



Request for Expressions of Interest:

7 Brush Hill Road

Neponset Esplanade Park, Milton, MA

dcr
Massachusetts



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Property Overview

The Department of Conservation and Recreation (DCR) manages one of the largest Historic Curatorship programs in the country. DCR is currently soliciting expressions of interest for 7 Brush Hill Road's reuse.

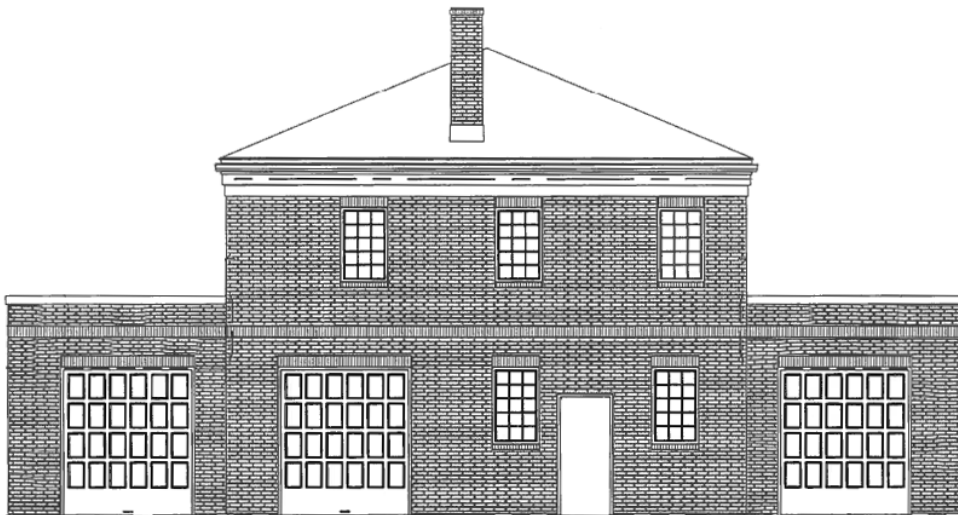
The 7 Brush Hill Road building is located on Blue Hill Ave just south of Mattapan Square and the busy commercial intersection of Blue Hill Ave and River St. The property is sited along the Neponset River and is just steps from the Neponset River Bike Path and Mattapan Station.

Built in 1940 as a Metropolitan District Commission Police Substation (MDC), the building is a rare example of mid-century MDC park infrastructure.

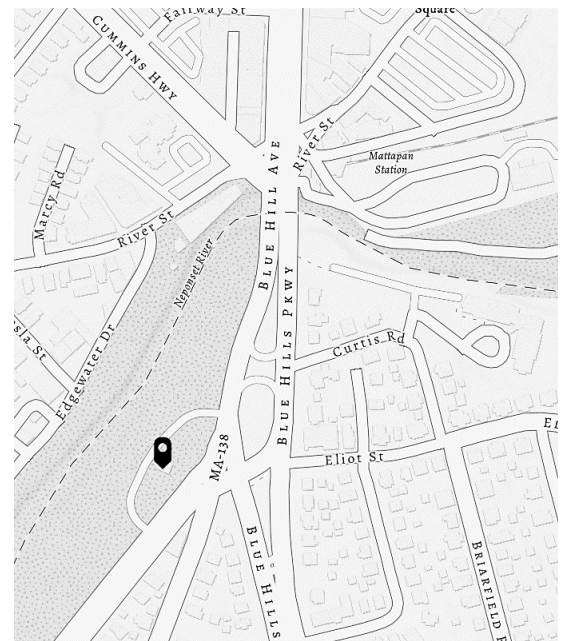
The masonry structure's two-story central volume is flanked on either side by single story garage bays. The front facade is symmetrical, while the rear includes three garage doors.



Building Front Elevation



Building Rear Elevation



Site Plan

Property Details

Square Footage	2,930 square feet, including 3 garage bays and 2 bathrooms.
Septic System	Entire plumbing system will likely need to be replaced.
Plumbing System	DCR-maintained public water supply (well) in good condition. Will likely require mostly new plumbing system and fixtures.
Electric System	Electric system is currently functional but will likely need to be replaced.
Heating System	The current system is non-functioning. 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 structure of the building is in fair condition, but may need updates to be compliant with newer earthquake code.
Interior Elements	Interior walls, ceilings, and floors will need to be resurfaced, with potential lead and asbestos remediation necessary in certain areas.
Exterior elements	Doors and windows are in good condition, except two broken windows on the second floor. Masonry parapets on garage bay volumes will need to be rebuilt and roof of garage bays replaced.
Preservation Cost	Estimated \$1,238,168* 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.*



Building Front Elevation from Brush Hill Rd

Property Tour



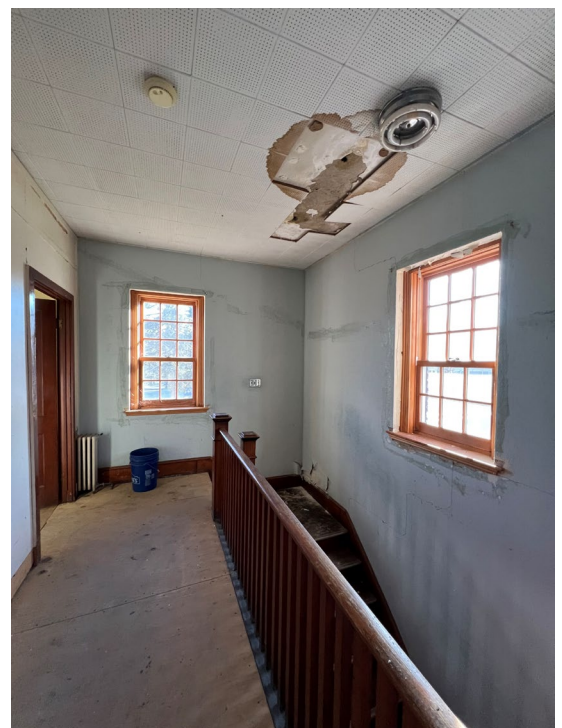
Building Rear Elevation



Garage Bay Wing



Entry Foyer



Second Floor Hall

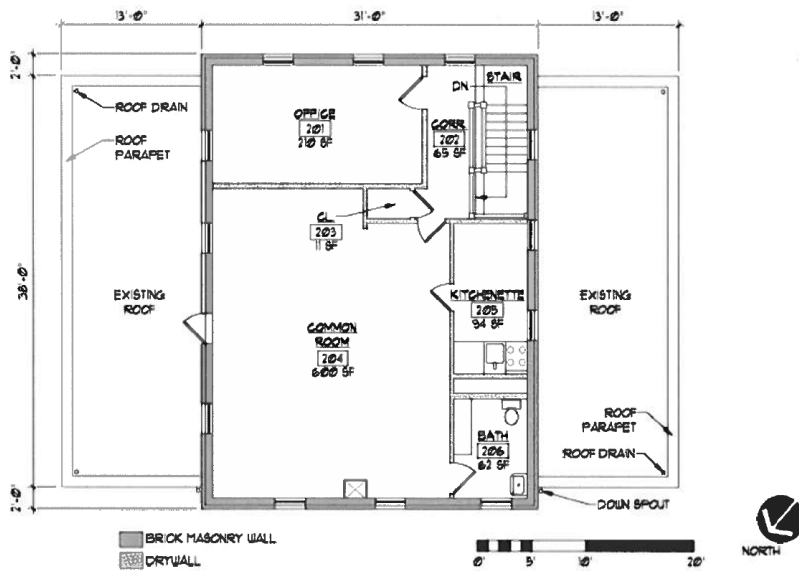
Property Tour



Second Story Kitchenette Room



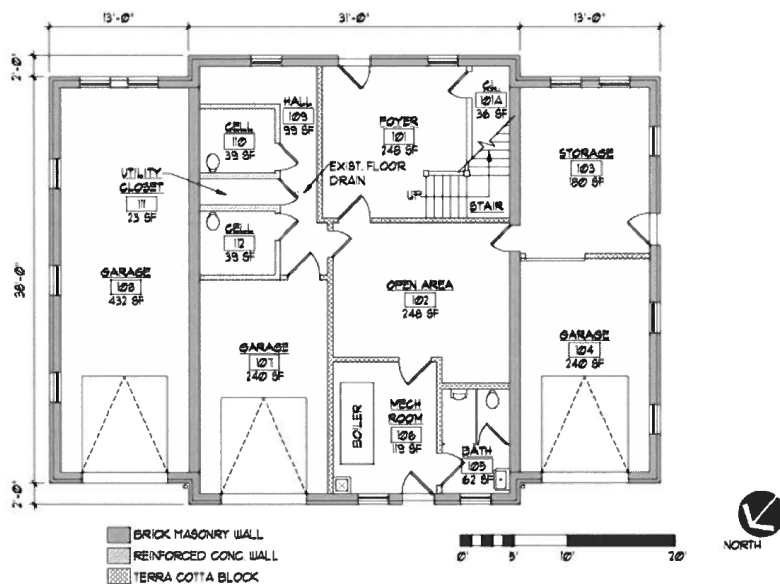
Second Story Common Room



Second Floor Plan



Second Floor Office



First Floor Plan



Second Floor Bathroom

Historic Curatorship Program Overview



Bradley Palmer Mansion Restored

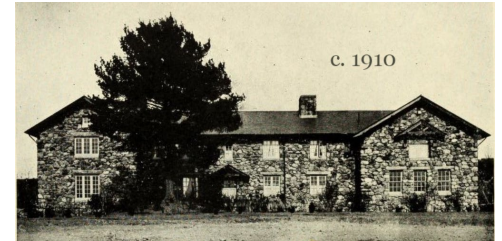
Within the Commonwealth's 450,000 acres of State and Urban Parks are a number of unused, historically significant buildings. The Historic Curatorship Program, established in 1994, is a national model that has helped DCR preserve many of its underutilized but historically significant properties by partnering 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

An aerial photograph of a residential neighborhood, likely in Cambridge, Massachusetts, showing a dense grid of streets and houses. A white location pin icon is placed on the left side of the image, indicating a specific area of interest.

Submit Your 7 Brush Hill Road Reuse Concept

Do you have an idea that could shape a restored 7 Brush Hill Road 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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