

1. BUILDING DESCRIPTION

On October 13, 1983, a condition survey team visited the Governor Oliver Ames Mansion located at the northeast corner of the intersection of Commonwealth Avenue and Massachusetts Avenue. The team consisted of the following Maguire personnel:

Brian O'Donnell, A.I.A.	- Project Director and Architect
Richard Goddard, P.E.	- Structural Engineer
Dan Nayar, P.E.	- Mechanical Engineer
Dan Leone	- Electrical Engineer

The building is an historic structure built around 1883. The primary use was a residence. Recently the building was converted to an office as noted in the plans prepared by Childs Bertman Tseckares and Casendino, Inc., dated 5/19/81 with several revisions up to June 1982. The building contains six (6) stories each of about 4,700 square feet as noted below:

Basement - This area is comprised of unfinished walls and is used partially for storage. The main boiler room and passenger elevator machine room are located in this area. Two elevators service this level. A main stair and supplementary rear stair provide access to the other floors. No direct access to the exterior is provided from this level.

Ground Floor - This area is unoccupied. Recent renovations have made this floor acceptable for office use. Access to other floors is provided by a main and supplemental stair. In addition, both the passenger and freight elevator service this level. Direct access is provided both to Massachusetts Avenue and the car parking area in the alley behind the mansion.

First Level - This area was the main level of the original mansion containing entertainment, living and dining quarters. It is mostly unoccupied except for the Commonwealth Avenue side, which is occupied by the Faraca Company. The two stairs continue through this level as well as the elevators. Direct access is provided to the Commonwealth Avenue side of the structure from this level and was the main entry point to the original mansion.

Second Level - This area is presently occupied by The Finch Group, Inc., and Cramer & Co., Inc. It is served by both the stairs and elevators. No direct access to the street occurs at this level or any levels above this level.

Third Level - This area is presently occupied by Gray-Judson, Inc. It is served by both the stairs and elevators. It should be noted that the main stair stops at this