



Request for Expressions of Interest:

Union St. Houses

Wompatuck State Park
Hingham, MA



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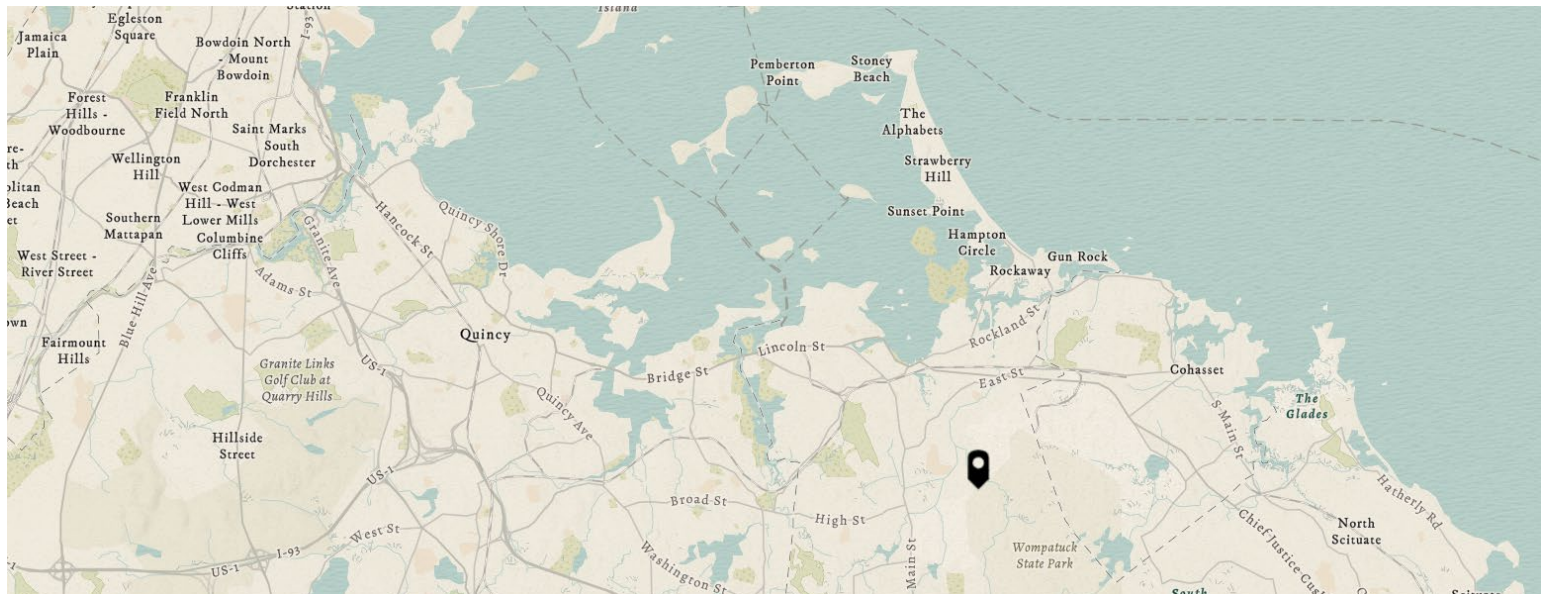
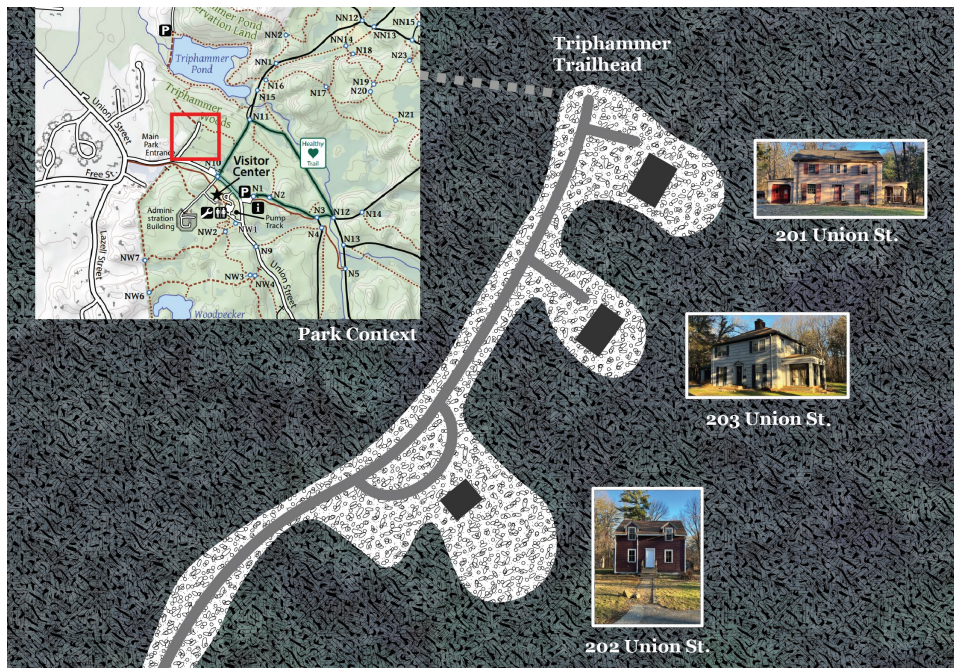
Property Overview

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 the Union St. Houses' reuse.

The Union St. Houses are three Colonial Revival-style buildings located on a private road at the edge of Wompatuck State Park in Hingham.

Built in the early 1900s, the houses were used as naval personnel residences when the area was bought by the US Navy in 1941 as an annex to the Hingham Naval Ammunitions Depot.

The Commonwealth of Massachusetts later took possession of the Annex in 1966 and converted it into current day Wompatuck State Park. The park's naval history can be observed throughout in its bunkers and railways.





Building Front Elevation

201 Union St.

201 Union St. is the oldest of the three buildings. The house is a two-story 4 bd/2 ba built in 1920 and used as an officer's quarters during World War II. The building has been vacant for a decade and features hardwood floors throughout.



South Corner



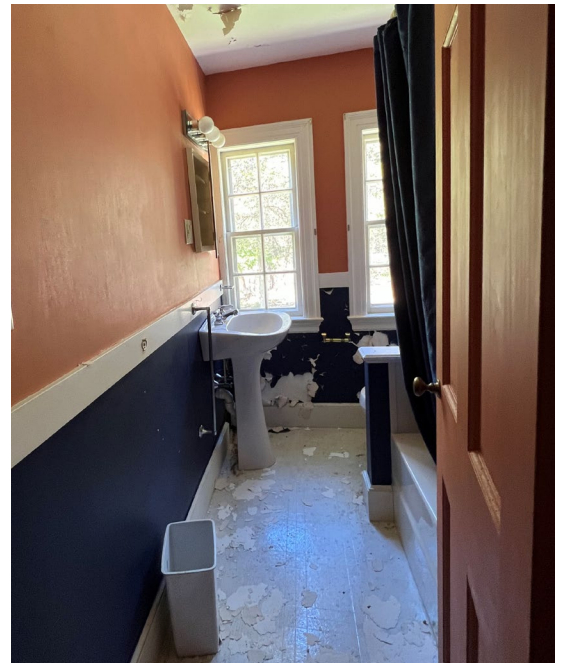
Kitchen



Dining Room



Living Room



Bathroom



Building Front Elevation

203 Union St.

203 Union St. is the middle of the three houses and was built in 1931 and later used as naval personnel housing. The 3 bd/2 ba building has been vacant since 2020 and is in good condition.



Bedroom



Kitchen



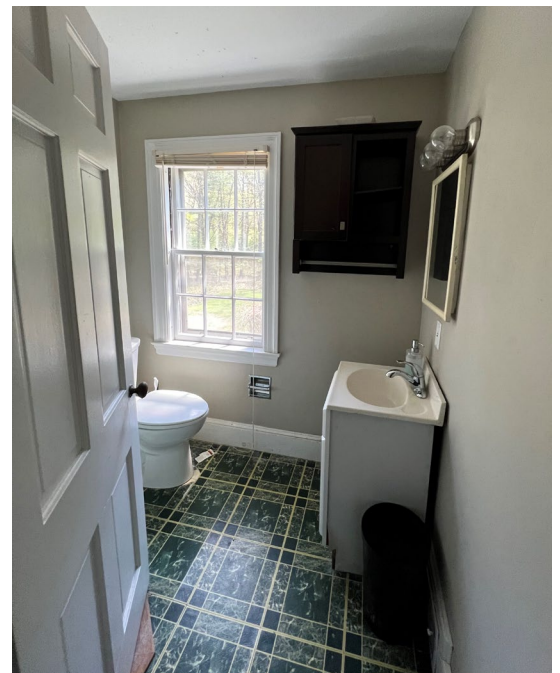
Living Room



Backyard Trellis



Dining Room



Bathroom



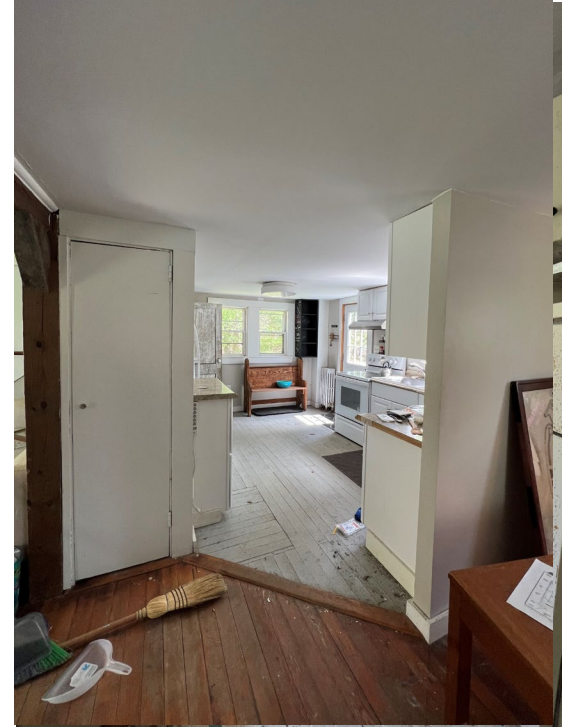
Rear View of House

202 Union St.

202 Union St. is the final addition to the Union St. set and was built in 1935. Also used as a residence as a part of the Naval Ammunitions Depot Annex. It has 3 bd/2 ba and has been vacant since 2020.



Dining Area



Kitchen



Living Room



Bedrooms



Bathroom

Historic Curatorship Program Overview



Bradley Palmer Mansion Restored

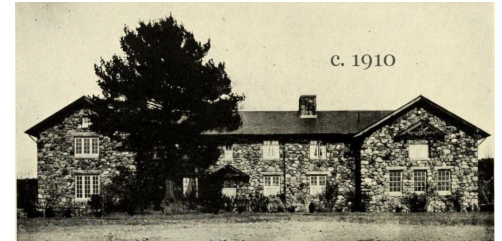
Within the Commonwealth's 450,000 acres of State and Urban Parks are a number of unused, historically significant buildings. The Historic Curatorship Program, established in 1994, is a national model that has helped DCR preserve many of its underutilized but historically significant properties by partnering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



Submit Your Substation Reuse Concept

Do you have an idea that could shape these restored buildings and bring them back to life? If so, you may be the Union St. Houses' 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. DCR will accept proposals for the set of buildings, or the reuse of only or two.

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. Please cc fiona.riley@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.

Historic
Curatorship
Program



dcr
Massachusetts

