

Request for Expressions of Interest:

12 Brainard St.

Stony Brook Reservation, Hyde Park, Boston



dcr
Massachusetts



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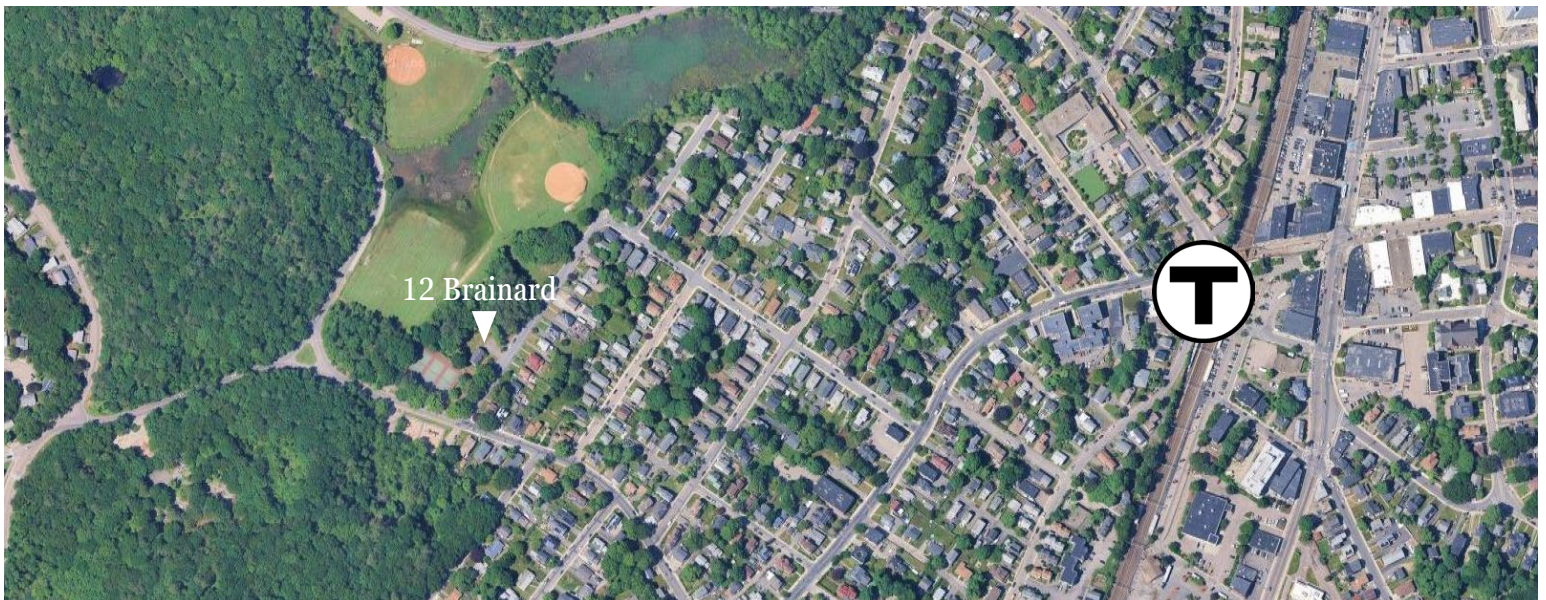
Property Overview

The Superintendent's House at 12 Brainard St is a 2 story Dutch Colonial style house at the southwest edge of the Stonybrook Reservation in the Hyde Park neighborhood in Boston. Set in a residential neighborhood, the property is just a 10-minute walk from the Hyde Park Commuter Station and surrounding commercial area.

Built in 1898 as the home of the park superintendent, the building was used for years as an office space for DCR staff. It was designed by architect Arthur F. Gray, and includes a full basement with concrete floor. The main level is composed of a front hallway, three living and dining rooms, kitchen, and bathroom with access to historic porch structures on the southeast and northeast sides. Off the front hall, the main stair leads to a second level with four bedrooms and a bathroom off the main hall. Attic is unfinished. The interior of the building is characterized by its detailed woodwork, trim, and built in bench nooks.



Aerial Regional View



Aerial Neighborhood View Showing Hyde Park Commuter Station

Property Details

Square Footage	2,500 square feet (additional 1,100 s.f. in basement) over 2 stories above grade, 1 partially below-grade basement, and an unfinished attic
Plumbing System	Entire plumbing system, including fixtures, is at the end of its life and will need to be replaced. Municipal Water and Sewer services the building.
Electric System	The current system is 200 amp service but the general infrastructure will need to be replaced.
Heating System	The current system is oil based and is in fair condition. A non-fossil fuel system meeting the MSB Energy Stretch Code, such as, electric air or ground source heat pump is strongly encouraged.
Structure	The structural integrity of the building is in good condition, with minor repairs necessary to address drainage issues.
Interior Elements	The house retains many of its historic interior finishes, including some flooring, trim and built-in furniture. Floors, ceilings, and walls will require minor to major repairs varying by room.
Exterior elements	The exterior of the house is in good condition with some minor repairs to address peeling on the wood trim. The siding of the house is stained wood shingles renovated in 2012. The windows are vinyl double-hung with storm windows.
Preservation Cost	Estimated \$946,622* for DCR to renovate the building.

**Please keep in mind that the cost estimates represent the value of the work if DCR was to hire contractors to perform all work. Most Curators leverage some amount of sweat equity towards a good deal of the required work or lower the cost through other means.*



Front Elevation

Property Tour:

Exterior and Basement



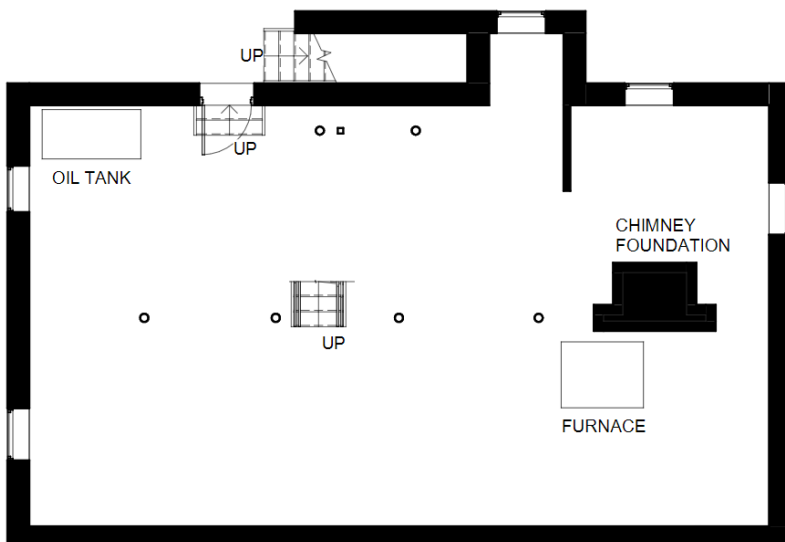
Side (West) Elevation



Rear Elevation



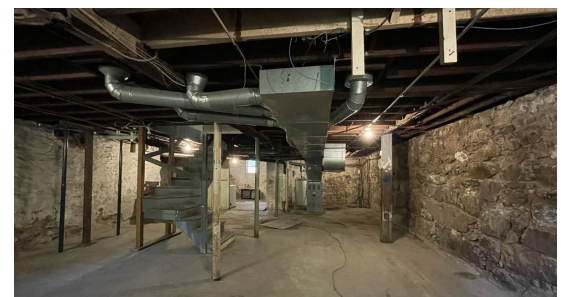
Aerial View



Basement Plan



Basement Door View



Basement Door View



East Room

Property Tour:

First Floor



South Room



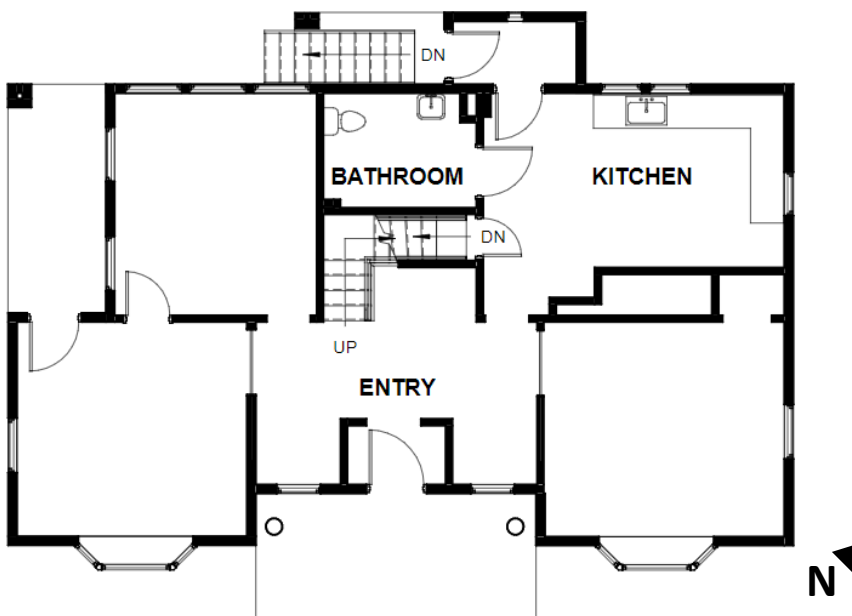
West Room



Front Entry from Stair



Kitchen



First Floor Plan



First Floor Bathroom

Property Tour:

Second Floor



Landing Alcove



Stair



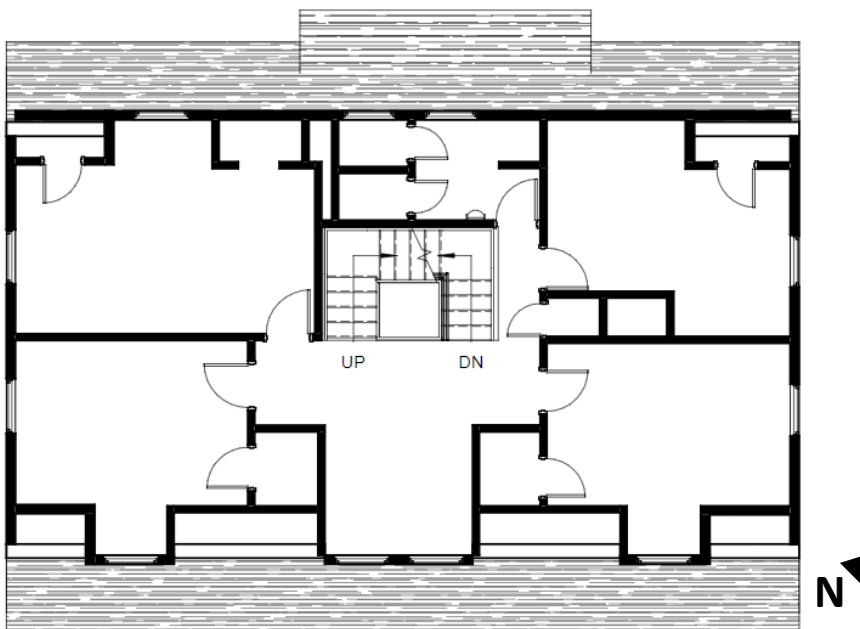
South Room



West Room



East Room



Second Floor Plan



North Room

Historic Curatorship Program Overview



Bradley Palmer Mansion Restored

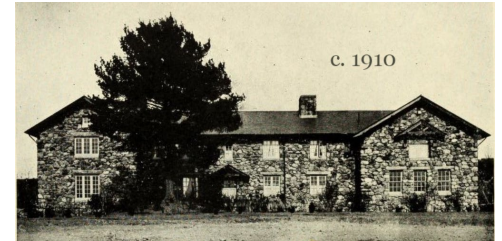
Within the Commonwealth's 450,000 acres of State and Urban Parks are a number of unused, historically significant buildings. The Historic Curatorship Program, established in 1994, is a national model that has helped DCR preserve many of its underutilized but historically significant properties by partnering with outside parties who exchange rehabilitation, management and maintenance services for credit towards a long-term lease. As a result, DCR secures the long-term preservation of historic sites threatened by vandalism and the elements, and Curators live or work in a uniquely pastoral setting.

Curatorship properties are preserved through a wide range of reuses – residential, non-profit, for profit, hospitality and museums. 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 about the Historic Curatorship program, please visit <https://tinyurl.com/hcp-ma> or contact hcp.requests@mass.gov.



Restored Stained Glass



Bradley Palmer Mansion c.1910



Wachusett Supt' House Interior




Wachusett Supt' House Interior Restored



Wachusett Supt' House Before Restoration



Wachusett Supt' House Restored



Submit Your 12 Brainard St. Reuse Concept

Do you have an idea that could shape a restored 12 Brainard St. and bring it back to life? If so, you may be the building's next Curator. DCR invites you to respond to this Request for Expressions of Interest by submitting a brief narrative for your proposed reuse concept, a statement of qualifications, and a brief outline of the feasibility of the proposed project.

Send your submission via email to hcp.requests@mass.gov.

If you have any questions or would like to schedule a tour, email Ethan Parsons, Historic Curatorship Program Manager at ethan.parsons@mass.gov.

Submissions must be under 15 mb to be reviewed.

Please note: Responses to the RFEI are public documents and will be utilized by DCR to develop the Request for Proposals (RFP) for the property. This is not a formal Request for Proposals, and a response to this RFEI does not legally bind the respondent to the Historic Curatorship Program or DCR in any way.

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