANTS, a certain parcel
of land, with all the buildings and structures now standing thereon,
situated in Pittsfield in the County of Berkshire and Commonwealth

Mass. Deed Excise Stamp in the sum of \$27.50
affixed and cancelled on this instrument

U.S. Revenue Stamp in the sum of \$27.50
affixed and cancelled on this instrument

of Massachusetts, and bounded and described as follows:-

Beginning at an iron pipe in the easterly line of Holmes Road and at the southwesterly corner of land conveyed by Mary C. Weston to Daniel J. Delorey, Jr. by deed dated September 8, 1948, and recorded in the Berkshire Middle District Registry of Deeds in Book 536, Page 560; running thence South 47 Degrees 59 1/2 Minutes West 635.44 feet along the easterly line of Holmes Road to an iron pipe; thence South 41 Degrees 26 Minutes East 1036.74 feet to a stake near the westerly bank of the Housatonic River; thence continuing in the same course about 37 feet to the bank of said River; thence northerly up the bank of said River about 480 feet to the southeasterly corner of said land so conveyed to said Delorey; thence North 27 Degrees 58 Minutes West about 8 feet along the southerly line of said land conveyed to said Delorey to an iron pipe; thence continuing in the same course 863.69 feet to the iron pipe at the place of beginning.

Subject To a Right of the City of Pittsfield to maintain a sewer known as "A Force Main" which crosses the above-described parcel. Reference is hereby made for a more particular description of said Right or Easement to an instrument given by Walter Cutting to the City of Pittsfield dated October 26, 1900, and recorded in the Berkshire Middle District Registry of Deeds in Book 313, Page 9. The Right here referred to is designated as No. one (1) in said instrument recorded in Book 313, Page 9.

Meaning and intending to hereby convey and hereby conveying the same premises conveyed to me by Mary C. Weston, the grantee herein, by deed dated April 28, 1949, and recorded with Berkshire Middle District Registry of Deeds at Pittsfield, Massachusetts, in Book 537, Page 578.

WITNESS my hand and seal this second day of

July, A. D. 1954.

Signed in the presence of:

John L. Donna

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

July 2, 1954.

Then personally appeared the above named Donald M. Weston, Jr. and acknowledged the foregoing instrument to be his free act and deed, before me,

My commission expires: September 6, 1956.

John L. Donna
Justice of the Peace

Received & entered for record July 2, 1954 at 1h 39m P.M.

Discharge

The **BERKSHIRE COUNTY SAVINGS BANK**, owner and holder of the mortgage given by **Andrew Ruska and Dorothy Ruska**

to said Bank dated November 7, 1941
recorded with Berkshire Middle District Registry of Deeds
in Book 487, Page 502 acknowledges satisfaction of the same.

In witness whereof, the said bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by **George R. Tanch**
its Assistant Treasurer, this second day of July A. D. 1954

land of said Burbank near the northwest corner of said Burbank's land, being just the width of said Millstone road from said Burbank's northwest corner; thence southerly on the westerly line of said Burbank's land about 77 rods to the place of beginning. Containing 28 91/100 acres. The parcel first described is hereby conveyed subject to whatever rights, if any, the American Telephone & Telegraph Co. may have in, over and upon the same by virtue of a certain grant from Walter Cutting dated October 3, 1905, and recorded in said Registry in Book 331, page 298. Parcels 1 and 3 are hereby conveyed subject to whatever rights therein the Berkshire Street Railway Company may have by virtue of a certain grant from Ida S.G. Soace, dated March 14, 1902 and recorded in said Registry of Deeds in Book 313, page 611. Parcel 1 is conveyed subject also to the rights granted to the City of Pittsfield by Ida S.G. Soace et als to repair and forever maintain a sewer or force main therein by instrument recorded in said Registry in Book 313, page 67, and to the rights granted by the said Louis M. Pollock to the said city to repair and forever maintain a sewer and force main therein by instrument recorded in said Registry in Book 313, page 357 and to the rights granted by Walter Cutting to repair and forever maintain a sewer or force main therein by instrument recorded in said Registry in Book 313, page 9. Parcel 1 is conveyed subject also to rights of the Housatonic Railroad Company, - New York, New Haven and Hartford Railroad Company, lessee, therein. Parcel No. 1 is conveyed subject also to the restriction which the grantee agrees for himself, his heirs, executors, administrators and assigns to observe, to wit:- That the tree known as the Holmes Pine standing by itself in the meadow to the south of the homestead, shall be allowed to stand as long as the course of nature permits and that it shall never be cut down or moved while it remains in a live and healthy condition. Being the same premises conveyed to me by Marshall R. Kernochan by deed dated September 18, 1928, recorded in Berkshire Middle District Registry of Deeds, Book 442, page 239. Excepting from this conveyance three several parcels of land heretofore conveyed by me, as follows:- To Cornelius J. Hourihan and Teresa M. Hourihan, by deed dated November 5, 1928, recorded in said Registry, Book 442, page 277. To George S. Reynolds and Elisabeth H. Reynolds, by deed dated April 8, 1929 recorded in said Registry, Book 442, page 425. To Robert E. Kimball by deed dated November 5, 1928, recorded in said Registry, Book 439, page 442. I, Mary C. Weston, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein. WITNESS our hands and seals this sixteenth day of February, 1933.

Mary C. Weston
Donald M. Weston.

COMMONWEALTH OF MASSACHUSETTS

Berkshire ss. February 16, 1933. Then personally appeared the above-named Donald M. Weston and acknowledged the foregoing instrument to be his free act and deed,

before me, Milton B. Warner, Notary Public.

My commission expires 2/26/34

No consideration passed for this conveyance, no stamps required. M.B.W.

Berkshire ss. February 17, 1933. At 1.10 P.M. Registered and recorded from the original.
Attest *Walter J. White* Register.

JAMES W. CAROLAN
TO
DONALD M. WESTON ET UX

I, James W. Carolan, of Pittsfield, in the County of Berkshire, Commonwealth of Massachusetts, being unmarried, for consideration paid, grant to Donald M. Weston and Mary C.

Weston, husband and wife, to hold as joint tenants by the entirety, both of Dalton, in said County, with QUITCLAIM COVENANTS, the land in said Pittsfield, together with the buildings thereon, bounded and described as follows, to wit:- Parcel I. The homestead and farm property of the late Louise M. Pollock bounded westerly by Holmes Road; southerly by land now or formerly of Elmer; easterly by the Housatonic River, as the same winds and turns, and northerly by the said river. Containing approximately 188 acres of land. Excepting however from the foregoing description two parcels containing respectively 1120 square feet and 4972 square feet, which were taken for highway and railroad purposes by instrument recorded in the Berkshire Middle District Registry of Deeds, in Book 323, page 382. Parcel II. A parcel on the westerly side of Holmes Road so called, bounded and described as follows:- Beginning at a stone bound on the west line of said road at the northeast corner of the parcel being described and the southeast corner of land formerly of William Pollock, now of one Leahy; thence westerly one hundred seventeen (117) feet more or less to a stone monument in the easterly line of land of the Housatonic Railroad Company, - New York, New Haven and Hartford Railroad Company lessee; thence southeasterly in the line of said Railroad Company land, two hundred ten (210) feet more or less to the point of intersection of the easterly line of said Railroad Company land with the

westerly line of Holmes Road; thence northerly in the westerly line of said Holmes Road to the place of beginning. Containing about a quarter of an acre of land. Excepting however from the parcel last above described about forty square feet thereof taken for highway and railroad purposes by instrument recorded in the Registry of Deeds in said Pittsfield, in Book 323, page 382. PARCEL III. A parcel of land situated on the westerly side of Holmes Road and bounded southerly by land of one Kimball, ten (10) rods; westerly by land of Kimball, six (6) rods; northerly by land of the Country Club of Pittsfield, ten (10) rods and easterly by Holmes Road, six (6) rods. PARCEL IV. A parcel of land in the easterly part of said Pittsfield conveyed to the late John A. Kernochan by deed dated June 17, 1874, and recorded in said Registry in Book 217, page 596, in which deed said land is described as follows:— Commencing at the southwest corner of land of Abraham Burbank at a stake and stones; thence north 69 $\frac{1}{2}$ ° west on the north line of land of Amos B. Sykes about 28 $\frac{1}{2}$ rods passing through a stone monument set in the line about midway to the northeasterly line of the Mountain road to Washington; thence northwesterly on said line of said mountain road about 28 rods; thence northerly on the east line of said mountain road about 72 $\frac{1}{2}$ rods to the south line of the Millstone road so called; thence easterly on the south line of said Millstone road about 65 rods to land of said Burbank near the northwest corner of said Burbank's land, being just the width of said Millstone road from said Burbank's northwest corner; Thence southerly on the westerly line of said Burbank's land about 77 rods to the place of beginning. Containing 26 91/100 acres. The parcel first described is hereby conveyed subject to whatever rights, if any, the American Telephone & Telegraph Co. may have in, over and upon the same by virtue of a certain grant from Walter Cutting dated October 3, 1905, and recorded in said Registry in Book 331, page 296. Parcels 1 and 3 are hereby conveyed subject to whatever rights therein the Berkshire Street Railway Company may have by virtue of a certain grant from Ida S.G. Scace, dated March 14, 1902 and recorded in said Registry of Deeds in Book 313, page 611. Parcel 1 is conveyed subject also to the rights granted to the City of Pittsfield by Ida S.G. Scace et als to repair and forever maintain a sewer or force main therein by instrument recorded in said Registry in Book 313, page 67, and to the rights granted by the said Louise M. Pollock to the said city to repair and forever maintain a sewer and force main therein by instrument recorded in said Registry in Book 313, page 357, and to the rights granted by Walter Cutting to repair and forever maintain a sewer or force main therein by instrument recorded in said Registry in Book 313, page 9. Parcel 1 is conveyed subject also to rights of the Housatonic Railroad Company, New York, New Haven and Hartford Railroad Company, lessee, therein. Parcel No. 1 is conveyed subject also to the restriction which the grantees agree for themselves, their heirs, executors, administrators and assigns to observe, to wit:— That the tree known as the Holmes Pine standing by itself in the meadow to the south of the homestead, shall be allowed to stand as long as the course of nature permits and that it shall never be cut down or moved while it remains in a live and healthy condition. Excepting from this conveyance three several parcels of land heretofore conveyed by Donald M. Weston, as follows:— To Cornelius J. Hourihan and Teresa M. Hourihan by deed dated November 5, 1928, recorded in said Registry, Book 442, page 277. To George S. Reynolds and Elisabeth H. Reynolds, by deed dated April 8, 1929, recorded in said Registry, Book 442, page 425. To Robert E. Kimball by deed dated November 5, 1928, recorded in said Registry, Book 439, page 442.— Being the same premises conveyed to me by Donald M. Weston by deed to be recorded herewith. WITNESS my hand and seal this sixteenth day of February, 1933.

James W. Carolan,

COMMONWEALTH OF MASSACHUSETTS

Berkshire ss. February 16, 1933. Then personally appeared the above-named James W. Carolan and acknowledged the foregoing instrument to be his free act and deed, before me, Milton B. Warner, Notary Public.

My commission expires 1/26/34

No consideration passed for this conveyance no stamp required. M.B.W.

Berkshire ss. February 17, 1933. At 1.10 P.M. Received and recorded from the original.

Attest

Walter S. [Signature]

Register.

211/✓ 27

I Phineas L. Page of Pittsfield Berkshire County, Massachusetts,

In consideration of *Thirty two hundred + fifty Dollars* paid by
John A. Kernochan of New York City County + State

the receipt whereof *is* hereby acknowledge, *do* hereby give, grant, bargain, sell, and convey unto the said

Remembrance that certain tract or farm of Land situate in Pittsfield aforesaid. Bounded & described to wit. Beginning at a maple tree on the East side of the middle or back road leading from Pittsfield to Lenox about one and one half of the north gate post at the entrance to the grounds thence running Easterly on a line parallel to the row of apple trees to an old apple tree and continuing in a straight line to the board fence at a stake & stone thence southerly by the board fence to the bottom of the Bluff, thence following southerly the old fence to the bottom of the bluff to a stake & stone thence across the meadow in a straight line southerly to a division fence on the land of James Fort to a stake & stone thence Easterly on the north line of James Fort's land to the highway thence by the highway to the place of beginning containing about twenty acres of Land be the same more or less, being the same land decided by His F. Plunkett to J. D. Adams & Wm. Pollock Augt. 11th A. D. 1856 & Recorded at Lenox Registry of Deeds B. 150. p. 276 & by them to Loretta B. Baldwin B. 150 p. 274. by her & her husband conveying to Mary A. Bishop B. 166 p. 326 & 319 by her to Georgiana B. Hart B. 171. p. 707 by her to me by deed dated Augt. 29 A.D. 1865 Recorded at Lenox Registry Office for Deeds in B. 184 p. 129 to which deed & record reference is had for further description.

Two \$1.50. & one 50 ct. U. S. Rev. Stamps
affixed & canceled.

To Have and to Hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said *John A. Kernochan* his Heirs and Assigns, to *his* their use and behoof forever. And *I the said Phineas L. Page* Administrators, do covenant with the said *John A. Kernochan* his Heirs, Executors and Assigns, that *I am* lawfully seized in Fee Simple of the above granted premises—that they are free from all incumbrances:

that I, have — good right to sell and convey the same to the said John A. Kernochan his Heirs and assigns forever as aforesaid; and that I will and my Heirs, Executors, and Administrators, shall warrant and defend the same to the said John A. Kernochan his Heirs and Assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Phineas L. Page and I L. A. Page wife of said Phineas L. in token of release of all right of, or claim to, both dower and homestead in the above granted premises

hereto set one hand & seal &
this fifteenth day of
hundred and seventy one

Signed, sealed, and delivered, in presence of
Amelia A. Burdick.

in the year of our Lord eighteen

P. L. Page & Son.
Loise A. Page & Son.

Commonwealth of Massachusetts.
Berkshire, ss. Pittsfield May 18, 1871.

Then personally appeared the above named Phineas L. Page
and acknowledged the foregoing instrument to be his free Act and Deed—Before me,
Thos. P. Dwyer.

JUSTICE OF THE PEACE

Holmes
Plunkett

177/ 1617

Know all Men by these Presents,

That I Oliver Wendell Holmes of Boston Suffolk County
Massachusetts

In consideration of eighteen thousand two hundred & fifty dollars paid by
Thomas P. Plunkett of Pittsfield County of Berkshire & State
of Massachusetts
the receipt whereof I hereby acknowledge do hereby give, grant, bargain, sell and convey unto the said

Thomas P. a certain parcel of land lying in said Pittsfield
known as the Wendall Farm situated and bounded as follows
viz. Beginning at the south West corner of the tract to be
described at a stake and stone, and running thence on the
south line of land of Dr. S. Willis and others, to the highway leading
from Pittsfield to Lenox. thence on the highway in a southerly direction
to the south line of land of William Noble Esq. thence easterly on the
south line of said Noble's land to the river, thence across the river
on the south line of land lately owned by said Wm. Noble Jr
and land of Daniel Sprague and land of the Farmers & Merchants
thence southerly by said highway to the south line of land of Joseph
Noble, thence westerly on the south line of land of Joseph Noble
and Joseph Sprague to a stake and stone at the line of Lenox
Porte land, thence westerly on the line of said Porte land
to a stake and stone, thence westerly on the line of said Porte
land to the first mentioned highway. thence crossing said
highway and running on the south line of S. D. Bolles
land to a stake and stone in the line of the Woodward
land. thence westerly in a straight line on said Woodward
land line to the place of beginning containing two hundred
and eighty three acres more or less. meaning hereby to convey
hereby all the land in the farm known as the Wendall Farm
including the parcel of land of about an acre lying on the first mentioned highway
and adjoining William Noble's land and as fully purchased with all appurtenances
incidental and pertaining to and as implied in the premises.

To Have and to Hold the above granted Premises, with all the privileges and appurtenances thereto
belonging, to the said Thomas P. his
Heirs and Assigns, to him, and their use and behoof forever.

AND the said Oliver Wendell for myself and any
Heirs, Executors and Administrators, do covenant with the said Thomas P. his
Heirs and Assigns, that I am lawfully seized in Fee of the aforegranted Premises—that they are free
from all incumbrances;

that I have a good right to sell and convey the same to the said Thomas P.
as aforesaid, and that I will, and my Heirs, Executors and Administrators shall warrant and defend the same
to the said Thomas P. his Heirs and Assigns forever, against
the lawful claims and demands of all persons.

In Witness whereof, we the said Oliver Wendell and Amelia L.

wife of said Oliver Wendell, in token of her release of all rights of dower in said
premises have hereunto set our hands and seal this eleventh day of August

in the year of our Lord eighteen hundred and fifty six.
Signed, sealed and delivered in presence of

J. L. Lincoln
Elizabeth Keating

Oliver W. Holmes & Seal
Amelia L. Holmes & Seal

Suffolk County Massachusetts

BERKSHIRE SS. Boston August 15th 1856

1856

Then personally appeared the above named Oliver W. Holmes and
acknowledged the above instrument to be his free Act and Deed—before me,

Geo. S. Hallard.

Justice of the Peace. ✓

Sarah Holmes } Know all men by these presents, that I Sarah
O.W. Holmes } Holmes of Cambridge in the County of Middle-
sex, said Commonwealth of Massachusetts Widow
in consideration of the natural love and affection, which I bear
to my Son Oliver Wendell Holmes of Boston, have given and
by these presents do give grant alien release and confirm unto
the said Oliver Wendell Holmes, his heirs and assigns
my farm in W. Ho. field in the Commonwealth of Massachusetts
commonly known as the Carver Meadows together with the
premises and appurtenances to the said farm or any part
thereof in any wise belonging or appertaining, and also all my
estate right, title interest property claim and demand whatsoever
in and to the said farm and any part and premises thereof.

To have and to hold the said farm and all and singular
the premises hereby conveyed and granted, with their appurtenances
unto my Son the said Oliver Wendell Holmes his heirs and
assigns, to his and their use and benefit forever.

In witness whereof I the said Sarah Holmes have
hereunto set my hand and seal this twenty fifth day of May
in the year one thousand eight hundred and forty seven
Signed, sealed and delivered } Sarah Holmes Seal

in presence of us } Apphia Holbrook
the words "his heirs and assigns"
being intended before Execution } Mary Brown
Mary Tolman

Middlesex Co. City of Cambridge Octo 4th 1848. Personally
appeared the within named Sarah Holmes she acknowledged
the instrument herein written to be her voluntary act and
deed before me

J. B. Dana Just of Peace
Berkshire Co. October 4th 1848. 6th V. M. New. and
recorded from the Original. Att. Geo. S. Tucker Regs