



Resident Curator Program FAQs

Q: What is a Resident Curator Program?

A: A resident curatorship is a contractual agreement between the Fairfax County and the curator, where the curator agrees to provide the service of rehabilitation and on-going maintenance of a property in exchange for the long-term occupation of the property.

Q: Who can be a curator?

A: A Curator can be a private citizen, a non-profit entity, or a for-profit entity.

Q: What is the goal of the Resident Curator Program?

The objective of the Fairfax County Resident Curator program is the preservation of historic buildings within the county. The end goal is to rehabilitate and maintain underutilized historic properties and provide periodic public access to in order to foster an appreciation for the historical significance of the properties within the county.

Q: What is the benefit to the community?

A: Resident Curator programs provide a three-fold benefit to the community.

1. The curator, not the county, is responsible for all expenses associated with the rehabilitation and maintenance of these properties, translating into a savings for the county.
2. These historic properties are part of our county's heritage, and by partnering with private entities, they will be not only preserved, but put back into use.
3. There is a requirement that a curator must provide reasonable public access at least twice a year. Currently, many of the candidate properties are not open to the public.

Q: How are curator applicants evaluated?

The selection of a curator is a competitive process. Applicants will be assessed through the evaluation of their proposed work plans. The proposed rehabilitation must meet the Secretary of the Interior's Standards for rehabilitating historic properties. The proposed use must be compatible with the historic nature of the resource, the general management plan for the park, and the mission of Resource Management Division. Curators will also be reviewed for their financial capabilities, their experience in construction and contracting, and historic preservation.

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Q: How is the length of the lease determined?

A: Fair Market Rent value for leasing the property will be determined through third party appraisals. The curator is credited with an annual maintenance and management amount as well as the rehabilitation expenses. In most cases, Curators will accrue much of the rent for the term through the costs of rehabilitation. No cash rent is collected during the base lease term as long as the Curator continues to fulfill the obligations under the lease and the work plan.

Once the restoration of the property is complete, the Curator can remain in the property for the length of the Curatorship terms without paying any rent. The Curators are responsible for the upkeep and maintenance of the property for as long as the Curatorship is in force. They are also responsible for all utilities and county property taxes assessment.

Q: How does someone apply for a curatorship?

A: If you are interested in the program in general or submitting an application for an advertised property, please visit: <http://www.fairfaxcounty.gov/parks/rcp>

Q: Why did Fairfax County decide to launch a Resident Curator Program?

A: These programs arose to address the large number of historically significant structures deteriorating on public land. The public/private partnerships created through the Resident Curator Programs have provided a successful stewardship solution for these important cultural resources.

Q: How are the properties in the Resident Curator program selected?

A: There are two minimum qualifications for a property to be considered for the Resident Curator Program. First, it must be publicly owned; and second, it must be listed on the Fairfax County Inventory of Historic Sites. There are additional qualifications that must be met before a property is available for curatorship.

Q: Are there other Curator Programs in the country?

A: Yes, both Maryland and Massachusetts have successful, long-lived curatorship programs.