



# HISTORIC CURATORSHIP PROPERTIES UNDER AGREEMENT

Department of Conservation and Recreation  
Historic Curatorship Program  
February 2022



## Speedway Administration Building, Charles River Reservation, Brighton (Boston)

One of the first structures built by the fledgling Metropolitan Parks Commission in 1899, the Speedway represents the earliest history of the nation's first metropolitan park system. William D. Austin's dramatic shingle style masterpiece was the headquarters for the Speedway - a horse racing track hugging the Charles River. After years of vacancy, this landmark started its new life and opened to the public in 2021. Architectural Heritage Foundation began a 40-year lease in 2019 to rehabilitate the property as a mixed-use entertainment-retail-artisan-community space.

[charlesriverspeedway.com](http://charlesriverspeedway.com)

Investment to date: \$11,598,069



## Wachusett Superintendent's House, Wachusett Mountain State Reservation (Princeton)

Built as an office and residence for the Reservation's first Superintendent, Guy Chase, this important house is one of the first buildings built by the fledgling state park agency in 1903. Although vacant for the past 30+ years, DCR continued to invest in the stabilization of the house, but an active reuse was needed to reconnect the property with the public. The Curators signed a 40-year lease in 2018 to fully rehabilitate, maintain and manage the house and garage as a bakery, café and community gathering place. Visit [mountainsidebakerycafe.com](http://mountainsidebakerycafe.com) for menus, event information and to learn more about the project.

Anticipated investment: \$914,880



## Officers' Quarters, Ft. Revere State Park (Hull)

The 1903 Officer's Quarters' at Fort Revere is an intact example of standardized housing built for military personnel at the turn of the century. Fort Revere was built as part of an aggressive coastal defense program referred to as the Endicott Period which lasted from 1885 to 1905. The site's military importance dates to the Revolutionary War, when American and French forces built the fort to protect Boston Harbor from British ships. The selected Curator will reuse the house as a residence and reestablish the building's interpretive space under a 25-year lease executed in 2017.

Anticipated investment: \$1,116,600



#### **Gatekeeper's House, Maudslay State Park (Newburyport)**

The turn-of-the-century Gatekeeper's House was built in 1903 and is located at what was the southeast entrance to the former Moseley family estate named "Maudsleigh" (now Maudslay State Park). Architect Jacques & Rantoul's distinctive Shingle style connects the remaining estate buildings and holds together the historic integrity of this Gilded-Era period in the park's history.



Theater in the Open, a youth arts education and performance non-profit, rehabilitated the house and maintains it as their headquarters under a 20-year lease signed in 2017. Learn more about Theater in the Open [theaterintheopen.org](http://theaterintheopen.org).

**Anticipated investment: \$515,520**



#### **Bell House and Barn, Maudslay State Park, (Newburyport)**

The Bell House is an excellent intact example of a mid-nineteenth century Italianate-influenced farmhouse and is significant as an example of the rural agricultural landscape that predated the area's transformation into a private estate, as well as for its place in the history of the estate. The current Curators signed a 20-year lease in 2016 and have rehabilitated the property as a single-family residence.

**Anticipated investment \$446,640.**



#### **Gatekeeper's House and Barn 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 Curator (the property's second) signed a fifteen-year lease in 2014 and currently uses it as a single-family residence.

Follow the Gatekeeper's House Curatorship at [facebook.com/gatekeepershouse](https://facebook.com/gatekeepershouse).

**Anticipated investment: \$201,960.**



#### **Horseneck Lifesaving Station, Horseneck Beach State Reservation (Westport)**

The Westport Lifesaving Station was erected in 1888 by the Mass. Humane Society, the nation's first lifesaving organization. The original Curators, the Westport Fishermen's Association, rehabilitated the property under a 25-year lease signed in 2013. The group merged with Buzzard's Bay Coalition in 2018, who manage and maintain the property as a visitor education center. Learn more at



[savebuzzardsbay.org/places-to-go/horseneck-point-life-saving-station/](http://savebuzzardsbay.org/places-to-go/horseneck-point-life-saving-station/)

**Investment to date: \$245,463.**





#### 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 are restoring the unique property as an alternative healing and events center under a 40-year lease.

[smithfarmheals.org](http://smithfarmheals.org)

Anticipated Investment: \$430,759.00



#### Wilbur Farmhouse, Borderland State Park (Easton)

The farmhouse was built by George Wilbur in 1786 and is the oldest structure within Borderland State Park. Wilbur raised cattle on the property, which was later sold and occupied by generations of farmers until the land was purchased by the Ames family in 1949, and incorporated into their sprawling estate, *Borderland*. The selected Curator is restoring the house as a single family residence under a 35 year lease. Projects include replacement of the deteriorated kitchen ell with a compatible new addition and reconstruction of the timber frame Wilbur Barn, which collapsed in 2008. Follow the progress at [thewilburfarmhouse.com](http://thewilburfarmhouse.com)

Anticipated investment: \$482,614



**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. 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 the progress at [residentcurator.com](http://residentcurator.com).

Anticipated investment: \$714,208



**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 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: [bascomlodge.net](http://bascomlodge.net)  
Investment to date: \$1,182,476



**Crosby Mansion, Sully House and Graham House at Nickerson State Park (Brewster)**  
Following the passage of legislation (Section 224 of Chapter 127 of the Acts of 1999), a 25-year lease was signed between DCR and the Town of Brewster for the 1888 mansion and two 20th century cottages. The town rents out the restored cottages and invests the resulting income into the restoration of the mansion. Visit [crosbymansion.com](http://crosbymansion.com) to learn about events and programs.  
Investment to date: \$924,154



**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.  
Anticipated investment: \$1,273,469



**Walter Baker Administration Building (Boston - Lower Mills)**  
The stately Administration Building was the heart of the Baker Chocolate Factory, Keen Development Corporation, in conjunction with PreservationMASS, was chosen as Curator in November 2000 and signed a 50-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: [paradigmpartner.com/association-login/walter-baker-lofts/](http://paradigmpartner.com/association-login/walter-baker-lofts/). Some of the current artists in residence include: [artdep.com](http://artdep.com) and [aprilclayart.com](http://aprilclayart.com). The building also hosts [Dot Art](http://Dot Art), a non-profit offering art education for neighborhood youth.  
Investment to date: \$4,322,819





**Bradley Palmer Mansion at Bradley Palmer State Park (Topsfield)**

This unique 1902 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 Curators signed a fifty-year lease in 1997, have restored the mansion and are currently operating the mansion as Willowdale Estate, a premier events facility. Learn more about this unique site and public event listings at: [www.willowdaleestate.com](http://www.willowdaleestate.com).

**Investment to date: \$8,758,252**



**Bradley Palmer Coach House at Bradley Palmer State Park (Topsfield)**

The Coach House (1902-4) is adjacent to Bradley Palmer's mansion and supported the estate's equestrian activities. Rehabbed under the Mansion lease (see above), the Coach House was restored as residential apartments and helps to preserve the historic integrity of the estate core.

[www.willowdaleestate.com](http://www.willowdaleestate.com).

**Investment to date: see above**



**Farmhouse at Maudslay State Park (Newburyport)**

This 1800 farmhouse sits at the entrance of Maudslay State Park. The Curators have completely restored the property and are using it as a single-family residence.

**Investment to date: \$387,221**



**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 Curators signed a twenty-five year lease in 1999 and have rehabilitated the house as a single family residence. **Investment to date: \$505,859**



**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 to date: \$369,272**



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

This 1901 Colonial Revival building overlooks placid Sunset Lake in Gilbert Hills State Park. The Curator has entered into a twenty-five-year lease in 1997 and has fully restored the house and maintains the historic garden landscape in partnership with a local Girl Scout troop.

**Investment to date: \$387,221**



**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 Curators signed a twenty-five-year lease in 2000, have rehabilitated the house and ground and are in the final stages of restoring the historic barn. [Read an article on the Curators here.](#) **Investment to date: \$841,309**