



## PROPERTIES CURRENTLY UNDER AGREEMENT

*Department of Conservation and Recreation*

Historic Curatorship Program

April 2012

Within the Commonwealth's 450,000 acres of State and Urban Parks are a number of unused, historically significant buildings. Over time, these properties have fallen prey to the elements and vandalism. The Historic Curatorship Program was established in 1994 to preserve these properties through a unique public-private partnership. Through the program, DCR partners with a Curator who agrees to rehabilitate, manage and maintain a historic property in return for a long-term lease. As a result, DCR secures the long-term preservation of threatened historic sites and Curators exchange their hard work and unique skills for the opportunity to live or work in a one-of-a-kind location.

Curators are selected through an open and competitive process and proposed reuses must be compatible with the historic and natural character of the park or forest. Proposals are evaluated according to the experience of the applicant, the quality of the reuse plan, proof of sufficient resources to undertake the project, and level of public benefit beyond providing biannual public access. Average lease terms range from 20 to 30 years. For more information on the program, please contact: Kevin Allen, Historic Curatorship Program Manager, 251 Causeway Street, Suite 700, Boston, MA 02114-2119. Email: [HCP.Requests@state.ma.us](mailto:HCP.Requests@state.ma.us) call: 617-626-1361

### Litchfield House at Great Brook Farm State Park (Carlisle)

This mid nineteenth-century Greek Revival farmhouse and barn sit in a wooded glen in Great Brook Farm State Park. The current tenants signed a twenty-five year lease in 1996 and are in the process of restoring the house and barn.

**Investment: \$538,000+**



### Gatekeeper's House and Shed at Lowell Heritage State Park (Lowell)

This 1847 house, once the residence of the Gatekeeper of the Pawtucket Dam's lock and canal systems, sits in a prominent spot overlooking the Merrimack River. The current tenant entered a ten-year lease in 1998 and currently uses it as a single family residence. DCR performed basic rehabilitation work on the property prior to occupancy. **Investment: \$118,480+**

### Barton House at F. Gilbert Hills State Park (Foxborough)

This 1901 Colonial Revival building overlooks placid Sunset Lake in Gilbert Hills State Park. The current tenants have entered into a twenty-five year lease in 1996 and have fully restored the house and are in the process of restoring the historic garden landscape.

**Investment: \$281,700+**





### Swann Lodge and Barn at Beartown State Forest (Monterey)

This turn of the century house and barn are currently under restoration. The tenants, Youth Enrichment Services (YES), signed a twenty-five year lease in 2001. YES is using the property to provide outdoor recreation programming to urban youth and the elderly. Find out more about the organization and their programs in the

Berkshires and beyond at: [www.yeskids.org](http://www.yeskids.org). Investment: \$84,679+

### Glenledge Cottage (Viereck House) at Halibut Point State Park (Rockport)

This late 19<sup>th</sup> century Queen Anne cottage is located in a wooded setting in seaside Halibut Point State Park. The current tenants signed a twenty year lease in 1999 and are currently in the final stages of rehabilitation of the house as a single family residence. Investment: \$342,839+



### Bradley Palmer Mansion, Coach House and Carriage Garage at Bradley Palmer State Park (Topsfield)

This unique Tudor-Revival style early twentieth century mansion features a rubblestone exterior and elaborate medieval-inspired interiors. The house was built by famed lawyer and diplomat Bradley



Palmer, and hosted President Taft and General George Patton among others. The current tenants signed a fifty year lease in 1997, have restored the mansion and are currently operating the mansion as Willowdale Estate, an events and overnight facility. Learn more about this unique events facility and events listings at: [www.willowdaleestate.com](http://www.willowdaleestate.com). Investment: \$3,772,053+



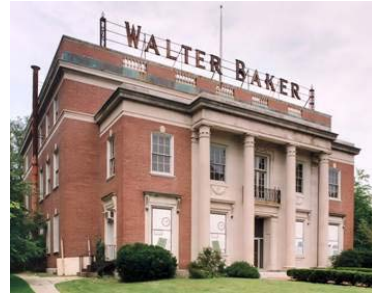
### Farmhouse at Maudslay State Park (Newburyport)

This 1800 farmhouse sits at the entrance of Maudslay State Park. The current tenants have completely restored the property and are using it as a single family residence. Investment: \$266,400+

### Walter Baker Administration Building (Dorchester/Lower Mills)

The stately Administration Building was the heart of the Baker Chocolate Factory, Keen Development Corporation, in conjunction with PreservationMASS, was chosen as a tenant in November 2000 and signed a fifty year lease. The restoration of this 1919 Classical Revival office building as artist lofts was completed in 2002. Find out about available artist work-live units in this building at: [www.paradigmpartner.com/walterbakerlofts.html](http://www.paradigmpartner.com/walterbakerlofts.html).

Investment: \$2,622,988+



### Harlow House, Ellisville Harbor State Park (Plymouth)

This 1930s reproduction of a colonial house and tavern that once sat on the site is an excellent example of the Colonial Revival Style and is the last remnant of what was once a thriving farm community tracing its roots to the 17<sup>th</sup> century. The Curators were selected in 2009 and are rehabilitating the house as a residence for a 25-year lease. Keep up with the rehab at

[www.harlowfarmhouse.com](http://www.harlowfarmhouse.com) . Investment: \$968,037+

### Lamson House, Bradley Palmer State Park (Topsfield)

The Lamson House represents five centuries of North Shore history, first as a rural colonial farmhouse, then as part of Bradley Palmer's elegant estate, and will now continue to be an active part of the historic landscape as the selected Curators rehabilitate the property as a residence under a 35 year lease.

Investment: \$1,273,469+



### Bascom Lodge, Mt. Greylock State Reservation (Adams)

In May 2009, DCR selected a Curator to operate, rehabilitate and maintain Bascom Lodge, one of the state's iconic historic properties. The Curators will continue the decades-long tradition of providing quality food, lodging and programs for visitors to Mt. Greylock State Reservation. The native stone and timber lodge was built by the Civilian

Conservation Corps in 1934-7. Find information on lodging and dining options as well as public events at this mountaintop lodge at: [www.bascomlodge.net](http://www.bascomlodge.net)

Investment: \$568,862+



**E.F.Dodge (Kerighan) House, Bradley Palmer State Park (Hamilton)** DCR executed a lease with the Curators of this early-19<sup>th</sup> century Federal-influenced farmhouse in Bradley Palmer State Park. The house has not been altered significantly since its construction and is an excellent example of the style. Bradley Palmer integrated the house, which predated his acquisition of the property, into his estate as staff housing. The Curators

are rehabilitating the property as a residence in return for a 25 year lease. Follow their progress at <http://www.residentcurator.com> Investment: \$ 714,208.21+

**Smith Farmhouse, Borderland State Park (Easton)**

Built around 1870, this rural farmhouse was built by clairvoyant healer Ezibeal Smith, and was later utilized for farming experimentation by the Ames family as part of Borderland, their country estate. The selected Curators plan to restore the unique property as an alternative healing and events center under a 40 year lease. Investment: \$ \$430,759.00+

