



Request for Expressions of Interest:

## Lake Wyola Lodge

Lake Wyola State Park, Shutesbury, MA

dcr  
Massachusetts





# Contents

Property Overview	1
Property Details	2
Property Tour	3
Ideas for Re-use	4
Historic Curatorship Program Overview	5
Submit Your Vision	6

## Property Overview

Through DCR's Historic Curatorship Program, "Curators" exchange their investment in the restoration of historic park buildings for a long-term lease. The historic Lake Wyola Lodge, set within a 40-acre state forest, on property overlooking a pristine lake, is interested in your ideas for the next use of this property and your plan for its restoration!

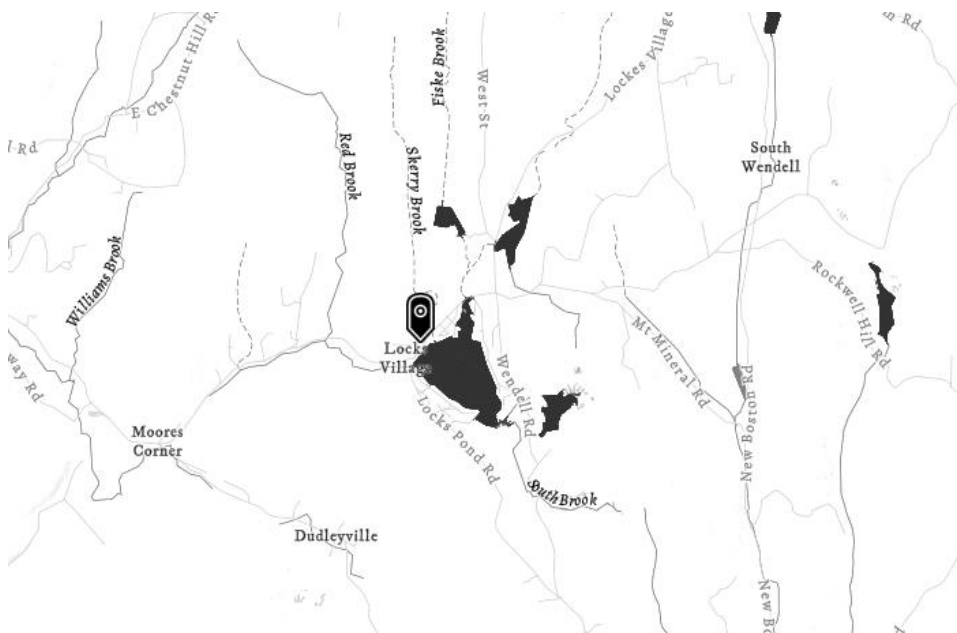
The building consists of three sections: the original structure (left-most wing) is a late eighteenth-century Federal house built circa 1785; the middle section was added in the early nineteenth century; the right-hand section was added circa 1840.

The house and barn have served many functions over the past three centuries, from an 18th and 19th century farmhouse to a tavern and inn during the second half of the 19th century, to a popular vacation resort in the 20th century.

When the Lodge was converted into a resort by the Bennett Family in the early-mid 20th century, the first floor was converted to a dining room, kitchen, parlor and bar, while the second story was divided into nine guest rooms and a dance hall.



*View of Lodge and Barn, Early 20th Century*



*Lake Wyola Lodge and Map of Surrounding Area*



# Property Details

<b>Square Footage</b>	5,818 square feet, three bathrooms, nine bedrooms, multiple dining areas.
<b>Septic System</b>	Title V compliant septic system for bathhouse was built to accommodate the house (9 bedrooms). Connections to new plumbing system will be required.
<b>Plumbing System</b>	DCR-maintained public water supply (well) in good condition. Will likely require mostly new plumbing system and fixtures.
<b>Electric System</b>	Existing 200 amp service, but will require entirely new wiring and appliances.
<b>Roof</b>	The slate roofs are in fair condition and will require some repairs.
<b>Structure</b>	The structural integrity of the building is fair to good, although removal of interior finishes is required to fully analyze framing condition. The center section of the building will require reinforcement of the exterior walls.
<b>Interior Elements</b>	Most of the historic finishes inside the building have been lost, with the exception of some flooring, some doors and the bar and dance hall, which retain their mid-20th century appearance.
<b>Exterior elements</b>	<p>The front of the building has been scraped and primed. The rear will need to be scraped and primed and the entire house will need to be repainted. Some clapboard repair will be required. Most of the window sash have been restored, though interior components will need to be repaired to make the sash operable. In 2014, DCR removed and restored the front porches, which had been severely deteriorated and damaged by a fallen tree.</p> <p>The barn will remain in use by DCR Operations</p> <p>There is a small, one story 16' by 25' ft cabin on the premises that may be available to a potential Curator.</p>
<b>Preservation Cost</b>	Estimated \$631,969* in rehabilitation costs required.

*\*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.*





Lake Wyola Lodge Front (West) Elevation

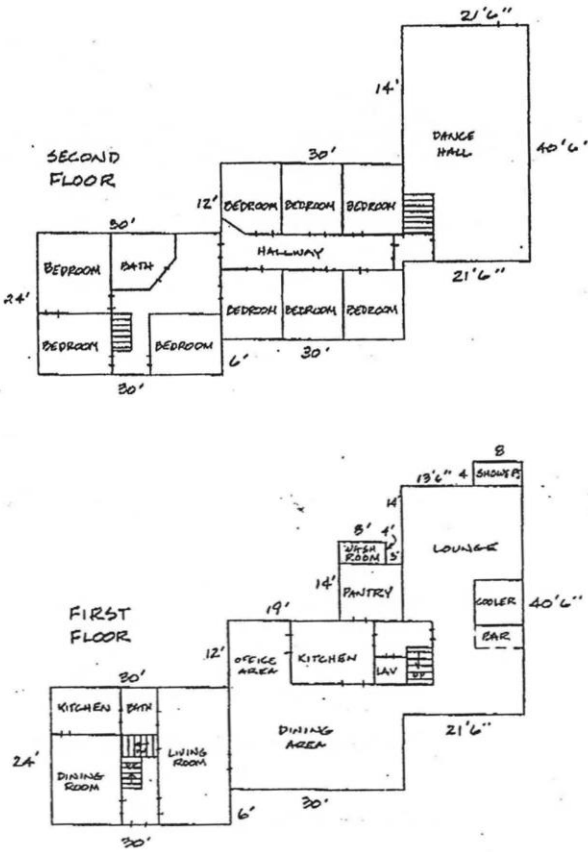
# Property Tour



Upstairs Dancehall



Lake Wyola Lodge Front (West) and Side (North) Elevation



Building Plans



Lake Wyola Lodge Rear (East) Elevation

# Ideas for Re-use

Springfield-based firm TSM Design has provided DCR with a feasibility study for the rehabilitation of Lake Wyola Lodge. Below are their recommended re-use programs and businesses.

## Overnight Lodging

There are few overnight lodging options both on the lake and in the surrounding area. Given the high volume of visitors, an inn, bed and breakfast, or similar model stands to be a valuable asset for visitor and proprietor alike.

---

## Community Center

- Social gathering spaces
  - Recreational facilities and sport courts
  - Events, workshops, and educational programs
  - Community group meeting spaces
  - Programs and activities for young people such as after-school programs, tutoring, and recreational activities.
  - Older adult programs typically offered through senior centers, such as classes, and social activities
  - Pop-up health clinics, counseling services, or job assistance programs
- 

## Wellness Center

- Health food cafe
  - Small retailer
  - Fitness center including equipment or group classes
  - Spa and relaxation services educational programming
  - Outdoor recreational programming including hiking, forest bathing, and sport courts
- 

## Dining and Event Facility

- Cafe by day, servicing lake visitors
  - Full-service restaurant by night
  - Small shop selling outdoor recreational sundries
  - SUP/Kayak/Canoe rental
  - Event venue upstairs in dancehall
  - Rentable space to professional services
- 

## Clubhouse

- Indoor and outdoor seating
- Dining facilities
- Outdoor recreational facilities
- Lake and recreational rentals
- Events and activities
- Club shop
- Venue space
- Wellness classes



# 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](mailto:hcp.requests@mass.gov).



*Restored Stained Glass*



*Bradley Palmer Mansion c.1910*



*Wachusett Supt' House Interior*



*Wachusett Supt' House Interior Restored*



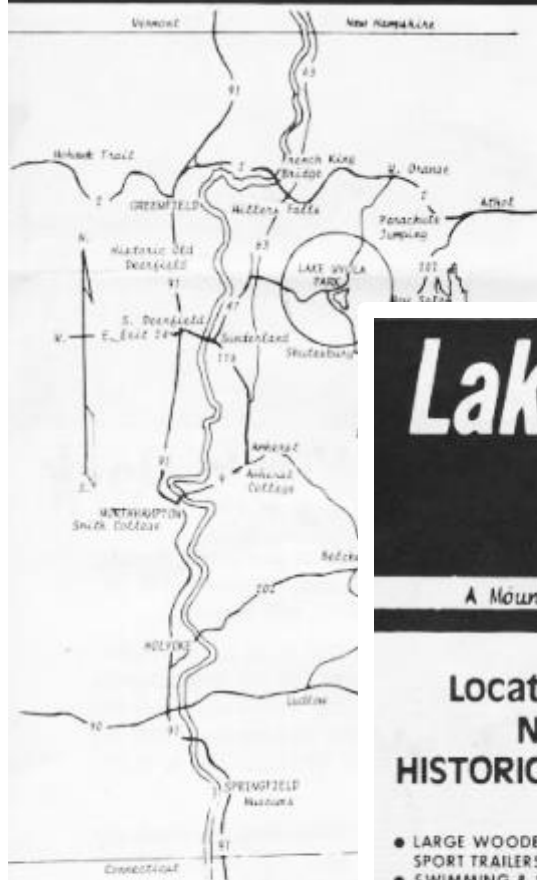
*Wachusett Supt' House Before Restoration*



*Wachusett Supt' House Restored*

# Lake Wyola Park

A Mountain Lake Recreation Area



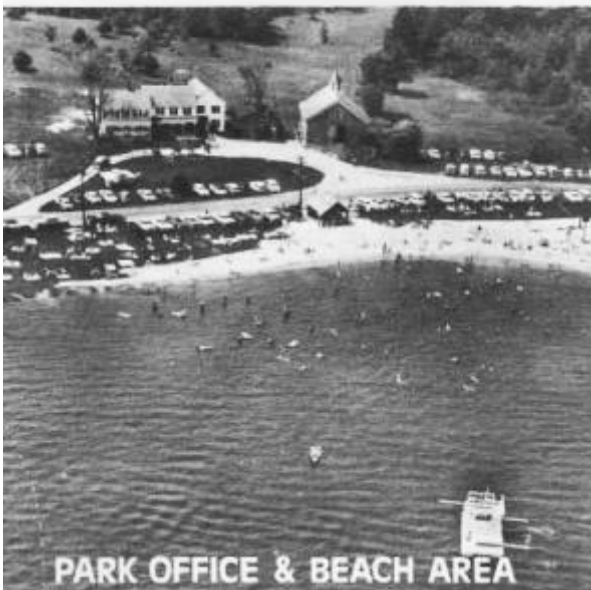
**DIRECTIONS**  
 Off Interstate 91 - take Exit 24 at So. De  
 Go left at Rt. 47 and watch for si  
 Off Rt. 2 from Boston - exit at Rt. 202 to S  
 signs to Lake Wyola Park.

# Lake Wyola Park

A Mountain Lake Recreation Area

**Located In The Heart of  
 NEW ENGLAND'S  
 HISTORIC MOUNTAIN FRONTIER**

- LARGE WOODED CAMPSITES
- SPORT TRAILERS & TENTS
- SWIMMING & SUN BATHING
- MOUNTAIN SPRING WATER
- HOT SHOWERS
- BOAT BASIN & LAUNCH AREA
- AQUATIC RAFT
- WATER SKIING
- BEACH PLAYGROUND AREA
- RECREATION HALL
- PINE FOREST TRAILS
- LAKE & STREAM FISHING
- TROUT, BASS, Etc.
- PETS ALLOWED ON LEASH
- WPCAMPGROUND AREA
- NEARBY ATTRACTIONS:
- HISTORIC OLD DEERFIELD
- McLAUGHLIN TROUT HATCHERY
- PARACHUTE JUMPING
- CAMPFIRE SOCIALS
- SEE OTHER FEATURES & MAP
- ON REVERSE SIDE



PARK OFFICE & BEACH AREA

# Submit Your Lake Wyola Reuse Concept

Do you have an idea that could shape a restored Lake Wyola Lodge and bring it back to life? If so, you may be Lake Wyola Lodge'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](mailto: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](mailto: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.*