



dcr
Massachusetts



HARLOW HOUSE

ELLISVILLE HARBOR
STATE PARK



Commonwealth of Massachusetts

Governor

Maura T. Healey

Lieutenant Governor

Kimberley Driscoll

Energy and Environmental Secretary

Rebecca L. Tepper

Department of Conservation and Recreation Commissioner

Nicole LaChapelle

DCR Mission

*To protect, promote and enhance
our common wealth of natural,
cultural and recreational resources
for the well-being of all.*

Meeting Logistics

- Two ways to ask questions during the Q&A after the presentation:
 - Use Q&A feature
 - Raise your hand using the Zoom function, and you will be given permission to unmute and speak.
- *Please note that this public meeting is being recorded; the recording will be a public record.*

AGENDA

- Introductions
- Brief History and background
- Updates since last meeting
- Presentation of rehab plan: West Work
- Feedback
- Next Steps

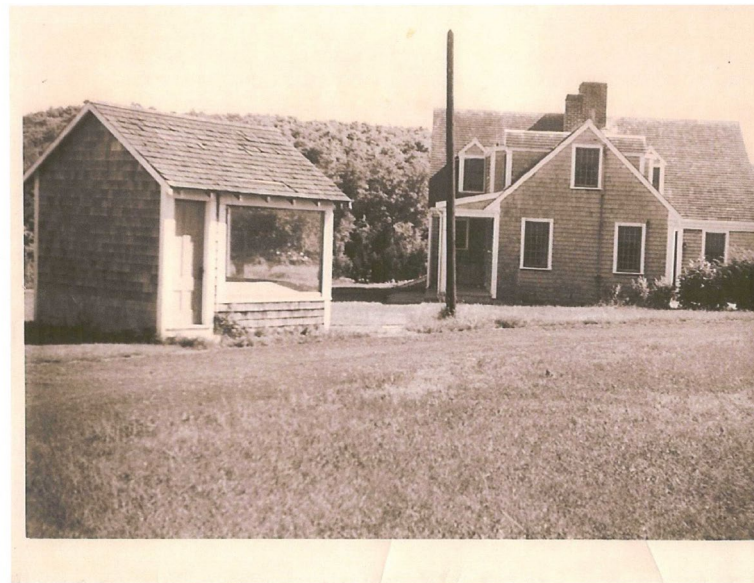


ORIENTATION



HISTORIC SIGNIFICANCE

- Last built reminder of 4 centuries of agricultural occupancy
- Built in 1939, replacing a much older building on the site
- DCR acquires the property in the 1980s/90s



An aerial photograph of a historic farmstead. The image shows several buildings, including a large barn-like structure on the right, a smaller house-like building in the center, and another building on the left. There are trees, fields, and a road visible. The image is in black and white and has a slightly faded, historical feel.

+ BACKGROUND

- House used as staff housing
- Solicited through Historic Curatorship Program in 2008 – Family selected
- Curatorship ends in 2021
- Winter damage to interior 2022
- 2023 Listening session – consensus ideas discussion

SUPPORTED REUSE CONCEPT

- Multiuser program and small-scale event facility
- Public access vs. single party Curator
- Potential DCR space on 2nd floor
- Fully accessible, including restrooms
- Net carbon zero rehab design
- Focus on the cultural and natural history of Ellisville Harbor
- Low impact reuse – preserve the peaceful setting



CHALLENGES/ CONSIDERATIONS

- Area of Critical Environmental Concern
- DCR's Operational management
- Public use needs to adhere to higher code requirements, including accessibility
- Rehab and management costs
- Finding sustainable funding sources



UPDATES SINCE 2023 MEETING

IMPROVEMENTS



Removal of damaged materials



New electrical / plumbing connections



UPDATES SINCE 2023 MEETING

IMPROVEMENTS



VOLUNTEER
PROJECT
NEW ROOF!! (PLUS!)



WINDOW REHAB
CONTINUES

UPDATES SINCE 2023 MEETING

IMPROVEMENTS



PARK SERVE DAY – APRIL 2025

UPDATES SINCE 2023 MEETING



HARLOW FAMILY REUNION— AUGUST 2024

UPDATES SINCE 2023 MEETING

2025

SECURED DESIGN FUNDS
– CONSTRUCTION
DESIGN PLAN AND
SPECIFICATIONS



HARLOW HOUSE DESIGN UPDATES

09/11/2025



SCOPE



House:

- **Accessibility upgrades**
 - New handicap ramp
 - Widened exterior doorways
 - Publicly accessible first floor
- **Energy upgrades**
 - New insulation
 - Refurbished windows
 - New storm windows
 - Full electrification
 - New HVAC
- **Program**
 - Meeting spaces
 - Kitchenette
 - Accessible bathroom
 - Extended back porch

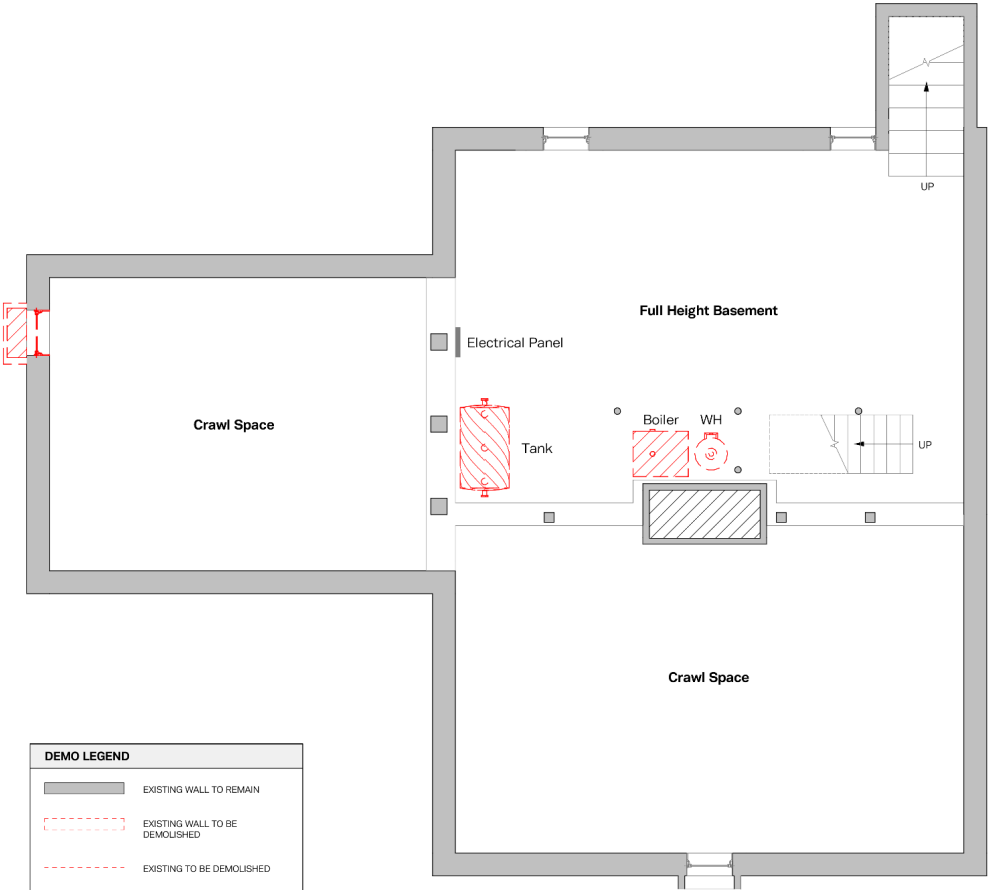
Site:

- **Accessibility upgrades**
 - New handicap parking
 - Accessible gravel paths
- **Transportation**
 - Five new on-site parking spaces
 - Dedicated bike rack
 - New driveway asphalt
- **Landscaping**
 - New native and drought resistant plantings
 - Maintain existing garden area
 - Maintain existing picnic area
 - New street facing uplighting
 - New gravel drainage strip around building perimeter








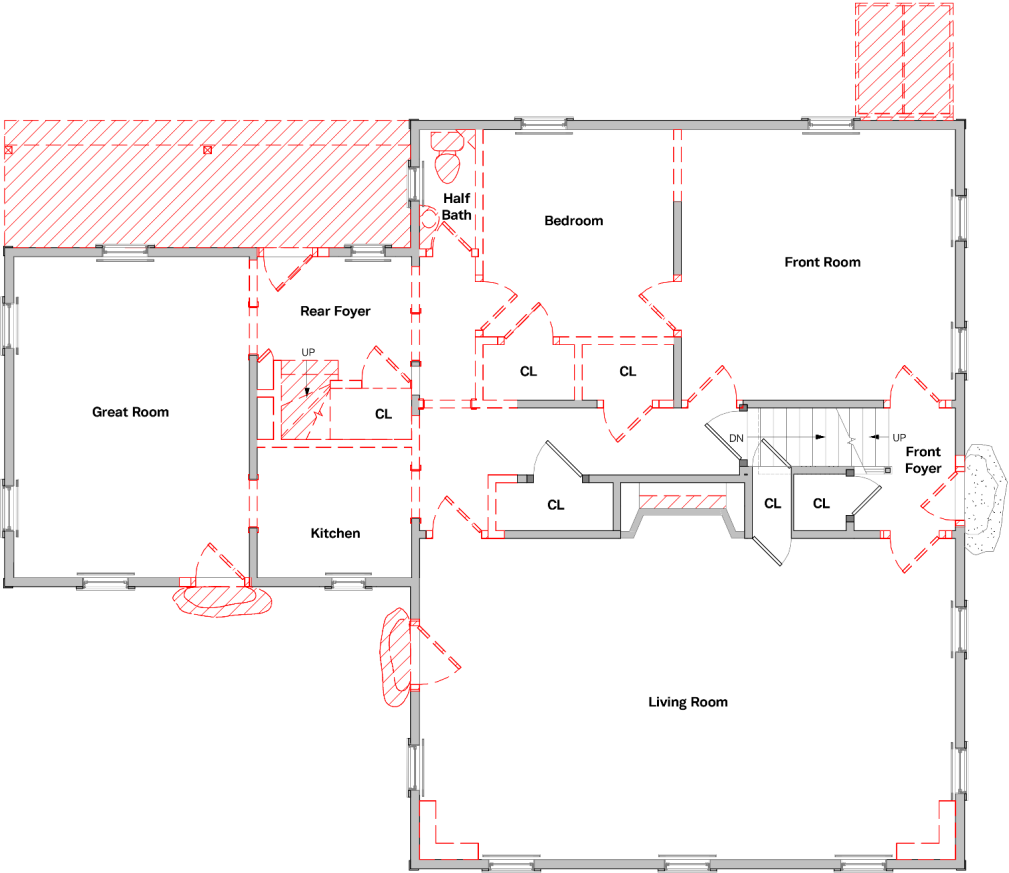
PROPOSED RENDERING

DEMOLITION PLANS



BASEMENT PLAN

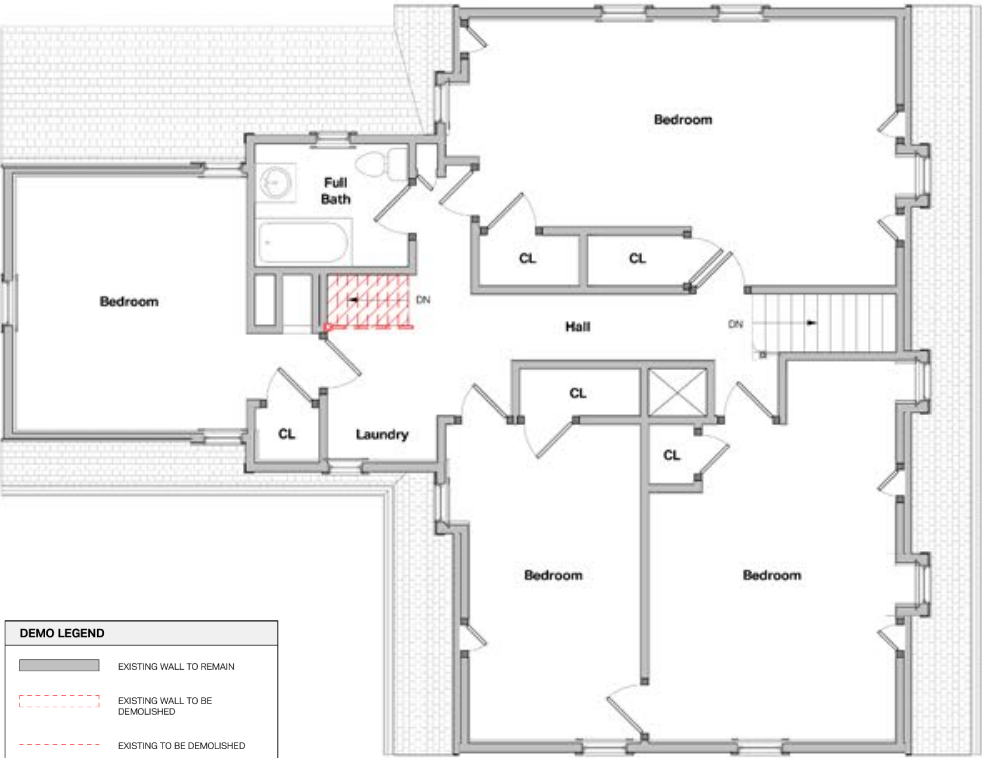
DEMO LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR BE DEMOLISHED



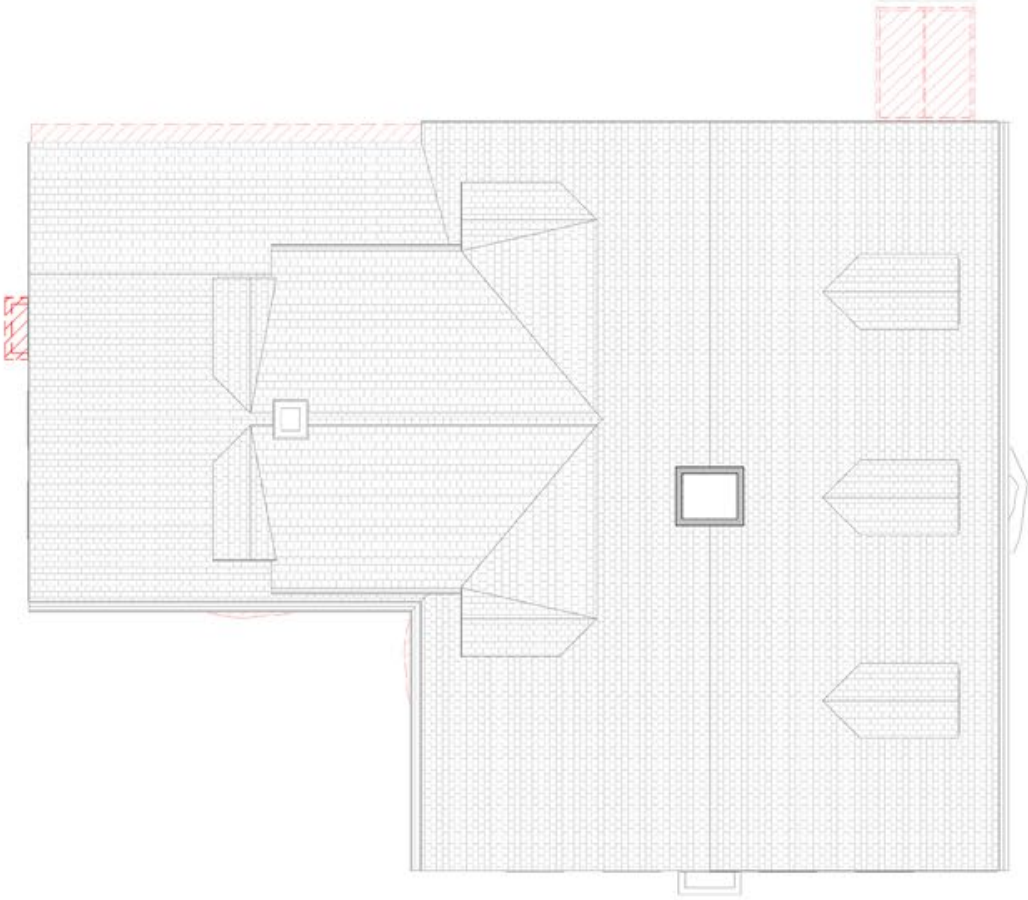
FIRST FLOOR PLAN



DEMOLITION PLANS



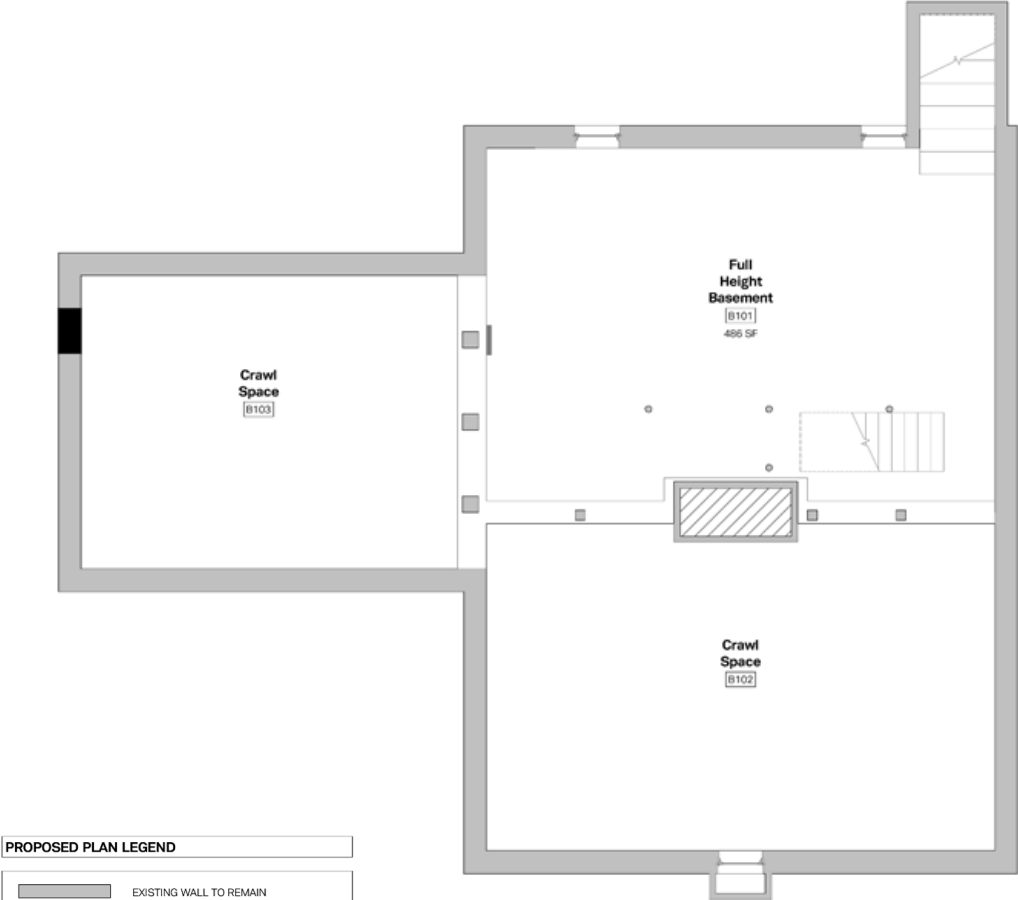
SECOND FLOOR PLAN



ROOF PLAN





PROPOSED PLANS





BASEMENT PLAN

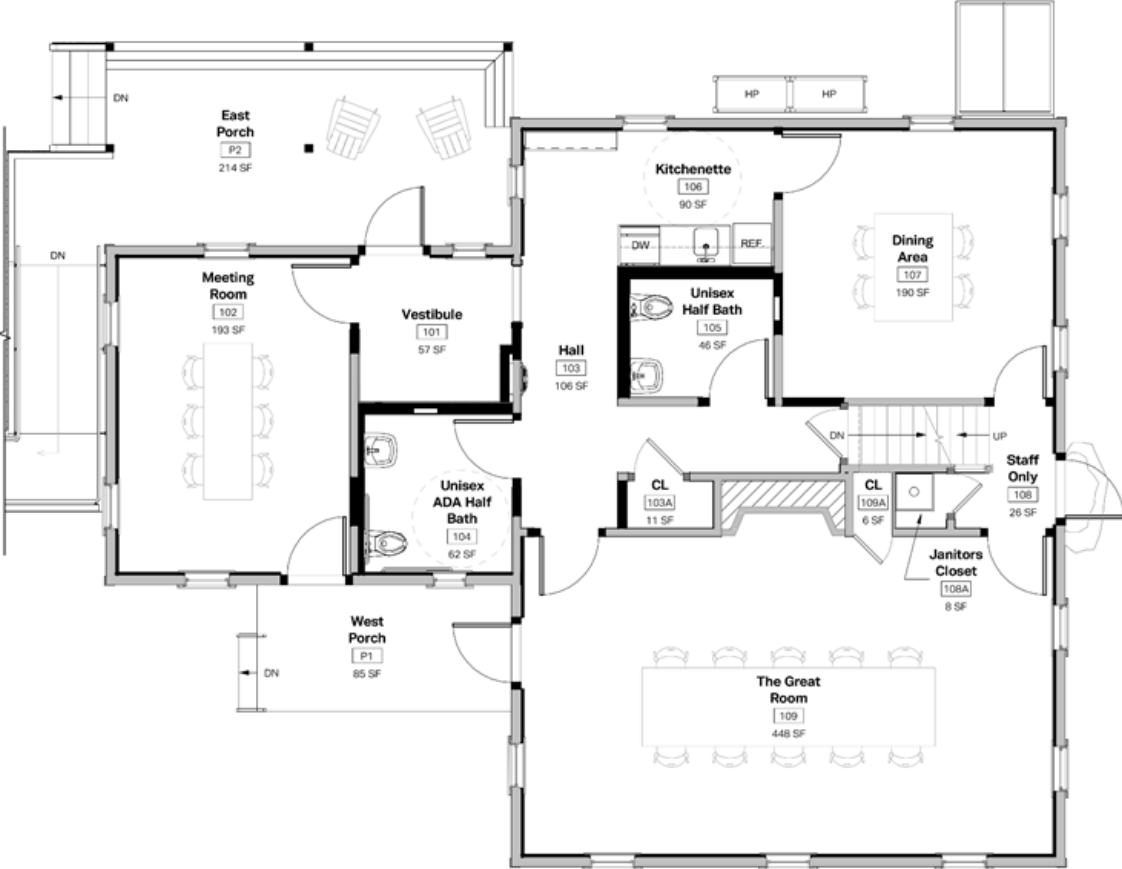
PROPOSED PLAN LEGEND

 EXISTING WALL TO REMAIN

 NEW WALL

 EXISTING DOOR TO REMAIN

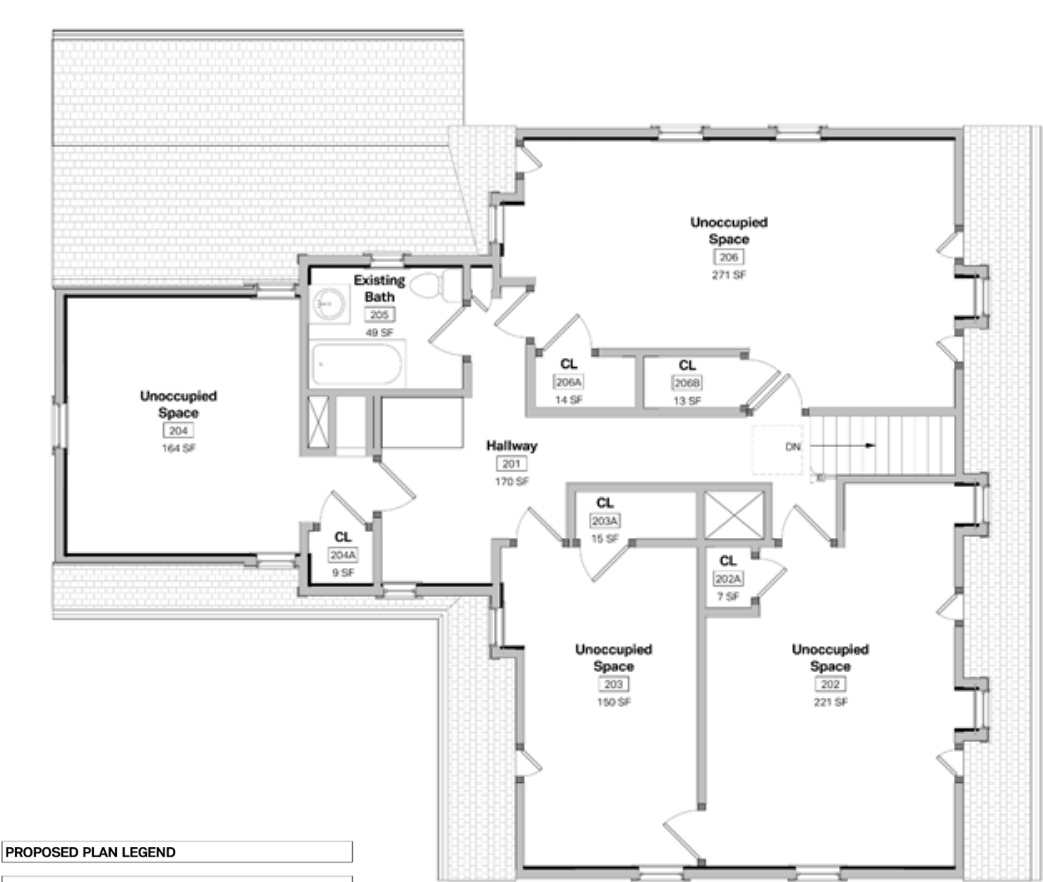
 NEW DOOR







FIRST FLOOR PLAN

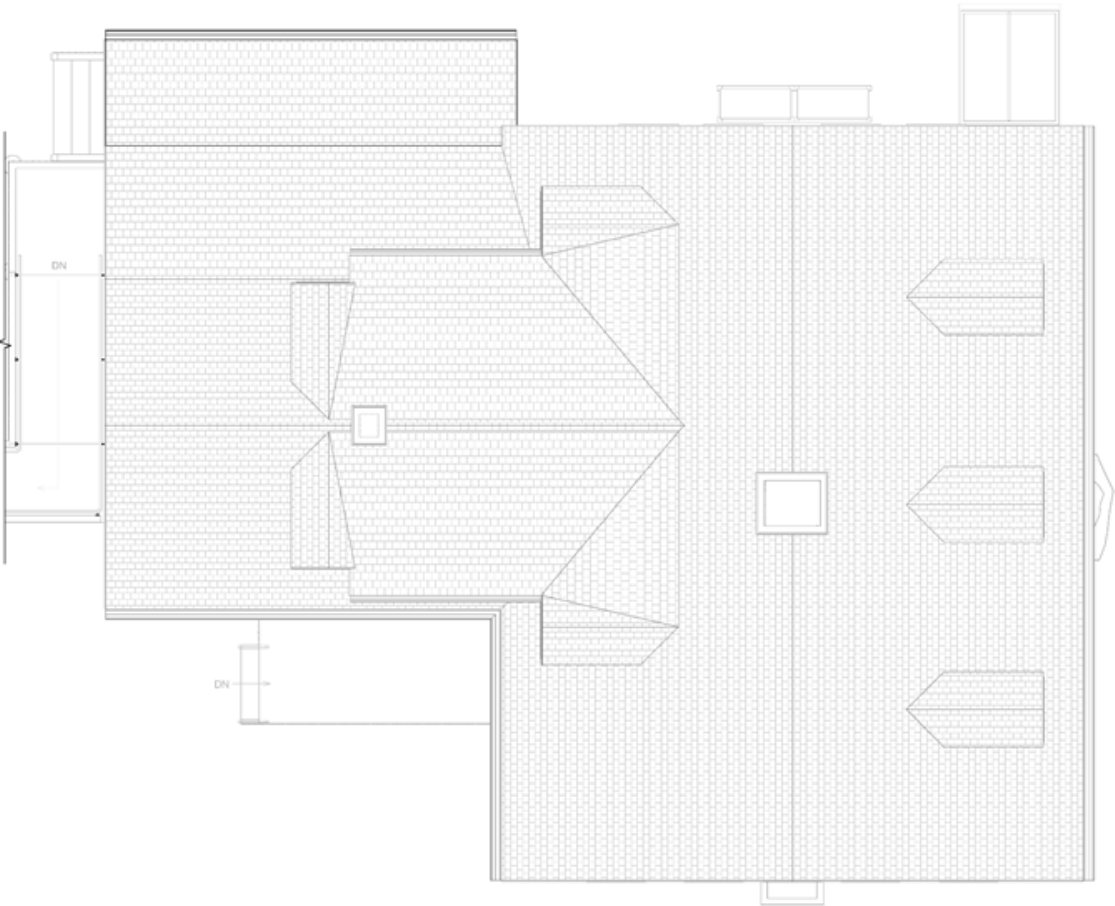


PROPOSED PLANS



SECOND FLOOR PLAN

PROPOSED PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR



ROOF PLAN



PROPOSED ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

LOCAL CONTEXT



ELLISVILLE
HARBOR
STATE
PARK

OLD SANDWICH ROAD

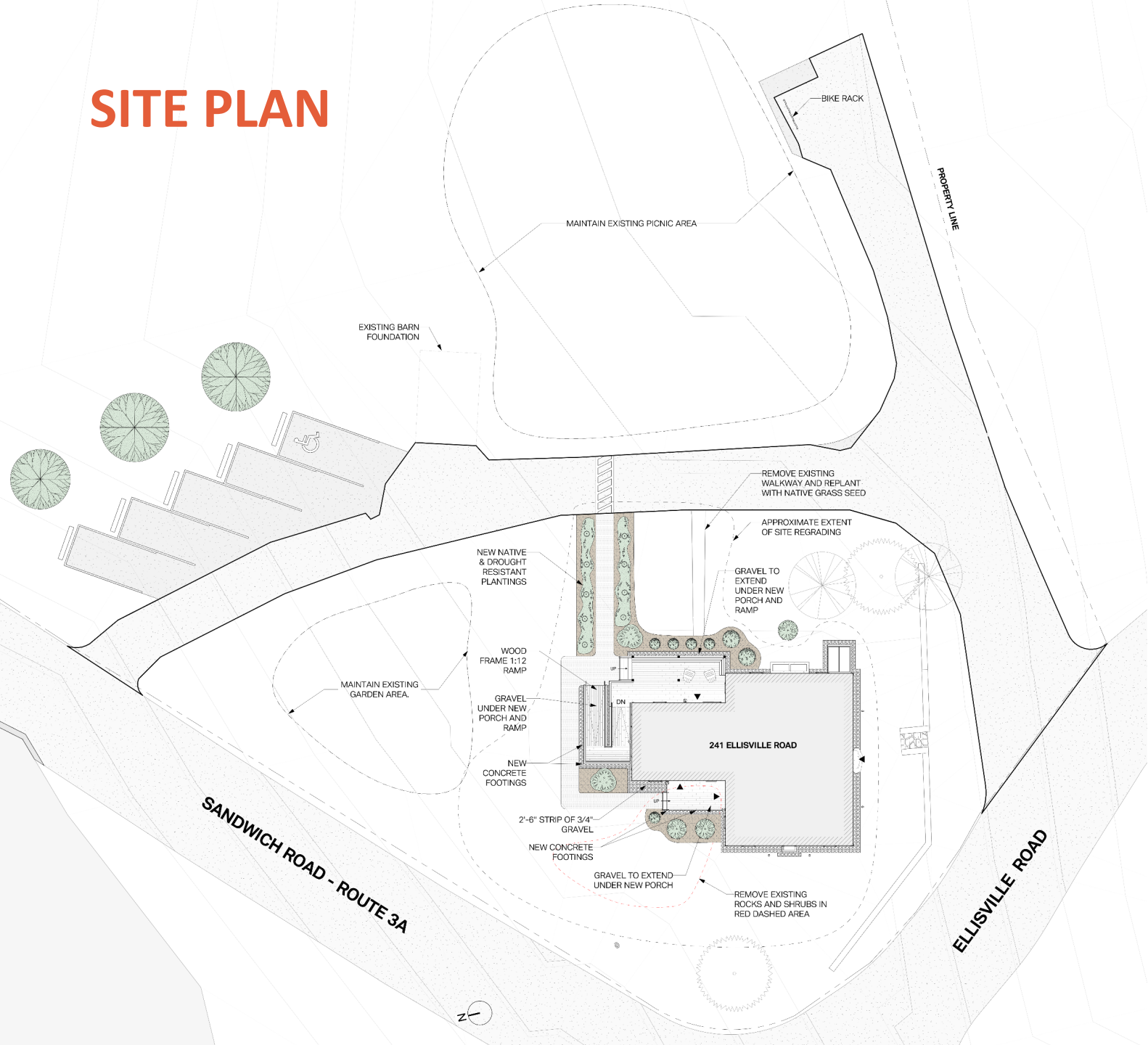
ROUTE 3A
OVERFLOW
PARKING

DAVIS ROAD

ELLISVILLE ROAD

PARKING

SITE PLAN



Crusher Run Gravel



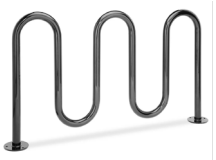
Drainage Gravel



Composite Decking



CNC Cutouts of Local Flora & Fauna



Bike Rack



Native & Drought Resistant Plants



Shade Structure



Cable Rail



Steel Rail

NEXT STEPS

- Identify partnership opportunities
- Continued landscape improvements
- Finish exterior work / windows



QUESTIONS /
FEEDBACK



Additional Information

- Recording and tonight's slide deck will be available at:
 - www.mass.gov/dcr/past-public-meetings
- If you have comments on this project:
 - *Submit online:* www.mass.gov/dcr/public-comment
 - *Deadline: Thursday, September 25th 2025*

Please note: the contents of comments submitted to DCR, including your name, town and zip code, will be posted on DCR's website. Additional contact information provided, notably email address, will only be used for outreach on future updates to the subject project or property.

- If you wish to subscribe to a DCR general information or project-related listserv: contact DCR's Office of Community Relations via email at mass.parks@mass.gov