

Request for Expressions of Interest

Swann Lodge

Brett Road, Monterey, MA
Arthur Warton Swann State Forest and
Beartown State Forest



Swann Lodge, Approximately 1910

Massachusetts Department of Conservation and Recreation

Request for Expressions of Interest

The Massachusetts Department of Conservation and Recreation (DCR) is pleased to release a Request for Expressions of Interest to solicit ideas for the operation, management and maintenance of Swann Lodge in Arthur Warton Swann State Forest and Beartown State Forest in Monterey, MA.

This effort is meant to be an informal way for parties to express potential interest in operating and maintaining this property. DCR anticipates a decision about issuing a formal Request for Proposals during 2026.

The purpose of this RFEI is to identify interest in the use, preservation and maintenance of this historic property.

While all expressions of interest are welcome, DCR is especially interested reuse proposals that

- Maximize the property's potential to benefit the public, such as contributing to the local economy, enhancing public access, education, wildlife protection, and historic preservation;
- Invest in the preservation of this historic property;
- Provide a financially sustainable model for completing ongoing operations and maintenance costs.

The material contained herein is a general property description and call for interest and **not a request for formal proposals**. Any party with a creative, compatible and feasible idea for the site is encouraged to respond to this RFEI. Submitting an Expression of Interest will not be a prerequisite for submitting a formal proposal through any future solicitation, nor will DCR consider information submitted at this time to be binding on the respondent or DCR. Responses to this solicitation are considered a public document.

Submittal details are on page 8.

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Property Overview

The Department of Conservation and Recreation (DCR) is currently soliciting *Expressions of Interest* for the preservation and reuse of Swann Lodge.

Swann Lodge is located at the end of Brett Road in Arthur Warton Swann State Forest and Beartown State Forest in Monterey, MA. The property has been used as a lodge for several decades, with the most recent third-party use ending in the fall of 2025, after a 50-year partnership.

The most recent lease fell under the DCR's Historic Curatorship Program. Historic Curatorship is one lease option, but not the only lease or permit option for Swann Lodge. DCR invites all reuse proposals.

Swann Lodge was the hunting lodge of Dr. Arthur W. Swann, a New York City physician who died in 1914. His widow, Susan Sedgewick Swann, gave the lodge to the Forest Commission of Massachusetts in 1918.

The lodge is a wood frame structure (c. 1900) built on granite slab and fieldstone foundations. It is sided in clapboard with asphalt roof shingles. The lodge is currently organized as a dormitory. The living room/dining room, a kitchen with adjacent pantry and bathroom, back porch and a large enclosed front porch, are located on the first floor. Upstairs are several bedrooms and a bathroom. A large attic has been used for storage.

Swann Lodge is located at the end of a dirt road in a densely forested area within a state forest. There are no neighbors within the immediate area, and the lodge retains the cozy, rustic atmosphere of a house in the woods. The site is secluded and brooks run along both sides of the property. A barn is located behind the lodge. There is a picnic area in the rear yard and two clearings located to the north. A trail runs north off a clearing behind the lodge.

A gravel parking lot for about 10 cars is located across the road and opposite the lodge. Beyond the parking area is a large open field, about 3/4 acre in size.



Swann Lodge Facade



Approximate location of Swann Lodge

Property Details

Most Recent Use	The Lodge was used through October 2025 as a lodge/dormitory for short term recreational programs and retreats and was also rented to groups for short-term stays.
Square Footage	Approximately 4,600 sq. ft. of finished floor area plus an unfinished basement and an unfinished barn.
Septic System	The septic system was functioning as of the fall of 2025.
Plumbing System	There is a well on site that was functioning as of the fall of 2025.
Electric System	Electric system was functional as of the fall of 2025.
Heating System	The current oil-fueled system is functioning.
Structure	The structure of the building is in good condition.
Interior Elements	Interior walls, ceilings, and floors may need some resurfacing and refinishing, but is generally in good condition.
Exterior elements	The exterior of the lodge and barn are in good condition, but some improvements may be necessary, such as repairing windows, doors, siding, etc.
Preservation Costs and Lease Term	A lease term has not been determined. The lease term is largely determined by the estimated value of a lessee's investments. When DCR solicits proposals, respondents will have an opportunity to examine the building and estimate their preservation and maintenance costs and present a preferred lease term.

Property Tour



Front of and left side of Swann Lodge



Right side of Swann Lodge



Rear of Swann Lodge



Second floor bedroom (one of several)



Basement



Swann Lodge Barn

Property Tour Continued



Dining area and main room first floor



Kitchen



Kitchen



First floor bedroom



Basement electric panels



Basement water heaters



First floor bathroom₆

Historic Curatorship Program Overview



Bradley Palmer Mansion Restored

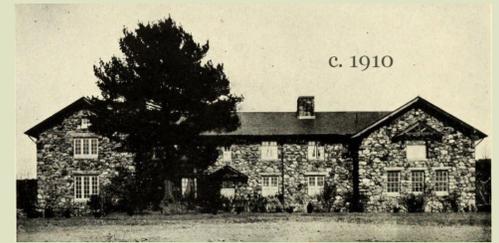
Within the Commonwealth's 450,000 acres of parks and forests are several unused, historically significant buildings. The Historic Curatorship Program, established in 1994, is a national model that has helped DCR preserve many of its underutilized but historically significant properties by partnering 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. Most lease terms range from 20 to 30 years.

For more information about the Historic Curatorship program, please visit <https://tinyurl.com/hcp-ma>



Restored Stained Glass



Bradley Palmer Mansion c.1910



Wachusett Superintendent's House Interior



Wachusett Superintendent's House

Interior Restored



Wachusett Superintendent's House Before Restoration



Wachusett Superintendent's House Restored

Submit Your Swann Lodge Reuse Concept

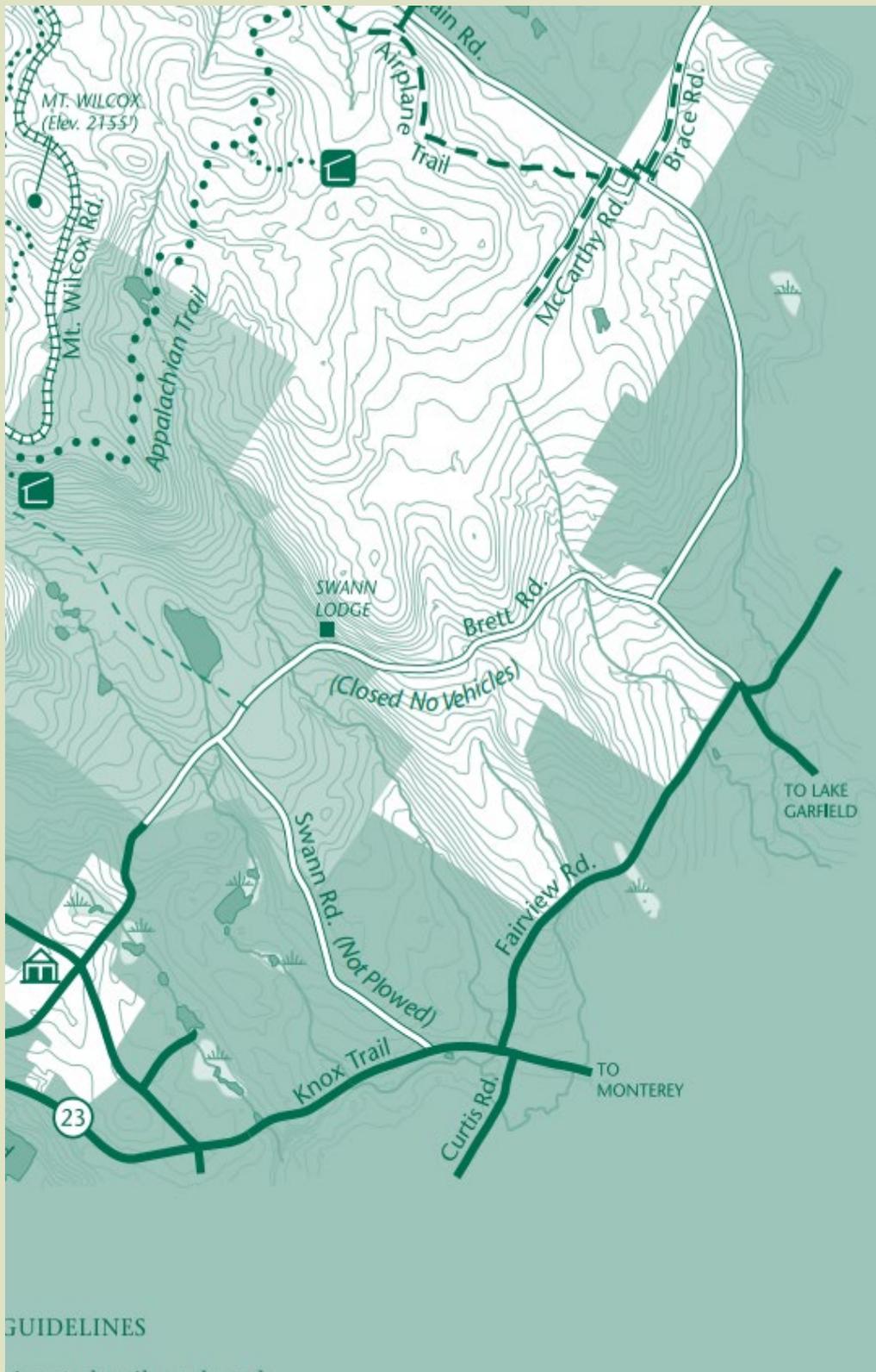
Do you have an idea that could shape the future of Swann Lodge? If so, you may be the property's next steward. DCR invites you to respond to this Request for Expressions of Interest by submitting a brief narrative for your proposed reuse concept, a statement of qualifications, and a brief outline of the feasibility of the proposed project.

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

If you have any questions, please 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.



GUIDELINES

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