

# PATTON HOMESTEAD – A Cultural Center

## Preserving History. Honoring Veterans. Welcoming Community.

### FREQUENTLY ASKED QUESTIONS

#### What is happening at the Homestead? What will it be?

- The Homestead, the former home of two famous American generals – General George S. Patton Jr. and his son Major General George S. Patton IV, is a cultural center to be used by the community and veterans. It is a historic, serene setting for educational and cultural programs, meetings, and public or private events. With the Wenham Museum now managing the Patton Family Archives and offering tours, the Homestead will be a local and national destination.

#### How is the Town managing the property?

- The Town accepted the generous gift of Mrs. Joanne Patton. Since at least 2017, the town has not provided direct operational support to the Patton Homestead although the tax revenue from Patton Ridge, the property sold to provide support goes into the general fund. Existing DPW employees provide the necessary upkeep. At the October 13, 2018 Special Town Meeting, voters will be asked to approve a dedicated budget for maintenance, utilities and a Director to manage and promote the expected uses of the facilities and property.

#### What is the role of the Patton Homestead Inc. (PHI) non-profit?

- The PHI is a 501 c 3 created to support the Homestead and to support the Town. The primary responsibilities are to advise the Town on the needs of the Homestead, to work with the Town to apply for grants and to fundraise for capital and programming needs. The PHI volunteer board will work closely with the Director of the Homestead.

#### What is the role of the Wenham Museum?

- The Wenham Museum manages the Joanne Holbrook Patton and George Smith Patton IV Archives (the family archives) and offers tours of them. The Wenham Museum assumed the lease and role previously performed by Gordon College. Collaborations between the Wenham Museum, PHI and the Town will result in various educational and heritage-based programming to the community.

#### When can the Homestead be used?

- The exterior grounds including the fields, the trails by the Ipswich River and the scenic overlook deck can be used by the general public at any time. The public will be able to rent the exterior grounds for a private functions starting April, 2019.
- The main parking is to the left of the former Patton house. A few spaces for easier access to the trails and river are available by the abandoned Patton well, which further south along Asbury toward Town.
- Presently access to the interior is only through the Wenham Museum archive tours. Exterior renovation starts in the Fall.
- When conversion to a public building from a private residence is complete there will be three function rooms that can be configured in various ways and accommodate 75-90, an exterior porch and the opportunity to set up a tent for up to 125. If Special Town Meeting approves an operating budget, a Director will be hired to manage the property and the

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use of it. With the PHI the Director will plan for the programming and events that will take place at the Homestead.

#### What is the financial benefit to the Town of Hamilton?

- Tax Revenue: The Town sold 4 acres of land for \$1m for the development of Patton Ridge townhouses. The 12 units are occupied and generates ~\$150,000 in tax revenue annually to the Town, more than the costs of operations.
- Donation: The developer of the townhouses made a \$156,000 donation to the Hamilton Affordable Housing Trust.
- Fees: It is expected that fees from events, private rental and fundraising of the Homestead will bring in sufficient funds to cover all operating expenses of the property.

#### How much money is in the Patton Fund and how is the Town using it?

- The Town, via special act of the Legislature, created a fund for FY2019 and beyond. It now holds the remaining balance of the \$500,000 of the proceeds of sale of the Patton Ridge property, approximately \$295,000 will be used for capital renovations. Because the Town has been using this fund for property maintenance expenses for the last several years the amount in the fund has dwindled.

#### What are the costs of converting the private residence to a public building?

- Approximately \$2m is necessary – much of which must go toward making the property accessible as is required by state and Federal government. Currently of which close to \$300,000 is already in the Patton Fund. PHI will lead a \$2million fundraising effort (to include reserve funds) from fall 2018 – fall 2019 to raise funds for interior renovations. It is expected that the interior would be ready to host educational, cultural and private events starting fall 2020.
- The PHI and the Town have asked our Legislators (Sen. Bruce Tarr and Rep. Brad Hill) for grants and funding to convert the Homestead from a historic residence to a public facility while maintaining the historic character. The Legislature passed a capital bond bill that included \$750k for the Homestead but it needs to be funded by the administration. Please contact Scott Maddern ([smaddern@hamiltonma.gov](mailto:smaddern@hamiltonma.gov)) if you would like to help convince the administration to fund our local need.

#### How can I donate to the Homestead?

- Tax deductible donations to support the Homestead can be made to Patton Homestead, Inc., and sent to 650 Asbury St, Hamilton, MA.

#### How can I volunteer?

- If the Town approves an operating budget for the Homestead in October 2018, a Director will be hired at the beginning of 2019 and s/he will need help with programming, outreach to veterans and cultural organizations, and grants. At that time, apply to volunteer via the new Director c/o Town Hall. Also, PHI is looking for board members to help with promotion, capital fundraising and legal support. Contact the board at [pattonhomesteadinc@gmail.com](mailto:pattonhomesteadinc@gmail.com)