

PEDDOCKS ISLAND

Redevelopment Guide



Barracks Buildings 10,11 looking E.



View pier towards Parade Ground.

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INTRODUCTION

Scope: The intention of this document is to catalog the existing historic structures on Peddocks Island and guide their compatible adaptive reuse. The introductory section provides contextual information on the island as a cultural and recreation resource. The later sections catalog existing buildings, focusing on their structural condition, historic integrity, and remaining hazardous materials.

Vision: The DCR envisions a partnership with the private enterprises which activates the historic structures on Peddocks Island, ensuring their sustainable future and enriching Peddocks Island's potential as a cultural and recreational destination.

CONTEXT

Peddocks Island is listed in the State and National Register of Historic Places as part of the Boston Harbor Islands Archaeological District, for its significant Native American archaeological resources. In addition, the buildings and structures of Fort Andrews are included in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth. The Island is part of the Boston Harbor Islands National & State Park. At 184 acres Peddocks is one of the largest and most diverse Islands in the park, and its 5 miles of beach are the park's largest coastline. Close to the mainland, Peddocks has diverse wildlife, unique geology, and a rich collection of historic structures, from both its military and civilian heritage. Peddocks offers the following.

Key features:

1. Marshes, wildlife, trees
2. Sandy beach and winding coastlines
3. Mothballed historic buildings
4. Historic Cottage community
5. Views of Hingham Bay (south) and panoramic views of the Harbor Islands and Boston skyline beyond (north & west)
6. Jumping-off point for camping islands and connection to islands beyond

With its balance of natural and cultural resources Peddocks offers a truly unique, and under-realized experience. Adaptively reusing the Peddocks Islands historic buildings presents a unique opportunity to create services which elevate interpretation and enhance visitor experience throughout the Harbor Islands; all within an architecturally and historically rich context.

Visitation: The Boston Harbor Islands greeted some 145,600 visitors a year. With approx. 5,697 visitors last year Peddocks is the park's third most visited island behind Georges and Spectacle, with 80,868 and 52,841 visitors per year respectively.

GETTING THERE

Ferry services are provided by Boston Harbor Cruises. Georges Island serves as the hub for inter-island travel. Large ferries service Georges, Spectacle and Peddocks Islands from Boston and George's Island from Hingham. Smaller ferries from Hingham/Hull serve the camping islands including Peddocks. Spring/Fall service is currently available only for Georges and Spectacle Islands, Peddocks Island service being Summer only.

Travel times & frequency: Travel direct from Boston takes 60 min. From Georges 30min, and from Hull 10min. In 2017 two morning ferries travel Boston-Peddocks with more service available by changing at Georges Island. There are two morning and one evening boats from Hull on the camping loop.

HISTORIC DEVELOPMENT

Human activity Peddocks Island dates back at least 4,100 years ago and native burials remain on the island. By the late 1800s community of summer cottages and a Portuguese fishing village were well established on the island, many of these cottages are still occupied by families who have been here 5 generations. In 1898 the islands East Head was selected for fortification and construction on Fort Andrews began. The military's presence through WWII greatly impacted the island and left behind a rich architectural legacy.

Layout: The fort buildings were laid out along an east/west axis across the island between the two Drumlins on East Head. A sole pier and open Parade Ground anchor the east end. Elegantly terraced barracks frame the grounds to the north. The north drumlin housed the forts mortar and artillery batteries (extant) while a terrace of officer houses overlooked the grounds from the south drumlin. The use of red brick white wooden porches throughout gives the complex a cohesiveness which reflects the attention given to its aesthetics during construction. Indeed, the Board of Officers gave specific instruction on "general beautification, landscaping, preserving the parade ground." Various temporary structures were erected during the war years, of which only the Chapel (bldg. 39) and some foundations remain.

Following WWII Fort Andrews was decommissioned and in 1957 was sold at private auction. The Common Wealth acquired the island in 1970 and it was included in the Harbor Islands Park. Decades of disuse saw the forts buildings deteriorate to an unsafe state and the loss of utility connections.



Aerial photo of Fort Andrews circa 1924.



Tents near location of group yurt site (note Bldg. 25 to left and 27 to right).



1944 aerial image showing extent of fort construction.

PAST WORKS

Recent efforts to enhance the island's cultural and recreational potential have spurred several projects. Notably, the remaining structures have been stabilized and the island connected to mainland utilities.

Major completed works:

1. 2005 Boring of utility tunnel under Hull gut, bringing water, sewer and electric utilities.
2. 2010 Demolition of twelve unsafe buildings, abatement and stabilization of 14 no. buildings, renovation of New Guardhouse Bldg. 31) as Visitor Center/event space with caretaker apartment.
3. 2014 Restoration of Chapel (Bldg. 39) and connection to utilities.
4. Date Construction of six yurts and running of water/electric to Camping Area 1.
5. Construction of six yurts (Group Yurt Area).

Planned works:

1. 2017 (planned) construction of new staircase to camping area 1.
2. Extending water and power to group yurts.
3. Relocating Group Camping Area to site 3 (see map).
4. Interpretive plaques for extant and removed structures.

CURRENT STATE

Much vegetation has returned to the island giving it a much more natural and secluded feeling than present during military use. Visitors now enjoy wooded paths and campsites. Park staff energies are focused on maintaining the main campus. The Parade Ground, Chapel, and Visitor Center, and the camping sites are well maintained. Plant growth is generally kept back from the mothballed structures and paths are kept clear. The batteries, except for Battery Whitman, are increasingly overgrown and tree roots threaten eventual damage.

The renovated Chapel and Visitor Center can support weddings and other functions with max. capacity of approx. 220. Peddocks today has three main aspects shaping visitor experience: 1. Natural beauty and wildlife viewing; 2. The current cottage community and its associated cultural heritage; 3. The architectural and historic resources of Fort Andrews.

Current amenities:

1. Visitor Center
2. Chapel/venue
3. Camping
4. Yurts
5. Hiking/wildlife
6. Historic buildings (vacant)
7. Historic Batteries
8. Swimming beaches & anchorages

MOVING FORWARD

The significant investment put forth to reconnect island utilities and stabilize/abate remaining structures reflects the DCR and partners' commitment to the island's future. These efforts have laid the foundation for further action. Moving forward, the DCR is actively building relationships with project partners who share an interest in the island and in finding sustainable long term solutions for protecting its rich structural resources.

Future development: Shall enhance the historic and architectural quality of Fort Andrews by: 1. Retaining the cohesiveness of the complex 2. Retaining and restoring character defining features 3. Finding compatible uses for buildings which respect historic fabric and past usage. Individual projects shall follow an integrated approach which:

1. Reflects long-term visions for the island and supports the reactivation of the complex as a whole.
2. Enhances visitor experiences and increases public access to historic buildings.

Potential facilities: Additional facilities to enhance park amenity and support increased visitation could include:

1. Overnight accommodation
2. Interpretation and education program spaces
3. Community and event space
4. Dining/ catering facilities
5. Restored Gymnasium (Bldg. 25)
6. Operations facilities
7. Shower facilities
8. Staff accommodation and communal spaces

LOGISTICS

Redevelopment of the Fort Andrews complex, particularly due to its island setting involves special difficulties.

Logistical considerations:

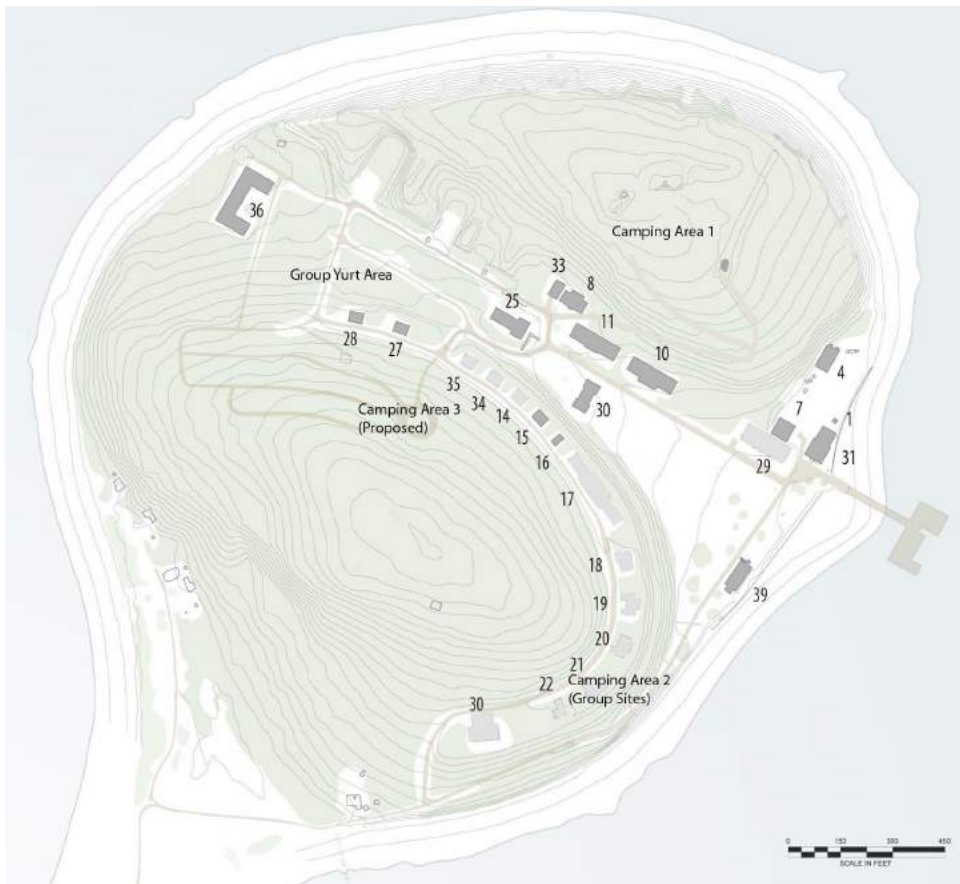
1. Extending utilities: Rehabilitation works will likely occur in phases. As utilities are extended forethought should be given to minimizing long run costs and meeting future needs.
2. Coordinating multiple partners and projects
3. Transporting materials: Suitable landing sites for supply barges are limited to the pier area.
4. Asbestos: Remaining asbestos presents a logistical and health hazard.
5. Operations/maintenance facilities: Increased park activity and changing building usage will require expanded ops. facilities.
6. Increased need for staff facilities.

EXISTING STRUCTURES

The following section details the remaining buildings within the Fort Andrews complex. Each building's specifications, condition, and description is given.

Existing Buildings:

- 04. Stable
- 07. Old guardhouse (ops/maintenance facility)
- 08. Bakery
- 10. Barracks
- 11. Barracks
- 15. NCO Quarters
- 16. Hospital Steward's Quarters
- 25. Gymnasium
- 26. Administration Building (foundation only)
- 27. NCO Quarters
- 28. NCO Quarters
- 31. New Guardhouse (Visitors Center)
- 33. Firehouse
- 36. Quartermasters Storehouse
- 39. Chapel (restored)
- T2. Fire Control Tower



Site map (will add building labels and label camping areas.)

04 STABLE

Date: 1905

Size: 4,578 sq ft

Floors: two stories

Materials: Red brick, slate roof, timber framing

Location: Near pier and picnic area behind the Old Guardhouse (Bldg. 7)

Utilities: Not connected. Close to hook up.

Status: Mothballed, abated



S. stable entry present.



S. stable entry circa 1906.



DESCRIPTION

Character: The building's gabled roof runs N. to S. The S. elevation is characterized by a large door with a unique ornamental lintel and a window to either side. A double door opens to the second storey with a hoist beam protruding above. Iron guards protect the corners of the doorway from wear and tear. A large door with a small window above compose the N. elevation. The stable retains much of its historic fabric.

Layout: Horse stalls run down either side of a center aisle at first floor level. Two small rooms on each floor & a staircase compose the S. end. The hay loft is open to timber roof trusses. Timber columns divide the space into bays. The interior retains most of its historic features.

Views: Water views to the E. across a grass picnic area.

CONDITION

Structural stability: Building is stable.

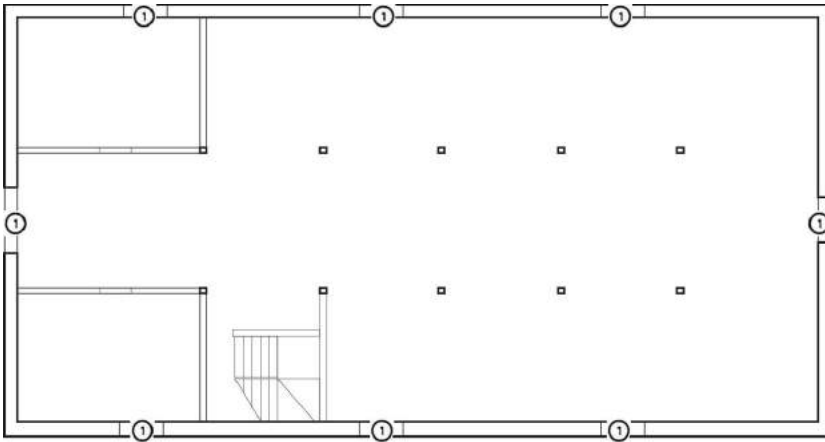
State of interior: Interior structure sound and clear of debris. Existing stairs are sound. Wooden plank flooring at ground level are deteriorated.

Brick and stonework: Some spalling to brick surfaces. Exterior needs repointing.

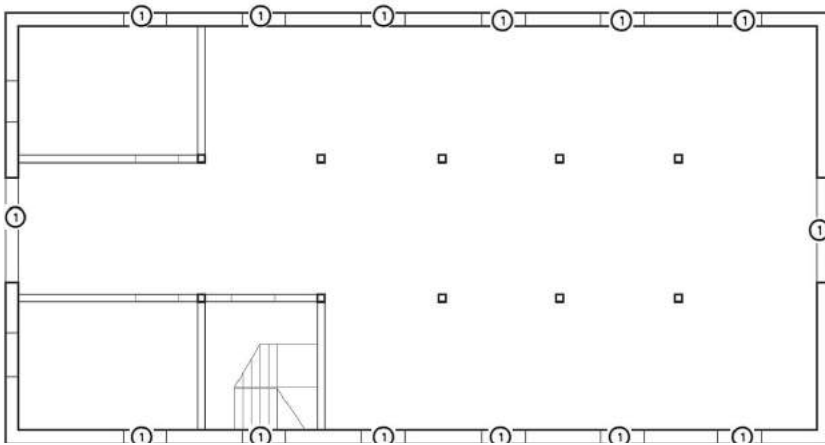
Roof and gutters: Good condition.

Abatement: Asbestos in window and door caulking. Some interior paint may still contain lead.

04 FLOOR PLANS



First floor Bldg. 04.



Second Floor Hay Loft Bldg. 04.

EXISTING ASBESTOS-CONTAINING MATERIALS

① WINDOW AND DOOR CAULK

ALL WINDOWS
AND DOORS

07 OLD GUARDHOUSE

Date: 1907

Location: Near pier and New Guardhouse (Bldg. 31)

Size: 2,024 sq ft on one floor, plus 1,056 sq ft basement

Floors: Single storey plus basement

Materials: Red brick, timber truss, slate roof

Utilities: Not connected. Close to hook up.

Status: Stabilized and used as maintenance facility



Location of original entrance S. elevation



Original entrance to Building 07 S. elevation

DESCRIPTION

Character: pyramidal roof with central chimney. Original entry porch and pediment on s. elevation historically altered when connected with building 29.

Layout: Full length bay on N. half with adjacent rooms S.

History: Original guardhouse. Converted to workshop and meeting room following construction of abutting barracks (removed). Significant repairs undertaken during 2010-11 works. Building currently in use as ops/maintenance facility.

Views: S. windows look out over Parade Grounds.

CONDITION

Structural stability: Structurally stable.

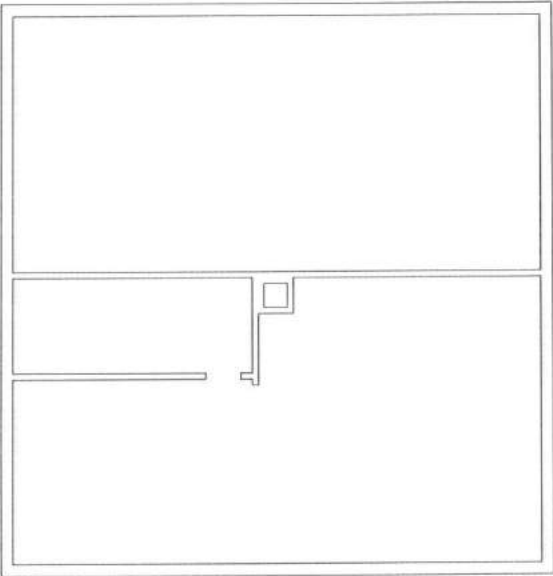
State of interior: Interior reflects its long history of use as a workshop. Decorative ceiling panelling remains in the meeting room space and is peeling away. The flooring and joists on the S. side have been cut away to the basement level. Temporary framing supports the roof at this point.

Brick and stonework: Minor repointing. S. pediment has temporary covering and should be re-sided with brick.

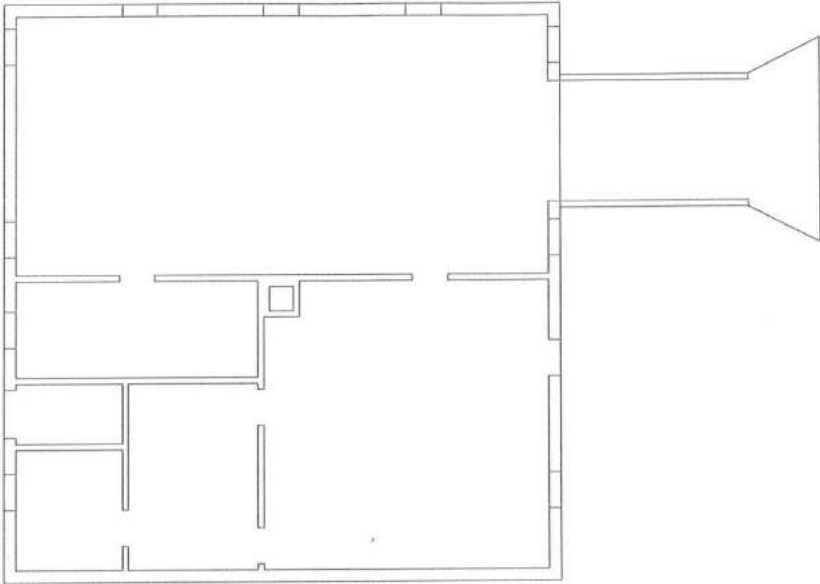
Roof and gutters: Currently has temporary rubber roofing.

Abatement: Complete removal and disposal of all asbestos containing wall and ceiling plaster and contaminated debris. Fully cleared of asbestos.

07 FLOORPLAN



Basement Level.



First floor (at grade).

08 BAKERY

Date: 1908

Size: 2,700 sq ft

Floors: Single storey

Location: Center of complex next to firehouse and across from Gymnasium. Next to path to camping area 1.

Materials: Red brick, slate roof, timber framing

Utilities: Not connected

Status: Stabilized, mothballed, abated



Building 08 from S. with Bldg. 33 to left.



Building 08 from S. with Bldg. 33 to left. Historic view of Building 08.

DESCRIPTION

Character: Symmetrically arranged around a transomed entry facing S. with bracketed awning above and ornamental finishes to its exposed rafter ends. The building extends two bays to each side with a third, wider bay extending further. Ornamental corncicing sits below the enclosed gutters.

Layout: Large central bay with rooms to E. and W. Boiler room in NW corner.

History: Originally supplied baked goods to the whole fort. Known for excellent pastries, particularly Ladyfingers. Used as Post Exchange during WWII.

Views: ¾ view of Gymnasium (bldg. 25).

CONDITION

Structural stability: In stable condition. Most rafters in poor or failed condition have been sistered and stabilized.

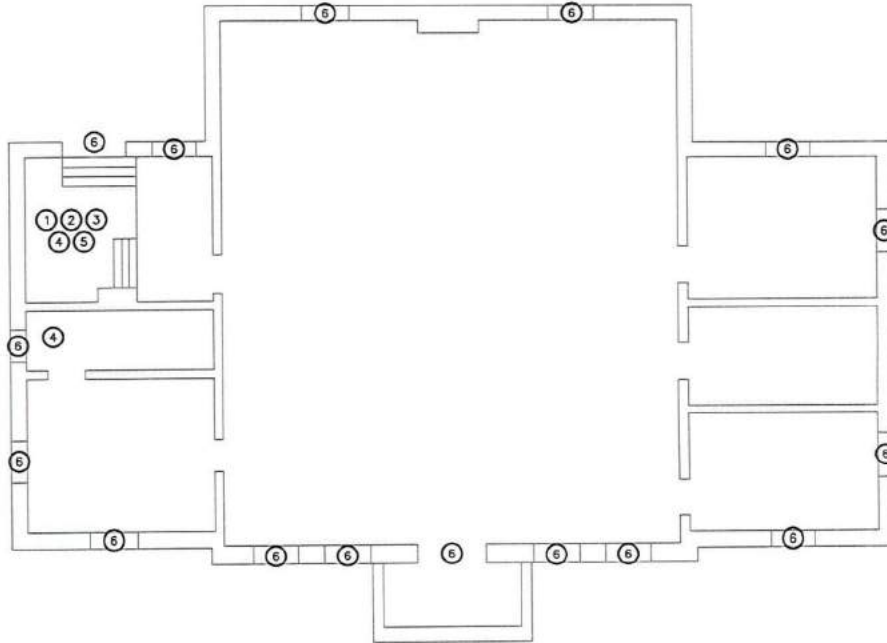
State of interior: Cleaned of debris. Loose plaster removed.

Brick and stonework: Needs minor repointing. Exterior front slab needs major repair or replacement.

Roof and gutters: Requires new roofing along all ridges and valleys, over entry and to central lantern. Gutters need some repair. Three rafters have been sistered above entry and structurally shored up.

Abatement: Loose debris were cleared from building. Friable asbestos containing materials still present in Boiler Room and small closet spaces. Damaged insulation in boiler room repaired with wet wrap.

08 FLOORPLAN



First Floor (at grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH LARGE CYLINDER BOILER	50 SF
②	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH STOVE	30 SF
③	FRIABLE PIPE INSULATION & MUDDED FITTINGS ASSOCIATED WITH BOILER BREECHING	28 LF
④	FRIABLE PIPE INSULATION & ASSOCIATED MUDDED FITTINGS	58 LF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	125 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS

10 BARRACKS

Date: 1906

Size: 16,420 sq ft

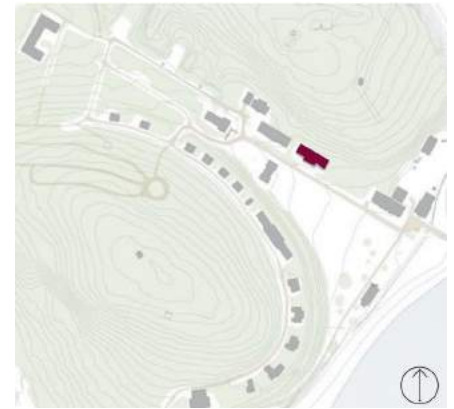
Floors: Three stories

Location: Along main path next to bldg. 11

Materials: Red brick, timber flooring, cast iron columns, slate roof, wood framing on porch (removed)

Utilities: Not connected

Status: Stabilized,mothballed, abated



Building 10 from Parade Ground, note silhouette from removed verandah.



View of demolished Barracks adjacent to Building 10..

DESCRIPTION

Character: The primary elevation faces the Parade Ground to S. A central projecting pediment sports a full arched window with a square window to either side, with mounded brick trim along the top edge. This detail is repeated on the E. & W. gables. A two storey covered porch ran the length of the building with brick pillars supporting a white wood columned verandah above. The ghosted silhouette of the roofline remains.

Layout: First floor housed a mess hall, kitchen, latrines and offices with the floors above having a rec room at center, officers rooms and dorm style sleeping quarters. A wide central staircase connects the floors.

History: Functioned as self-contained barracks for the artillery battalions with dormitories for soldiers. A terrace of four Barracks once framed the Parade Ground, of which two remain.

Views: Overlooks the Parade Ground with dynamic view of water beyond.

CONDITION

Structural stability: Building has been stabilized.

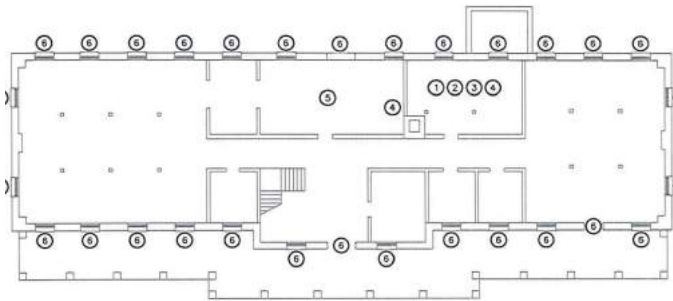
State of interior: Staircase has collapsed (less extensive than in Bldg. 11). Water damage down to basement. Full or partial rebuilding of floors necessary.

Brick and stonework: Repointing required. Brick porch columns are intact but porch slab needs significant restoration.

Roof and gutters: Requires new roofing along all ridges and valleys to replace temporary rubber roofing. Some rafters in need of replacement due to water damage.

Abatement: Loose debris cleared and damaged pipe insulation/ fittings removed from boiler room. Friable Asbestos-containing materials remain in the boiler room and pipe insulation. Window & door caulk contains asbestos.

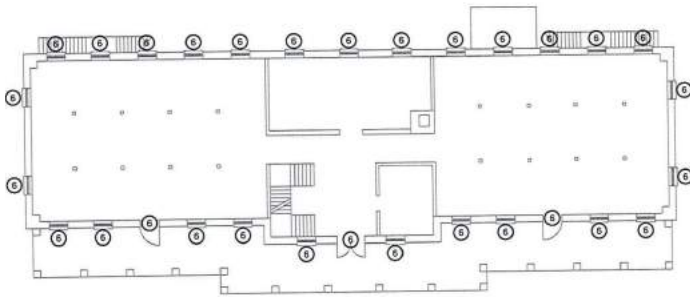
10 FLOORPLAN



First floor (at grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

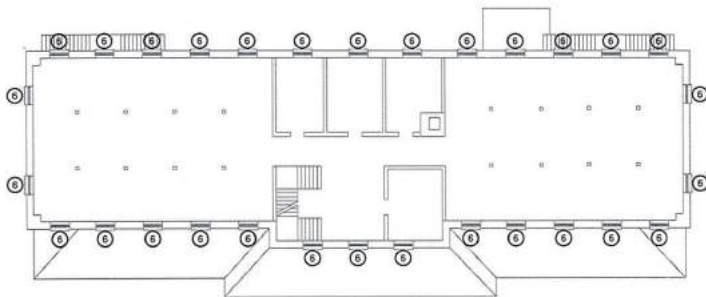
①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	150 SF
②	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	35 LF
④	FLUE CEMENT	4 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS



Second floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	150 SF
②	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	35 LF
④	FLUE CEMENT	4 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS



Third floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	150 SF
②	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	35 LF
④	FLUE CEMENT	4 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS

11 BARRACKS

Date: 1906

Size: 16,420 sq ft

Floors: Three stories

Location: Next to Bldg. 10 along main path

Materials: Red brick, timber flooring, cast iron columns, slate roof, wood framing on porch (removed)

Utilities: Not connected

Status: Stabilized, mothballed, abated



Building 11 from Parade Ground.



Covered porch Building 11, S. elevation.

DESCRIPTION

Character: The primary elevation faces the Parade Ground to S. A central projecting pediment sports a full arched window with a square window to either side, with mounded brick trim along the top edge. This detail is repeated on the E. & W. gables. A two storey covered porch ran the length of the building with brick pillars supporting a white wood columned verandah above. The ghosted silhouette of the roofline remains.

Layout: First floor housed a mess hall, kitchen, latrines and offices with the floors above having a rec room at center, officers rooms and dorm style sleeping quarters. A wide central staircase connects the floors.

History: Functioned as self-contained barracks for the artillery battalions with dormitories for soldiers.

Views: Overlooks the Parade Ground with dynamic view of water beyond. View W. of Gymnasium Bldg. 25.

CONDITION

Structural stability: Building has been stabilized.

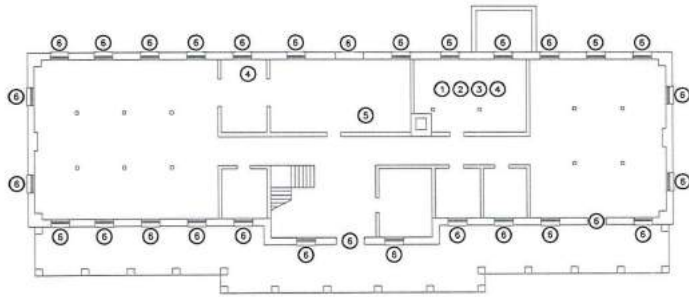
State of interior: Staircase has collapsed. Extensive water damage on all levels along S. gable and collapses under roof valleys.

Brick and stonework: Minor repointing. Repair to crack above one window. Three porch columns need rebuilding and porch slab needs significant restoration.

Roof and gutters: Valley framing may need replacement. Corners of cornices need repair. Requires new roofing along all ridges and valleys to replace temporary rubber roofing.

Abatement: Floor cleared of debris. Friable Asbestos-containing materials remain in the boiler room and pipe insulation. Damaged boiler jacket and damaged piping insulation was removed. Window & door caulk contains asbestos.

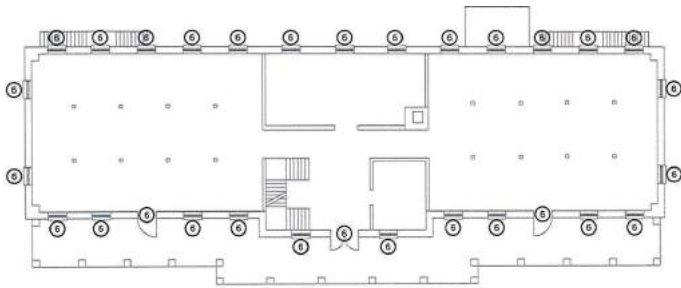
11 FLOORPLAN



First floor (at grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

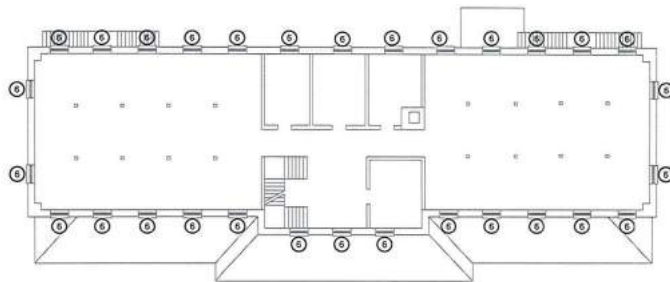
①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	40 SF
②	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH STOVE	50 SF
③	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 SF
④	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	25 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS



Second Floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	150 SF
②	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	35 LF
④	FLUE CEMENT	4 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS



Third floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	40 SF
②	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH STOVE	50 SF
③	FRIABLE PIPE INSULATION & MUDDER FITTINGS ASSOCIATED WITH BOILER BREECHING	45 SF
④	FRIABLE PIPE INSULATION & ASSOCIATED MUDDER FITTINGS	25 SF
⑤	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	128 SF
⑥	WINDOW AND DOOR CAULK	ALL WINDOWS & DOORS

15 NCO QUARTERS

Date: 1906

Location: Officer's Row next to Bldg. 16 and overlooking the Parade Ground

Size: 1700 sq ft plus 860 sq ft basement (each unit)

Floors: two stories

Materials: Red brick, granite foundation, limestone sills, slate roof

Utilities: Not connected

Status: Stable, mothballed, abated



Building 15 S. elevation today.



Historic photo Building 15 from Parade Ground.

DESCRIPTION

Character: Duplex with symmetric units three bays wide. Single roofline running E. to W. Front and rear covered white wooden porches (removed) spanned the length of the building. A section of grey paint remains on one unit which reveals the silhouette of the colonnaded porch. There is a double chimney along the party wall. Basement windows lack arches. Half-round windows on E. and W. gables.

Layout: Each unit has a staircase along the gabled wall with two main rooms on each floor.

History: Housed two Non Commissioned Officers and their families. Comparatively modest accommodations to those of the Commissioned officers (removed).

Views: Overlooks the Parade Ground and Barracks below.

CONDITION

Structural stability: Stable, in good condition. Porches have been removed.

State of interior: Good condition except for portion of first floor which has been covered in plywood for access. Temporary railing installed at stair opening. Loose plaster removed.

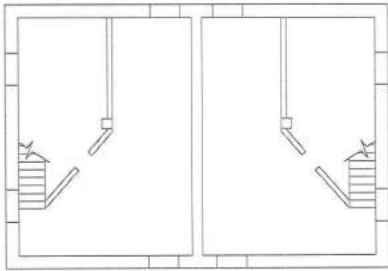
Brick and stonework: Minor repointing and repairs to porch columns.

Roof and gutters: Roof protection in place of valleys, ridges & flashing. In good condition overall.

Abatement: Building is cleared of debris. Asbestos remains in the rough coat wall and ceiling plaster. Window & door caulking was removed.

15 FLOORPLAN

□ □ □ □ □ □ □

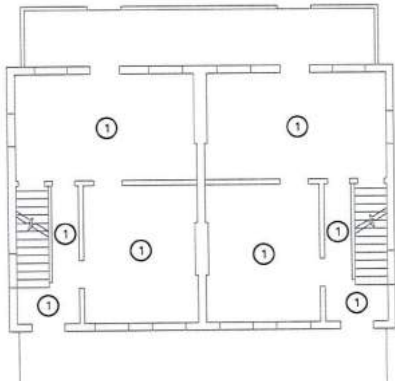


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Basement plan.

EXISTING ASBESTOS-CONTAINING MATERIALS

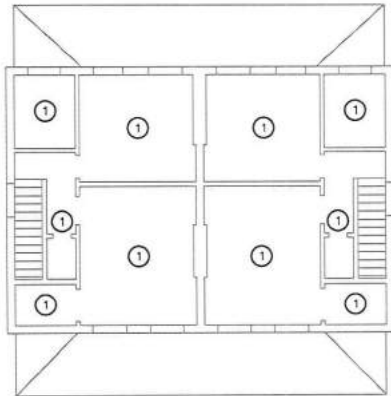
① ROUGH COAT WALL & CEILING PLASTER APPROX. 4,500 SF



First floor (at grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

① ROUGH COAT WALL & CEILING PLASTER APPROX. 4,500 SF



Second floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

① ROUGH COAT WALL & CEILING PLASTER APPROX. 4,500 SF

16 HOSPITAL STEWARD'S QUARTERS

Date: 1905

Location: Farthest E. buildings remaining on Officer's Row next to Bldg. 15 and a staircase down to Parade Grounds.

Size: 1,200 sq ft plus 600 sq ft basement

Floors: two stories plus basement

Materials: Red brick, granite foundation and sills, slate roof

Utilities: Not connected

Status: Stable, mothballed, abated



Building 15 E. elevation from Officers Row.



Early photo Building 16 from Parade Ground.

DESCRIPTION

Character: Single unit building with gable facing Officers Row with three bays of windows with a door at left opening onto a covered porch (demolished). The rear has the same arrangement. The basement level has windows on the side but not at front or back.

Layout: Two main rooms on each floor with a hallway and staircase along the E. wall.

History: Housed the Hospital Steward, the NCO responsible for keeping medical services running smoothly. Of the remaining quarters on Officers Row this was the nicest.

Views: Commanding views of the Barracks, Administration Building, Parade Ground, and glistening waters beyond.

CONDITION

Structural stability: Stabilized.

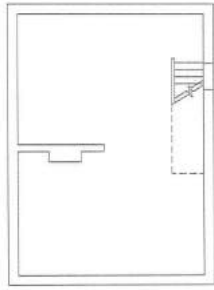
State of interior: Floors intact and temporary rails in place around stair openings. Cleared of loose plaster.

Brick and stonework: Minor repointing and major repairs to brick porch columns.

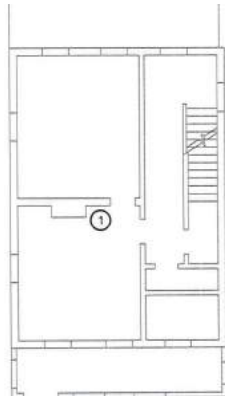
Roof and gutters: Roof protection in place of valleys, ridges & flashing. Temporary roofing patches on E. roof and along peak require new roofing.

Abatement: Building cleared of most asbestos-containing materials. Flue cement still contains Asbestos.

16 FLOORPLAN



Basement.



First floor (raised above grade)

EXISTING ASBESTOS-CONTAINING MATERIALS



FLUE CEMENT

4 SF

25 GYMNASIUM

Date: 1907

Location: Center of complex at the W. end of the Parade Ground

Size: 12,375 sqft (includes full basement)

Floors: First storey and basement with partial second storey

Materials: Load bearing red brick , timber trusses, slate roof, granite sills

Utilities: Not connected

Status: Stabilized, mothballed, abated



Gymnasium from NE corner.



Building T2 Interior looking N.

DESCRIPTION

Character: Stately T-shaped building with the top of the T facing Parade ground. The E. elevation is the elaborately decorated with several steps rising to the pedimented arched entry. Two bays extend to either side of the entrance with transomed windows over each. The body of the T contains a full size basketball court with high ceilings, and a bowling alley in the half-sunken basement below.

Layout: First floor rooms frame a central hallway opening to the ball court. The basement contains more rooms and a bowling alley running E. to W. A single large room faces the Parade Ground occupies the second floor with a mezzanine overlooking the court to W.

History: With a bowling alley and full sized ball court the Gymnasium was a popular place for soldiers and helped keep them in shape. Occasionally the building served as a chapel & for funeral services.

Views: A splendid view south down the Parade Ground towards the pier, and the waters beyond.

CONDITION

Structural stability: Building has been stabilized.

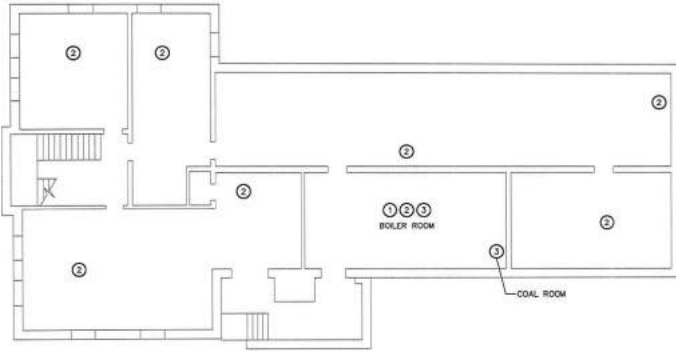
State of interior: Stair landings are in poor condition. Floors are overall stable but damaged. Water ingress in the NW corner of the E. wing has caused localized damage to floors and ceilings. Approx. 50 of total flooring is salvageable.

Brick and stonework: Major issues included failing entrance arch have been addressed. Minor repointing needed.

Roof and gutters: Two failed roof trusses have been temporarily supported and require replacement. Some water damage to roof planking exists and needs attention.

Abatement: Building cleared of debris. Friable Asbestos-containing material remaining in boiler room insulation, pipe insulation and pipe fittings. Transite ceiling panels also contain Asbestos. Window & door caulking removed. Some damaged pipe insulation removed.

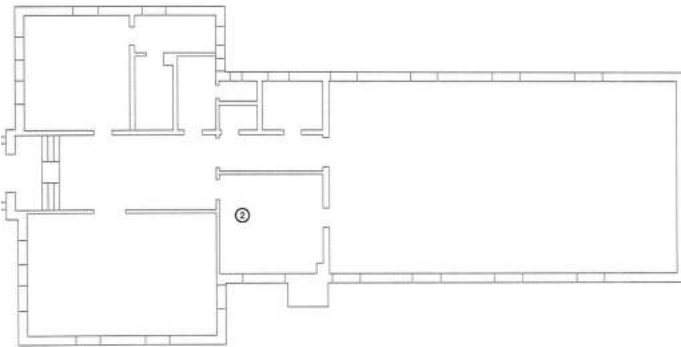
25 FLOORPLANS



Basement level with bowling alley.

EXISTING ASBESTOS-CONTAINING MATERIALS

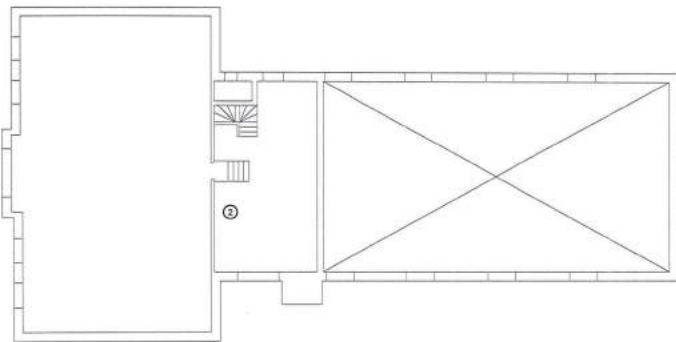
①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	65 SF
②	FRIABLE PIPE INSULATION & ASSOCIATED MUDDED FITTINGS	328 LF
③	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	605 SF



First floor with court (raised above grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	65 SF
②	FRIABLE PIPE INSULATION & ASSOCIATED MUDDED FITTINGS	328 LF
③	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	605 SF



Second floor gym.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	65 SF
②	FRIABLE PIPE INSULATION & ASSOCIATED MUDDED FITTINGS	328 LF
③	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	605 SF

26 ADMINISTRATION BUILDING (FOUNDATION)

Date: 1907

Size: Approx. 3,464 sq ft

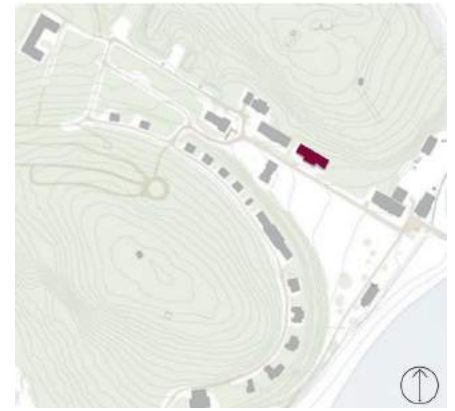
Floors: Single storey granite foundation

Location: W. end of Parade Ground

Materials: Granite

Utilities: Not connected

Status: Mothballed, abated



Looking E. towards Building 26 foundation.



View of Building 26 from Parade Ground.

DESCRIPTION

Character: The H-shaped granite foundation offers a secluded space with window openings overlooking the Parade Ground and Barracks.

Layout: Enclosed H-shaped space with entrance to W.

History: Once the brains of the whole Fort Andrews operation this brick and granite building is now a hollow shell. Fort operations and rules were dictated from here. The building was gutted by fire in the 1990's.

Views: Window openings offer views E. over Parade Ground and N. towards Barracks (Bldgs. 10, 11).

CONDITION

Structural stability: Foundation walls are stable.

State of interior: The interior is safe to enter but would benefit from landscaping or formal paving of the floor.

Brick and stonework: The remaining granite blocks and lentils are sound and stabilized. Installing a weather cap atop the walls would extend their lifetime.

Abatement: Abated of Hazardous material.

27 NCO QUARTERS

Date: 1908

Size: 1,700 sq ft plus 860 sqft basement (each unit)

Floors: two stories plus basement

Location: W. end of Officer's Row next to Bldg. 27 and near the Storehouse (Bldg. 36)

Materials: Red brick, granite foundation with stone sill course, limestone sills, slate roof, wood framing

Utilities: Not connected

Status: Mothballed, abated



View of Building 27 heading E. along Officers Row.



Historic view of Building 27 from NE corner.

DESCRIPTION

Character: Duplex with symmetric units three bays wide. Single roofline running E. to W. Front and rear covered white wooden porches (removed) spanned the length of the building. There is a double chimney along the party wall. Basement windows are arched and the E. and W. gables have half-round windows.

Layout: As with Bldgs. 15 & 28, each floor has two main rooms with a hallway and staircase along the exterior gabled wall.

History: Housed two Non Commissioned Officers and their families. Comparatively modest accommodations to those of the Commissioned officers down the row (removed).

Views: The building quietly secluded among the trees overlooking the group yurt site.

CONDITION

Structural stability: Building is stabilized and in good condition. Porches removed.

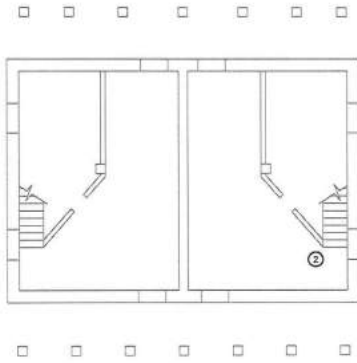
State of interior: Fair condition with no signs of structural issues with walls or flooring. Loose plaster on walls and ceiling removed.

Brick and stonework: Good condition. Porch columns are still in place.

Roof and gutters: Roof protection in place over ridges, valleys, and flashing. In generally good condition. Roof ridge needs replacing.

Abatement: Building cleared of debris. Asbestos-containing material remains in vent paper, Transite ceiling panels and chimney flue cement.

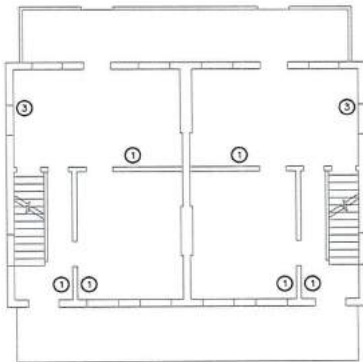
27 FLOORPLAN



Basement.

EXISTING ASBESTOS-CONTAINING MATERIALS

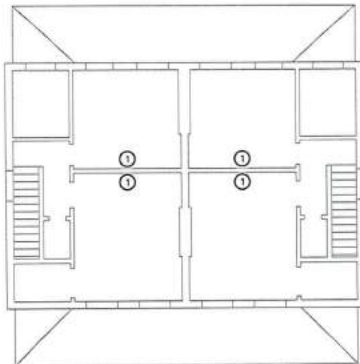
①	VENT PAPER	20 SF AND ALLOWANCE FOR CONCEALED MATERIAL
②	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	100 SF
③	FLUE CEMENT	2 SF



First floor (raised above grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	VENT PAPER	20 SF AND ALLOWANCE FOR CONCEALED MATERIAL
②	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	100 SF
③	FLUE CEMENT	2 SF



Second floor.

EXISTING ASBESTOS-CONTAINING MATERIALS

①	VENT PAPER	20 SF AND ALLOWANCE FOR CONCEALED MATERIAL
②	FIBER CEMENT BOARD (TRANSITE) CEILING PANELS	100 SF
③	FLUE CEMENT	2 SF

28 NCO QUARTERS

Date: 1908

Location: W. end of Officer's Row next to Bldg. 27 and near the Storehouse (Bldg. 36)

Size: 1,700 sq ft plus 860 sqft basement (each unit)

Floors: two stories plus basement

Materials: Red brick, granite foundation with stone sill course, limestone sills, slate roof, wood framing

Utilities: Not connected

Status: Mothballed, abated



Building 28 looking W.



Building 28 viewed from Officer's Row.

DESCRIPTION

Character: Duplex with symmetric units three bays wide. Single roofline running E. to W. Front and rear covered white wooden porches (removed) spanned the length of the building. There is a double chimney along the party wall. Basement windows are arched and the E. and W. gables have half-round windows.

Layout: As with Bldgs. 15 & 27, both units have two main rooms on each floor with a connecting hallway and staircase along the gabled wall.

History: Housed two Non-Commissioned Officers and their families. Comparatively modest accommodations to those of the Commissioned officers down "Officers Row" (removed).

Views: The building quietly secluded among the trees overlooking the group yurt site.

CONDITION

Structural stability: Good stable condition. Porches have been removed.

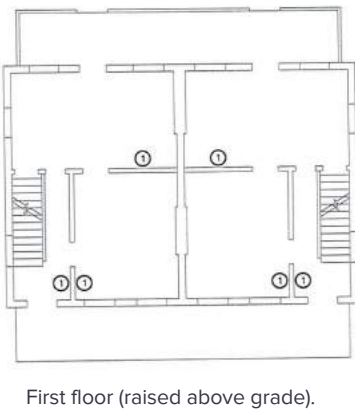
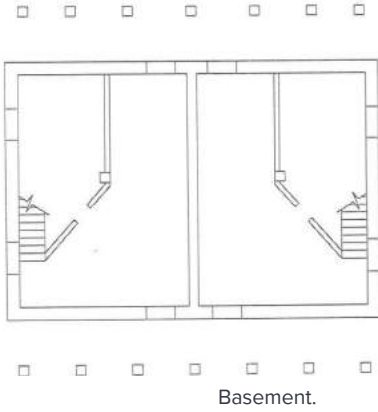
State of interior: Floors appear sound and no water damage is evident. The basement stairs are questionable. Loose plaster has been removed.

Brick and stonework: In good condition. Granite porch pillars are intact.

Roof and gutters: Damage to cornicing at west peak needs attention.

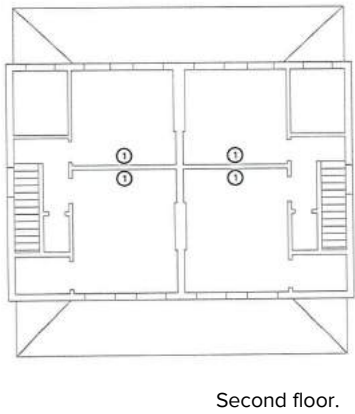
Abatement: Cleared of debris. Asbestos-containing material remains in vent paper.

28 FLOORPLAN



EXISTING ASBESTOS-CONTAINING MATERIALS

① VENT PAPER 30 SF



EXISTING ASBESTOS-CONTAINING MATERIALS

① VENT PAPER 30 SF

31 NEW GUARDHOUSE (VISITORS CENTER)

Date: 1910

Size: 6,300 sq ft approx.

Floors: four floors on split levels

Location: Nearest pier at east end of complex

Materials: Red brick, timber truss, wood floors, slab on grade, slate roof

Utilities: Fully connected to water, sewer and electricity

Status: Fully renovated with caretaker's apartment and bathroom facilities



DESCRIPTION

Character: Elegant arched brick porch elevated a half storey above grade with central pediment. Pyramidal roof with capping lantern vent.

Layout: Two large, open rooms on split levels plus full bathroom facilities in basement level. Caretaker's apartment above first floor.

History: Used as guardhouse. Now houses Visitor Center, bathroom facilities and a small caretaker's apartment.

Views: Primary frontage faces south with views of pier and chapel. Interior windows look out on the water.

CONDITION

Structural stability: Fully renovated

State of interior: Fully renovated

Brick and stonework: Fully renovated

Roof and gutters: Fully renovated

Abatement: Fully abated

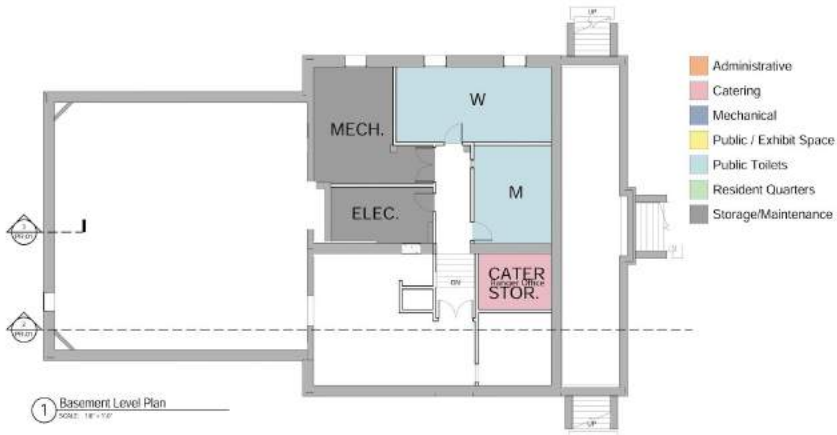


Front elevation of Building 31.

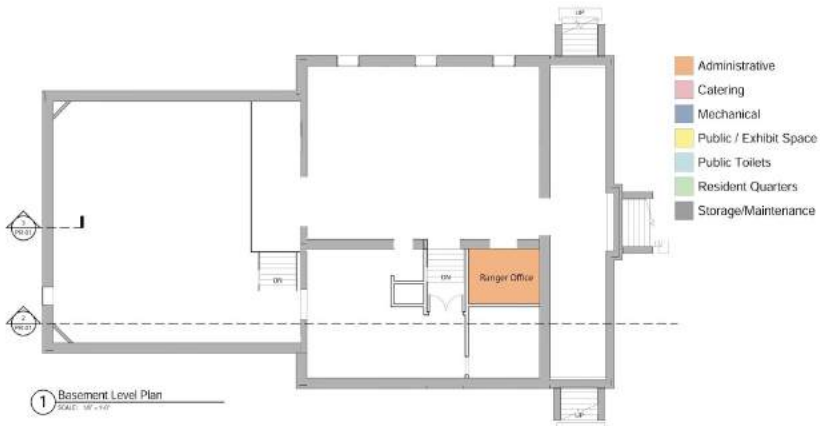


Covered porch looking E. towards pier.

31 FLOOR PLAN



Bruner/Cott & Associates



Bruner/Cott & Associates

33 FIREHOUSE

Date: 1912

Size: 875 sqft

Floors: Single storey

Location: Next to Bldg. 8

Materials: Red brick, concrete floor, wood frame, slate roof

Utilities: Not connected

Status: Stabilized and in use



S. elevation of Building 33 with pair of doors.



Historic photo Building 33 showing original doors.

DESCRIPTION

Character: Defined by the pair of arched garage doors on its south frontage. The tower in the NW corner for hanging hoses identifies the building as a firehouse. There are ornamental finishes to the exposed ends of the rafters.

Layout: Single bay extending N. with two 8' doors.

History: Housed the forts two water pumpers and firefighting gear. Presently used by DCR staff for vehicle storage.

Views: Looks out on Bldg. 25.

CONDITION

Structural stability: Good condition

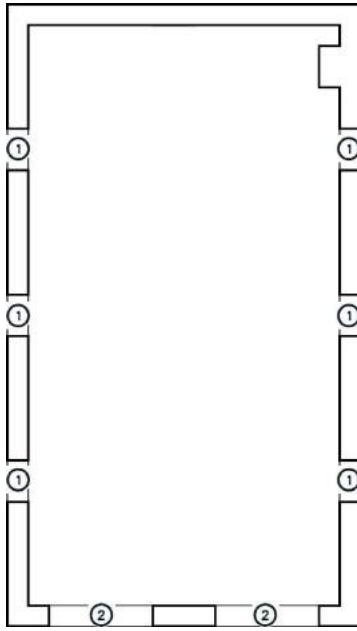
State of interior: Floor and walls in good condition

Brick and stonework: Good condition

Roof and gutters: Roof protection in place. No signs of structural issues. Isolated damage to cornice. Portion of ridge cap needs replacing.

Abatement: Building debris cleared. Asbestos is present in window & door caulking.

33 FLOOR PLAN



Building 33 first floor (at grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	WINDOW AND DOOR CAULK	ALL WINDOWS AND DOORS
②	OVERHEAD DOOR CAULK	1 EA

36 QUARTERMASTER'S STOREHOUSE

Date: 1912

Size: 45,000 sq ft

Floors: two full stories above daylight basement

Materials: Red brick, wood framing, iron columns, slate roof

Location: Anchors the W. most end of campus overlooking water. The primary cross-island paths converge here. Near Bldgs. 27 & 28

Utilities: Not connected

Status: Stabilized and Mothballed



Courtyard E. side Building 36.



Historic view Building 36 from SW corner.

DESCRIPTION

Character: The largest of the buildings on the island, the Storehouse is U-shaped with the main building spanning 9 bays wings extending five bays E. Each wing has a central loading bay. The E. elevation rises 2 ½ stories with a loading platform at first floor level (removed). The sloping ground reveals three full stories facing the waterfront with 15 window bays. Three double width doors define the ground level.

Layout: U-shaped but with the N. wing not connected to the rest of the building. Has open floor plates with iron columns on basement and first floor. The second floor has no columns and is open to the roof trusses. A boiler room occupies the N. end of the W. wing. Several staircases and a freight elevators connect the floors.

History: As the largest building on the Island, it serves combined Quartermaster & Engineer storehouse, holding all the islands supplies. Despite its waterfront proximity, a dock was never constructed on the W. shore to service the storehouse.

Views: But for a few trees the northern windows offer unmatched waterfront views of George's and Long Island's, and farther off the Boston skyline beckons. From this vantage the bulk of Boston's harbor defenses are visible and their full story nears into focus.

CONDITION

Structural stability: Stabilized. Roof and floors temporarily supported

State of interior: Iron support columns are corroded. Some floor joist rot at exterior wall pockets. Floors damaged

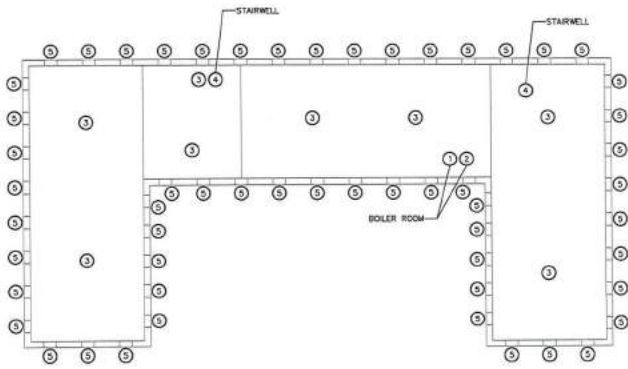
beneath open roof section, W. wing N. end. Failed stairwell in S. wing.

Brick and stonework: Significant cracking between windows & at NE. corner have been stabilized. Minor repointing needed.

Roof and gutters: Roof structure needs significant repair with several failed trusses temporarily supported. A large opening in E. side, N. end of W. wing has been covered with plywood. Damages truss in S. wing.

Abatement: Building was cleared of debris. Friable Asbestos-containing materials remain in the pipe insulation, and the wall/ceiling plaster, mostly confined to the buildings western section. Window aprons on the upper floors are surfaced with friable Asbestos-containing material as well. Window & door caulking through contains Asbestos. Damaged boiler breeching was removed. Damaged plaster at stairwell and boiler room ceiling removed. Spray encapsulant used on floors. Damaged pipe insulation removed.

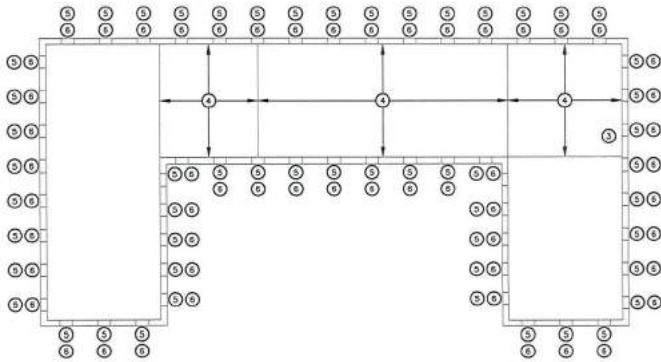
36 FLOORPLAN



Basement level (at grade W. side).

EXISTING ASBESTOS-CONTAINING MATERIALS

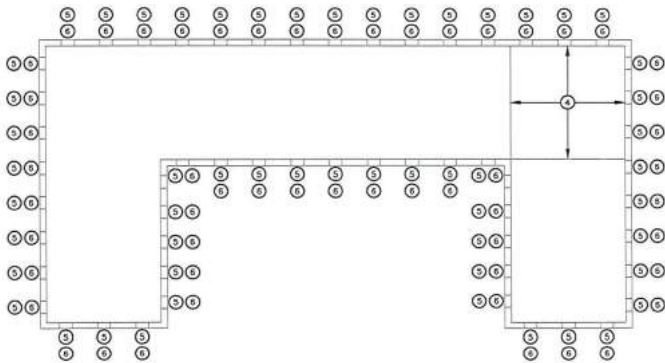
①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	140 SF
②	FRIABLE PIPE INSULATION & MUDDIED FITTINGS ASSOCIATED WITH BOILER BREACHING	15 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDIED FITTINGS	1,020 LF
④	WALL & CEILING PLASTER (FRIABLE)	16,275 SF
⑤	WINDOW & DOOR CAULK	ALL WINDOWS & DOORS
⑥	FRIABLE SURFACING MATERIAL AT INTERIOR WINDOW APRONS (INCLUDES CONCEALED AREAS BEHIND WALLS)	MOST WINDOWS AT 1ST AND 2ND FLOORS



First floor (raised above grade).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	140 SF
②	FRIABLE PIPE INSULATION & MUDDIED FITTINGS ASSOCIATED WITH BOILER BREACHING	15 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDIED FITTINGS	1,020 LF
④	WALL & CEILING PLASTER (FRIABLE)	16,275 SF
⑤	WINDOW & DOOR CAULK	ALL WINDOWS & DOORS
⑥	FRIABLE SURFACING MATERIAL AT INTERIOR WINDOW APRONS (INCLUDES CONCEALED AREAS BEHIND WALLS)	MOST WINDOWS AT 1ST AND 2ND FLOORS



Second floor (open to attic).

EXISTING ASBESTOS-CONTAINING MATERIALS

①	FRIABLE THERMAL SYSTEM INSULATION (TSI) JACKET ASSOCIATED WITH BOILER	140 SF
②	FRIABLE PIPE INSULATION & MUDDIED FITTINGS ASSOCIATED WITH BOILER BREACHING	15 LF
③	FRIABLE PIPE INSULATION & ASSOCIATED MUDDIED FITTINGS	1,020 LF
④	WALL & CEILING PLASTER (FRIABLE)	16,275 SF
⑤	WINDOW & DOOR CAULK	ALL WINDOWS & DOORS
⑥	FRIABLE SURFACING MATERIAL AT INTERIOR WINDOW APRONS (INCLUDES CONCEALED AREAS BEHIND WALLS)	MOST WINDOWS AT 1ST AND 2ND FLOORS

39 CHAPEL

Date: 1941
Size: 3,434 sqft
Floors: Single storey
Location: S. end of campus along E. shore. Across from VC (Bldg. 31).
Materials: Cedar shingle, wood stud framing, timber truss, concrete foundation, asphalt shingle roof
Utilities: Water, Sewer Electricity connected
Status: Fully renovated and used for events



Entrance at N. end of Chapel.



Historic view Building 36 from SW corner.

DESCRIPTION

Character: Simple rectangular layout with steep pyramidal steeple over the N. entrance. Large sash windows run the length of the chapel. A low extension to S. end has a shallow shed roofline.

Layout: Vaulted chapel space extends S. with a small balcony at N. end over entry and WC's. An extension to S. provides storage and kitchen space.

History: Built as a chapel for WWII soldiers, it is the forts only remaining temporary wood structure. There was once over 1,500 such chapels nation-wide. 2014 renovation used windows from a Weymouth AFB chapel.

Views: Windows lookout to the water E. & Parade Ground W. The entrance faces the New Guardhouse (Bldg. 31).

CONDITION

Structural stability: Fully renovated.

State of interior: Fully renovated with kitchen and WC facilities.

Brick and stonework: Fully renovated.

Roof and gutters: Fully renovated.

Abatement: Fully abated of lead and asbestos.

T2 FIRE CONTROL TOWER

Date: 1906

Size: 966 sqft

Floors: Two stories with mezzanine

Location: Atop N. Drumlin near Artillery Batteries and Camping Area 1

Materials: Red brick, granite foundation and lintels, concrete slab floors & roof

Utilities: Not connected (close to camping water and power hookup)



Fire Control Tower N. elevation.

DESCRIPTION

Character: Brick tower with canted N. face to improve views. An external concrete staircase (removed) accesses the observation platform and the building is characterized by low concrete rooflines.

Layout: Three rooms on first floor accessible from ground. Second floor observation platform with external access only. A 4'x4' support column rises to observation level.

History: Coordinated fire for the mortar pits, sighting targets and relaying positions to mortar batteries.

Views: Panoramic views N. over the treeline.

CONDITION

Structural stability: Temporary roof cover and supports in place. External concrete staircase has been removed.

State of interior: Cleared of debris. Rotted area on first floor covered in plywood.

Brick and stonework: External stair is sound but not safe for public use. SW corner has been rebuilt and repointed where necessary.

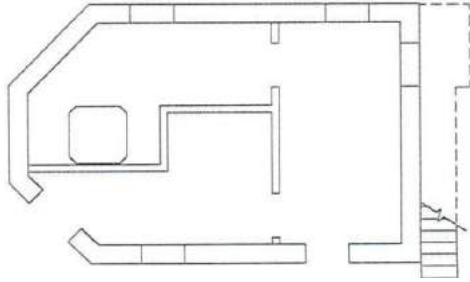
Roof and gutters: Corrosion has dislocated the observation area roof slab.

Abatement: Building has been cleared of asbestos-containing material and loose debris.

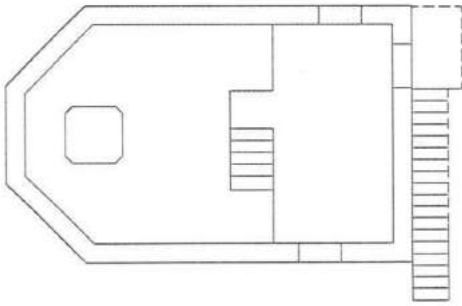


Building T2 Interior looking N.

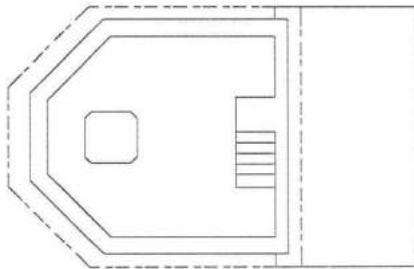
T2 FLOORPLANS



First floor (at grade).



Mezzanine level.



Second floor observation platform.

THE COTTAGE COMMUNITY

The Middle Head of Peddocks Island is home to a small cottage community. These islanders represent a long heritage of civilian presence on the island which predates the construction of Fort Andrews.

History: The Cottage Community has its roots in two distinct communities. The Portuguese fishing village which grew along the path between Middle and West Head, referred to as “Crab Alley”, dates back to circa 1887 when displaced families arrived from Long Island. Across Middle Head a Summer Community of vacation cottages was well established by the early 20th C. When construction commenced on Fort Andrews cottages on East Head were abandoned or relocated to middle Head. Several cottages on the S. side of East Head were taken over by military personnel and became known as “Sergeants Row”. Of the approx. 39 remaining cottages 25 are in regular use and many of the occupants can trace their island roots back five generations.

Utilities: The original Fort Andrews pipe once supplied some of the cottages with water but for most of its history wells have been the primary water source on the island, with at least a dozen still present on Middle and West Heads. These wells however, do not comply with current potable water standards. Islanders now carry in drinking water. For electricity needs the cottages rely on generators and/or solar panels.

DCR Ownership: Following state ownership in 1970 legislation established that upon the death of the current owner these properties would transfer to the state. Currently 12 cottages (06,09,21,22,28,30,32,38,39,42,45 & 46) are under DCR management. They now sit vacant and are falling into disrepair. Based on the age of current deed holders, the last cottage will transition to DCR management by the 2030’s. Moving forward the continuation of this key aspect of island heritage presents another reuse opportunity. The following pages provide information on the condition of cottages presently in DCR ownership.



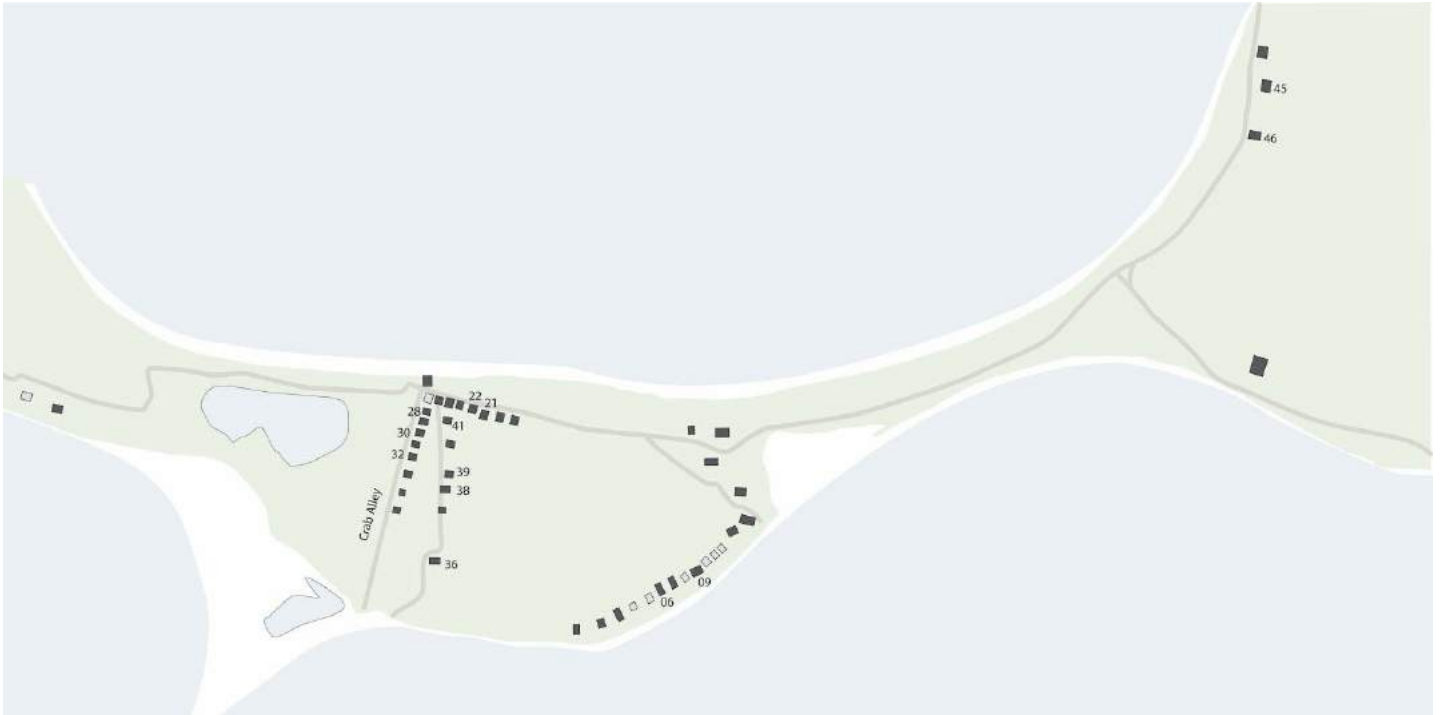
Crab Alley circa 1890.



View of Middle Head from East Head circa 1910 .

EXISTING COTTAGES

The map below shows the location of the remaining cottages. Numbered cottages are under DCR management while the rest remain in private ownership.



Cottages around Middle Head. Numbered properties are currently under DCR management.

06 COTTAGE

Date: Early 20th C.

Size: 810 sq ft approx.

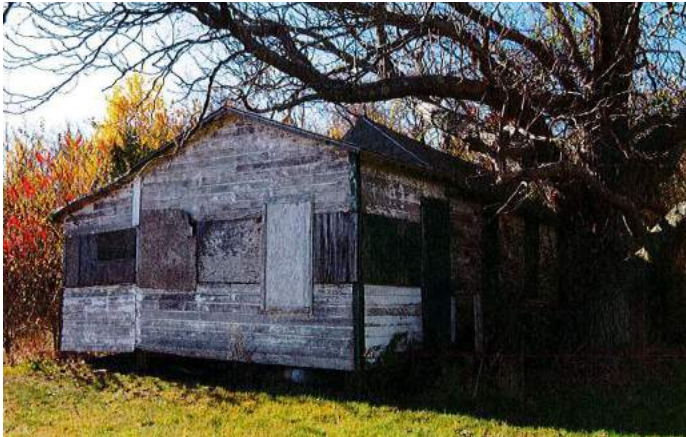
Floors: Single storey

Materials: Ship lap siding, wood frame, wood pier foundation, asphalt shingle roof

Location: South Side facing Hingham Bay

Utilities: Not connected

Status: Partially stable, insufficient foundation, roof intact



Cottage 06 from NE..



Cottage 06 from SW..

DESCRIPTION

Character: Front-gabled structure with later additions to N. and S. with shallow gables and shed roof extension to W.

Layout: Arranged along N. to S. axis with extensions defining new rooms.

History: Owned by the Ernos and Perry families..

Views: But for a few trees the northern windows offer unmatched waterfront views of George's and Long Island's, and farther off the Boston skyline beckons. From this vantage the bulk of Boston's harbor defenses are visible and their full story nears into focus.

CONDITION

Structural stability: Some portions stable. The wood foundation piers are insufficient to support the structure and may be causing the sag to the main roofline.

State of interior: Interior not accessible. There is likely water damage as a result of the collapsed W. roof.

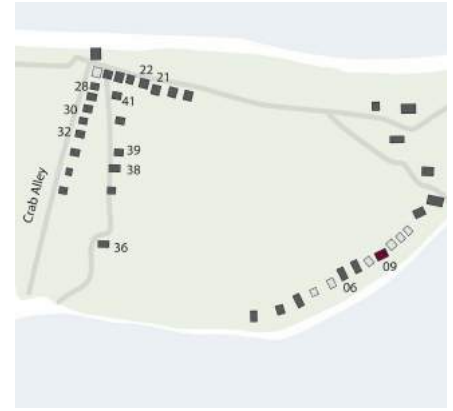
Foundation: Insufficient wooden piers require further support.

Roof and gutters: Roof intact except for collapsed section over west extension. .

Abatement: Asbestos is presumed but not visible sign of the material present.

09 COTTAGE

Date: circa 1950-60
Size: 590 sq ft approx.
Floors: Single storey
Materials: T-111 siding, wood frame, wood and concrete pier foundation, asphalt shingle roof
Location: S. shore of Middle Head.
Utilities: Not connected
Status: South Side facing Hingham Bay



S. elevation of Cottage 09.



Interior of Cottage 09 showing cut back joists.

DESCRIPTION

Character: Simple shallow-gabled building with picture windows and a square footprint.

Layout: Open room on S. side with smaller adjacent rooms.

History: Owned by the Campagna and Jerry Families

Views: Picture windows on S. elevation offer water views of Hingham Bay.

CONDITION

Structural stability: Stable but in need of reinforcement.

State of interior: Interior in good condition with plant encroachment through missing N. window. Slight sag to floor in NE corner.

Foundation: Wooden and concrete piers.

Roof and gutters: Roof intact.

Abatement: Asbestos is presumed but not visible sign of the material present.

21 COTTAGE

Date: Circa 1925

Size: 1,100 sq ft approx.

Floors: Single storey with full attic

Materials: Wood clapboard siding, wood frame, asphalt roll and shingle roof

Location: N. bluff of Middle Head

Utilities: Not connected

Status: Main structure is stable. Front porch collapsed



Collapsed front porch to Cottage 21.



View of Cottage 21 from SE.

DESCRIPTION

Character: Simple side-gabled building with attic rooms. Enclosed front porch (collapsed) and shed roofed extension to rear.

Layout: Four rooms with central hall and stairs to attic. Covered front porch (collapsed) along length of building..

History: Owned by the Ferdinand family. A small store operated out of the front room until the 1950s.

Views: Front porch offers peek-a-boo water views .

CONDITION

Structural stability: Main structure is stable but with slight sag to front right corner. Front porch has collapsed and rear extension sags at edges.

State of interior: Framing and floor joists appear sound. Interior is open to elements/trespassers and cluttered.

Foundation: Wooden and concrete piers.

Roof and gutters: Roof intact.

Abatement: Asbestos is presumed but not visible sign of the material present.

22 COTTAGE

Date: Circa 1925

Size: 800 sq ft approx

Floors: Single storey with attic

Materials: Clapboard siding, wood frame, wood and concrete pier foundation, asphalt roll & shingle roof

Location: N. bluff of Middle Head

Utilities: Not connected

Status: Stable but needs reinforcement, roof intact



Cottage 22 from NW.



Enclosed porch of Cottage 22.

DESCRIPTION

Character: Side-gabled building with covered porches along N. & S. elevations creating a kinked roof profile.

Layout: Covered porches at front and rear off of main rooms with attic rooms above.

History: Associated with the Portuguese fishing community which developed on the island in the late 19th C. Connected to family living in Cottage 21.

Views: Secluded woodland views.

CONDITION

Structural stability: Main structure stable. Rear porch in poor condition. Foundation piers need attention.

State of interior: Interior in sound condition. Sills and joists are sound.

Foundation: Wooden and concrete piers may need replacing. Metal jacks are rusting and should be replaced with permanent treated supports.

Roof and gutters: Roofing is intact but at end of lifespan. Rear porch roofing is missing causing deterioration to plywood underlayment.

Abatement: Asbestos is presumed but not visible sign of the material present.

28 COTTAGE

Date: Circa early 1900s

Size: 970 sq ft approx

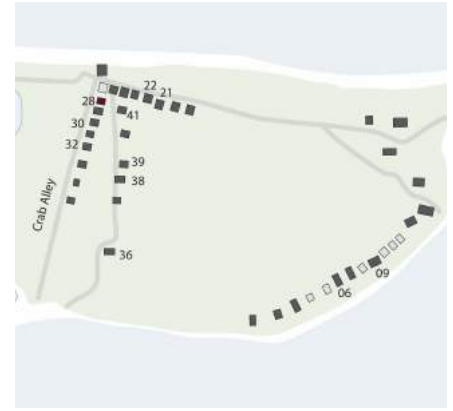
Floors: Two storey

Materials: Wood shake siding, wood frame, pier foundation, asphalt shingle roof

Location: N. end of "Crab Alley"

Utilities: Not connected

Status: Structurally unstable



W. Overhang & porch, Cottage 28.



Cottage 28 from N.

DESCRIPTION

Character: Two storey rectangular building with second storey projecting W. over the front porch. A shallow hipped roof runs E. to W.

Layout: Rectangular plan with with front porch.

History: Likely the original Firara family residence.

Views: Looks out on "Crab Alley".

CONDITION

Structural stability: Unstable condition. The roof is deflecting, support piers and sills are rotten or collapsed. The supporting columns for the second floor are severely splayed.

State of interior: Interior in sound condition. Sills and joists are sound.

Foundation: Visible support pier has collapsed causing cracking to the walls. Sills are likely rotting in places.

Roof and gutters: Roofing is deteriorated and missing in places causing damage to plywood below.

Abatement: Asbestos is presumed but not visible sign of the material present.

30 COTTAGE

Date: Circa 1910.

Size: 500 sq ft approx

Floors: Single storey

Materials: Wood shingle siding, wood frame, wood and concrete pier foundation, asphalt roll roofing

Location: “Crab Alley” next to Cottage 32

Utilities: Not connected

Status: Structurally unstable



Cottage 30 from SW.



SE view of Cottage 30 showing roof condition.

DESCRIPTION

Character: Gabled E. to W. roofline with shed roofed extension to S. elevation, gabled extension N. and lowered shed extension to W. The W. & S. elevations are decorated with buoys.

Layout: Overall rectangular plan with interconnected rooms from each addition.

History: Built by “Old Joe” Gill, a first generation Portuguese fisherman. Later purchased by Silvio Pierimarchi, the first Italian resident on “Crab Alley” in 1937..

Views: Views along “Crab Alley”.

CONDITION

Structural stability: Structurally unstable with deflecting roof structures, and collapsing interior.

State of interior: Interior ceilings and walls are in a state of collapse.

Foundation: Wooden piers and sills are below grade causing significant rot.

Roof and gutters: Roll asphalt is in varying states of decay.

Abatement: Asbestos is presumed but not visible sign of the material present.

32 COTTAGE

Date: Circa early 1900s

Size: 550 sq ft approx

Floors: Single storey

Materials: Wood shingle siding, wood frame, concrete block foundation, asphalt shingle roofing

Location: “Crab Alley” next to Cottage 30

Utilities: Not connected

Status: Structure needs stabilization



W. elevation Cottage 32 showing buoy decoration.



Rear extension Cottage 32.

DESCRIPTION

Character: Gabled building running E. to W. with shed roofed enclosed porches extending from both gables. Exterior is decorated with buoys.

Layout: Covered porches at front and rear off of main rooms.

History: Owned by the Firara and Perry families.

Views: Views along “Crab Alley”.

CONDITION

Structural stability: Sills and beams show significant rot. The roof is failing and deflecting. The front porch piers have failed and the structure is sagging.

State of interior: Floor joists show signs of deterioration and the interior has been open to damage from trespassing and the elements.

Foundation: Concrete block footings have collapsed under the front porch and require reinforcement.

Roof and gutters: The roof is sagging heavily. Deteriorated shingles have allowed damage to sheathing..

Abatement: Asbestos is presumed but not visible sign of the material present. Presumed Vinyl Asbestos Tiling throughout.

38 COTTAGE

Date: Circa early 1900s

Size: 590 sq ft approx.

Floors: Single storey with attic

Materials: Wood shingle siding, wood frame, wood post & concrete footing foundation, asphalt roll & shingle roof

Location: E. path behind “Crab Alley”, next to Cottage 39

Utilities: Not connected

Status: Stable but needs reinforcement



Collapsed front porch, Cottage 38.



Interior of Cottage 38.

DESCRIPTION

Character: Side-gabled building running N. to S. with rear extension and enclosed front porch N. .

Layout: Enclosed porch at front opens to large main room.

History: Owned by the Sylvester/Loppes, Perry and Enos families.

Views: Secluded, overlooking “Crab Alley” cottages.

CONDITION

Structural stability: Main structure stable. Rear addition needs attention and front porch roof is missing threatening failure of the exterior walls..

State of interior: Interior in sound condition apart from front porch area.

Foundation: Wooden posts are dry & rot free. SW corner pier is collapsing. Below grade sills at rear have some rot.

Roof and gutters: Roofing is intact deteriorating. The front porch is missing its roof completely.

Abatement: Asbestos is presumed but not visible sign of the material present.

39 COTTAGE

Date: Mid-1940s

Size: 540 sq ft approx.

Floors: Single storey with attic

Materials: Wood shingle siding, wood frame, brick & concrete pier foundation, asphalt roll roofing

Location: E. path behind “Crab Alley”, next to Cottage 38

Utilities: Not connected

Status: In poor condition with collapsed roofs



Cottage 39 entrance from NE.



Interior condition of front porch, Cottage 39.

DESCRIPTION

Character: Small flat-roofed building with sloping roofline over W. enclosed front porch.

Layout: Covered porch off of main room. .

History: Built by Joe Montagna and his family on the site of a cottage with burned down in the 1940s.

Views: Secluded, overlooking “Crab Alley”.

CONDITION

Structural stability: Primary framing intact but floor joists, flooring and rafters have extreme rot.

State of interior: Open ceilings have allowed significant damage to flooring.

Foundation: Brick & concrete piers and floor beams are in good condition. Secondary joists are rotting.

Roof and gutters: The main roof structure has completely collapsed. The front porch roof has rotted through causing rot to remaining rafters.

Abatement: Asbestos is presumed but not visible sign of the material present.

41 COTTAGE

Date: Circa early 1900s

Size: 270 sq ft approx.

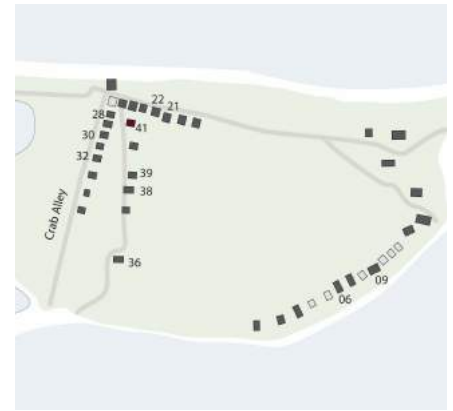
Floors: Single storey

Materials: Wood shake siding, wood frame, wood and concrete pier foundation, asphalt roll roofing

Location: N. end of E. path behind “Crab Alley”

Utilities: Not connected

Status: Structure is unstable and roof is failing



Collapsed roof, Cottage 39.



Overgrown condition of Cottage 39, SE corner.

DESCRIPTION

Character: Side-gabled building with shallow-sloped roof running N. To S.

Layout: Rectangular plan.

History: Owned by the Pinto and Saudade families.

Views: Set back behind neighboring cottages.

CONDITION

Structural stability: failing roofing and rotted sills have caused extensive damage to structure racking to walls.

State of interior: Sills are rotted and failed roof sections have allowed water damage to interior.

Foundation: Floors show major shifting and settling due to rotted sills and possible foundational issues. .

Roof and gutters: Roofing has failed and intact areas show significant sagging..

Abatement: Asbestos is presumed but not visible sign of the material present.

45 COTTAGE

Date: Circa mid-1900s

Size: 640 sq ft approx.

Floors: Single storey

Materials: Clapboard vertical tongue & groove siding, wood frame, temporary tar paper roof covering

Location: “Seargrents Row” East Head near Cottage 46

Utilities: Not connected

Status: Mothballed



West facade, Cottage 45



Temporary roof sheathing, Cottage 45.

DESCRIPTION

Character: Narrow rectangular building with shed roof running N. to S. and higher section at the N. end.

Layout: Series of three section running N. to S. .

History: Built on the site of the “last and best of the old summer cottages” described in the book *Once Upon an Island*. The original cottage burned down in 1934 and some salvage was used in building the current structure.

Views: Looks out over Perry Cove.

CONDITION

Structural stability: Structure has been temporarily shored and mothballed in 2013..

State of interior: Interior has been temporarily shored up.

Foundation: Foundation inaccessible for inspection. Some signs of settling but appears sound overall.

Roof and gutters: Roof is covered in tar paper sheathing.

Abatement: Asbestos is presumed but not visible sign of the material present.

46 COTTAGE

Date: Circa early 1900s

Size: 1,000 sq ft approx.

Floors: Single storey with attic

Materials: Wood shingle siding, wood frame, asphalt shingle roofing

Location: "Seargrents Row" East Head near Cottage 45

Utilities: Not connected

Status: Unstable and in risk of collapse



Enclosed entry porch W. elevation of Cottage 46.



Deteriorated state of Cottage 46.

DESCRIPTION

Character: L-shaped gabled building with shed-roofed enclosed porch extension to W. facade.

Layout: L-shaped plan with attic rooms and enclosed porch.

History: Potentially one of the five fishermen cottages remaining on East Head when it was purchased to construct Fort Andrews.

Views: Looks out over Perry Cove.

CONDITION

Structural stability: Structure is entirely unstable with sagging to roof and exterior walls.

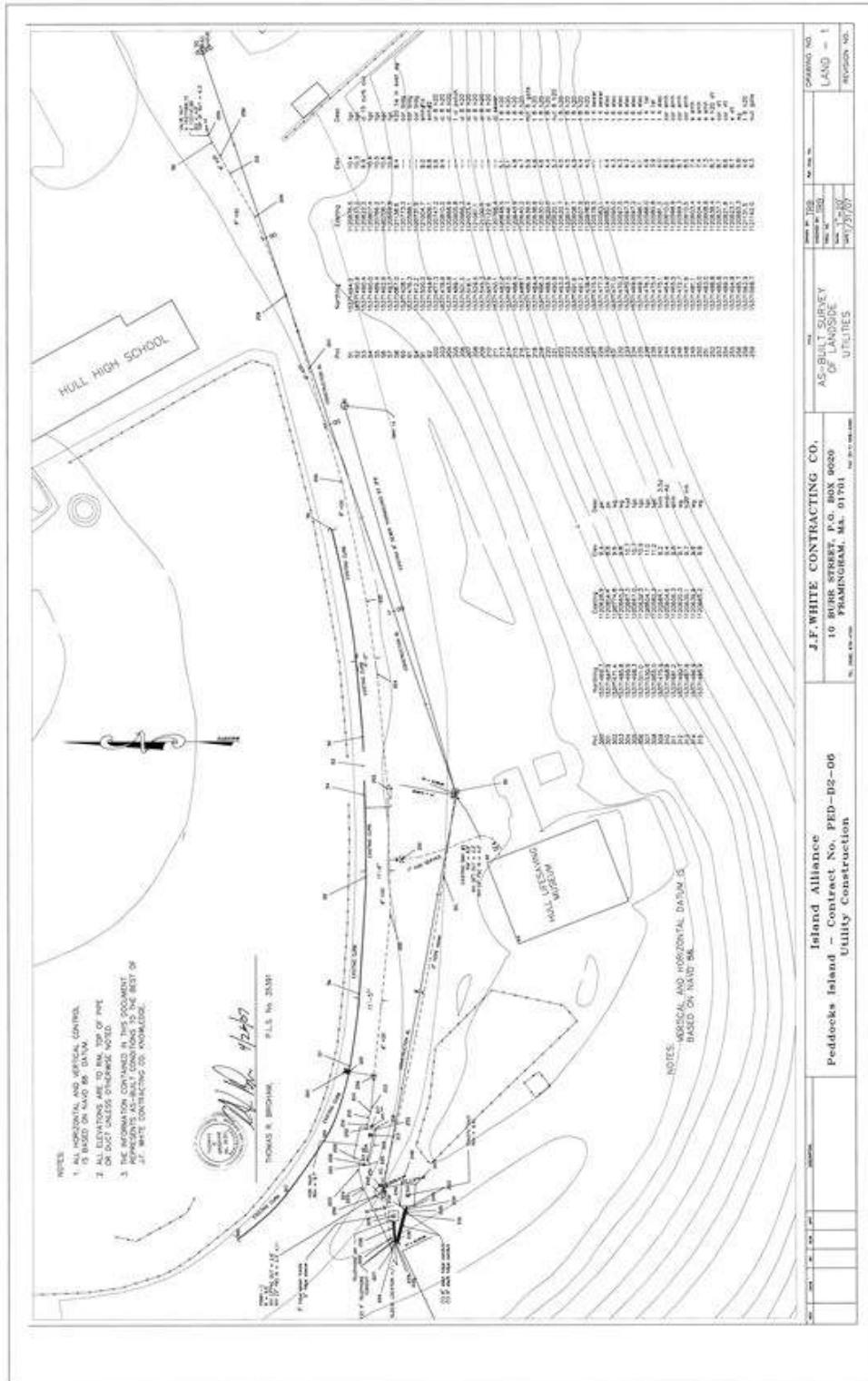
State of interior: Interior in poor condition due to water ingress from missing roofing.

Foundation: Rotting sills and foundation elements have caused significant racking and sagging to structure. .

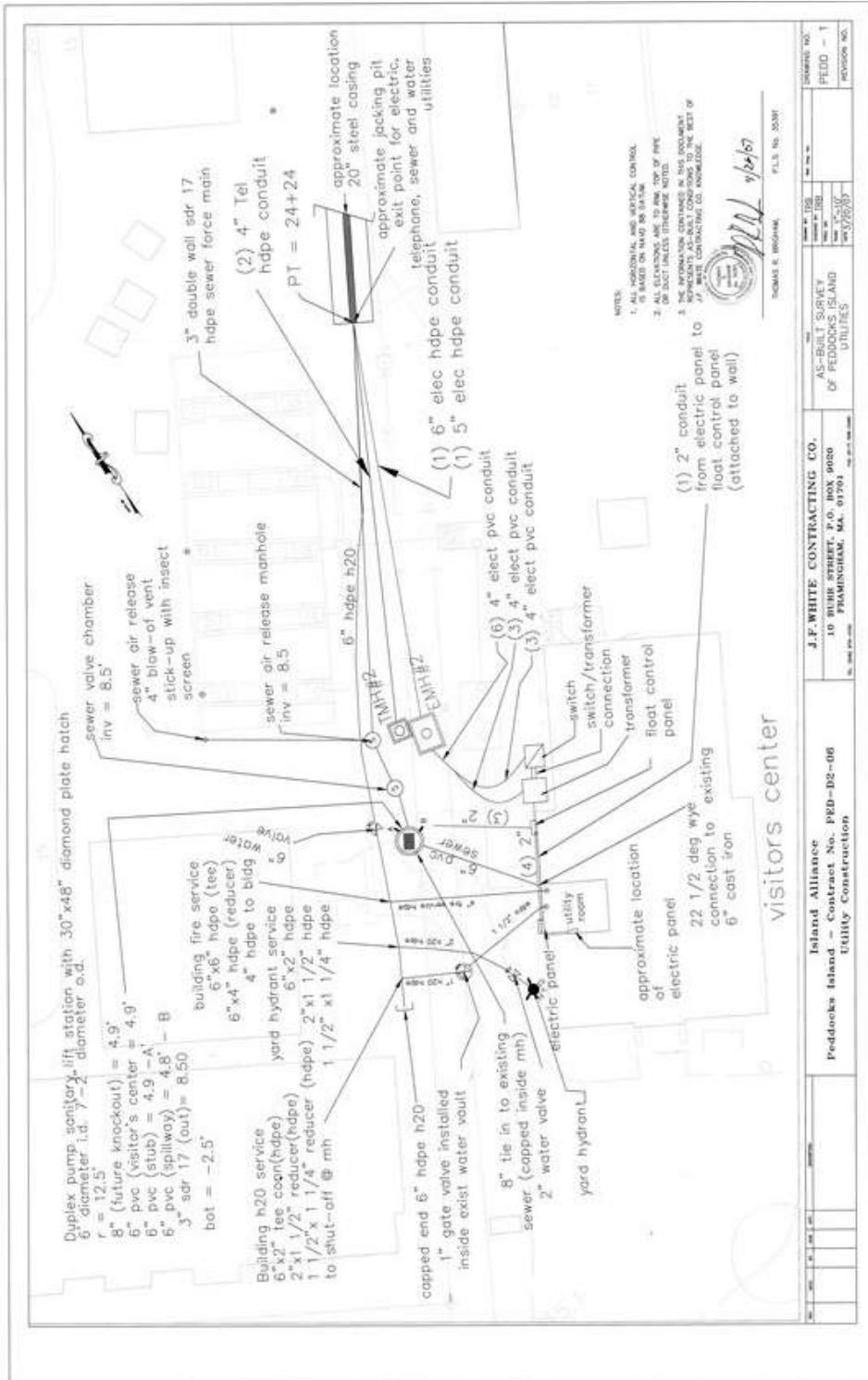
Roof and gutters: Much of the roof is missing or collapsed and what remains is in extremely poor condition.

Abatement: Asbestos is presumed but not visible sign of the material present.

APPENDIX A



As-built plan for utility tunnel to Peddocks Island (Pemberton point end).
 (NOT TO SCALE)



As-built utility tunnel to Peddocks Island (Peddocks end).
 (NOT TO SCALE)

APPENDIX B

For further information on Structural Stabilization, Demolition, and Abatement works for Fort Andrews buildings see:

Fort Andrews on Peddocks Island: Stabilization and Mothball Specification

Bruner/Cott Architects & Planners, Oct 2010

Available: Hingham DCR Office (electronic)

For further information on Current Conditions for the Cottages see:

Condition Assessment of DCR-Owned Cottages on Peddocks Island

DCR Planning offices, Nov 2013

Available: Hingham DCR Office (electronic)

APPENDIX C

For further information on the history of Peddocks Island
see:

Peddocks Island Physical History, Chronology & Statement
of Significance

DCR Office of Cultural Resources, Feb 2009

Available: Boston DCR Office (electronic)

A Place of Quiet Adventure, An Ethnographic Study of the
Peddocks Island Cottages

Cathy Stanton Ph.D, NPS, Jan 2016

Available Boston & Hingham DCR Offices

Thumbnail Histories of Individual Cottages

Supplement to above, NPS

Available Boston & Hingham DCR Offices

APPENDIX D

Total Visitors to DCR Islands, 2016					
By Mode of Travel					
		Island Ferries	Charters	Private Boaters & Water Crafts	TOTAL
Georges Island		76,677	3,192	999	80,868
Spectacle Island		44,996	6,994	851	52,841
Peddock's Island		5,132	793	672	6,597
Lovells Island		1,835	41	1,067	2,943
Grape Island		735	0	257	992
Bumpkin Island		830	13	316	1,159

APPENDIX E

LOCATION	MATERIAL	ESTIMATED QUANTITY
Building 1 – Electrical Shed		
Exterior	Window & Door Caulk (Assumed)	All Windows & Doors
Building 4 - Stable		
Exterior	Window & Door Caulk	All Windows & Doors
Building 7 – Old Guard House		
No Asbestos Remaining		
Building 8 - Bakery		
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Large Cylinder Boiler	50 SF
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Stove	30 SF
Boiler Room	Friable Pipe Insulation & Mudded Fittings Associated with Boiler Breeching	28 LF
Boiler Room	Friable Pipe Insulation & Associated Mudded Fittings	50 LF
Boiler Room	Fiber Cement Board (Transite) Ceiling Panels	125 SF
Small Storage Room	Overhead Friable Pipe Insulation & Associated Mudded Fittings	8 LF
Exterior	Window & Door Caulk	All Windows & Doors
Building 10 – Barracks Building		
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Boiler	150 SF
Boiler Room	Friable Pipe Insulation & Mudded Fittings Associated with Boiler Breeching	45 LF
Boiler Room	Friable Pipe Insulation & Associated Mudded Fittings	35 LF
Boiler Room	Flue Cement	2 SF
Basement	Fiber Cement Board (Transite) Ceiling Panels	128 SF
Basement	Flue Cement	2 SF
Exterior	Window & Door Caulk	All Windows & Doors

LOCATION	MATERIAL	ESTIMATED QUANTITY
Building 11 – Barracks Building		
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Boiler	40 SF
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Stove	50 SF
Boiler Room	Friable Pipe Insulation & Mudded Fittings Associated with Boiler Breeching	45 LF
Boiler Room	Friable Pipe Insulation & Associated Mudded Fittings	15 LF
Basement	Fiber Cement Board (Transite) Ceiling Panels	128 SF
Basement	Friable Pipe Insulation & Associated Mudded Fittings	10 LF
Exterior	Window & Door Caulk	All Windows & Doors
Building 15 – Officers Residence		
Throughout	Rough Coat Wall and Ceiling Plaster	4,500 SF
Building 16 – Officers Residence		
1 st & 2 nd Floors	Flue Cement	4 SF
Building 25 - Gymnasium		
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Boiler	65 SF
Boiler Room	Friable Pipe Insulation & Associated Mudded Fittings	15 LF
Boiler Room	Fiber Cement Board (Transite) Ceiling Panels	485 SF
Coal Room	Fiber Cement Board (Transite) Ceiling Panels	120 SF
Basement	Friable Pipe Insulation & Associated Mudded Fittings	300 LF
1 st Floor	Friable Pipe Insulation & Associated Mudded Fittings	8 LF
2 nd Floor (Gymnasium Balcony)	Friable Pipe Insulation & Associated Mudded Fittings	5 LF
Exterior	Window & Door Caulk	All Windows & Doors
Building 27 – Officers Residence		
1 st Floor	Flue cement	2 SF
1 st & 2 nd Floors; Concealed Areas behind Plaster Walls	Vent Paper	20 SF (and Allowance for Concealed Areas behind Plaster Walls)
Basement	Fiber Cement Board (Transite) Ceiling Panels	100 SF
Building 28 – Officers Residence		

LOCATION	MATERIAL	ESTIMATED QUANTITY
1st & 2nd Floors; Concealed Areas behind Plaster Walls	Vent Paper	30 SF (and Allowance for Concealed Areas behind Plaster Walls)
Building 31 – New Guard House		
No Asbestos Remaining		
Building 33 – Fire House		
Exterior	Window & Door Caulk	All Windows & Doors
Exterior	Overhead Door Caulk	1 EA
Building 36 – Quartermaster’s Store House		
Boiler Room	Friable Thermal System Insulation (TSI) Jacket Associated with Boiler	140 SF
Boiler Room	Friable Pipe Insulation & Mudded Fittings Associated with Boiler Breeching	15LF
Boiler Room	Friable Pipe Insulation & Associated Mudded Fittings	60 LF
East Basement	Friable Pipe Insulation & Associated Mudded Fittings	300 LF
Central Basement	Friable Pipe Insulation & Associated Mudded Fittings	390 LF
West Basement	Friable Pipe Insulation & Associated Mudded Fittings	240 LF
Basement Stairwell near Boiler Room	Wall & Ceiling Plaster (Friable)	325 SF
Basement Stairwell (West)	Wall & Ceiling Plaster (Friable)	650 SF
1st Floor (East)	Friable Pipe Insulation & Associated Mudded Fittings	30 LF (Exposed Risers)
1st Floor (East)	Wall & Ceiling Plaster (Friable)	4,500 SF
1st Floor (West)	Wall & Ceiling Plaster (Friable)	5,800 SF
2nd Floor (East)	Wall & Ceiling Plaster (Friable)	5,000 SF
Exterior	Window & Door Caulk	All Windows & Doors
Most Interior Window-Aprons at 1st & 2nd Floor	Friable Surfacing Material at Interior Window-Aprons	Most Windows at 1st & Second Floors (Include Concealed Areas behind Walls)
Building 39 - Chapel		
No Asbestos Remaining		
Fire Control Tower		
No Asbestos Remaining		

APPENDIX F

