



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

**Brian Arrigo**





## *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 chat feature
  - Raise your hand using the Zoom function, and you will be given permission to unmute and speak.
- *Please note that this public listening session is being recorded; the recording will be a public record.*



# AGENDA

- Overview of the purpose of the listening session
- Brief History and background
- Current Conditions + Cost Estimates
- Potential Options for Rehab and Reuse
- Challenges + Considerations
- Ideas / Questions
- Next Steps





# ORIENTATION



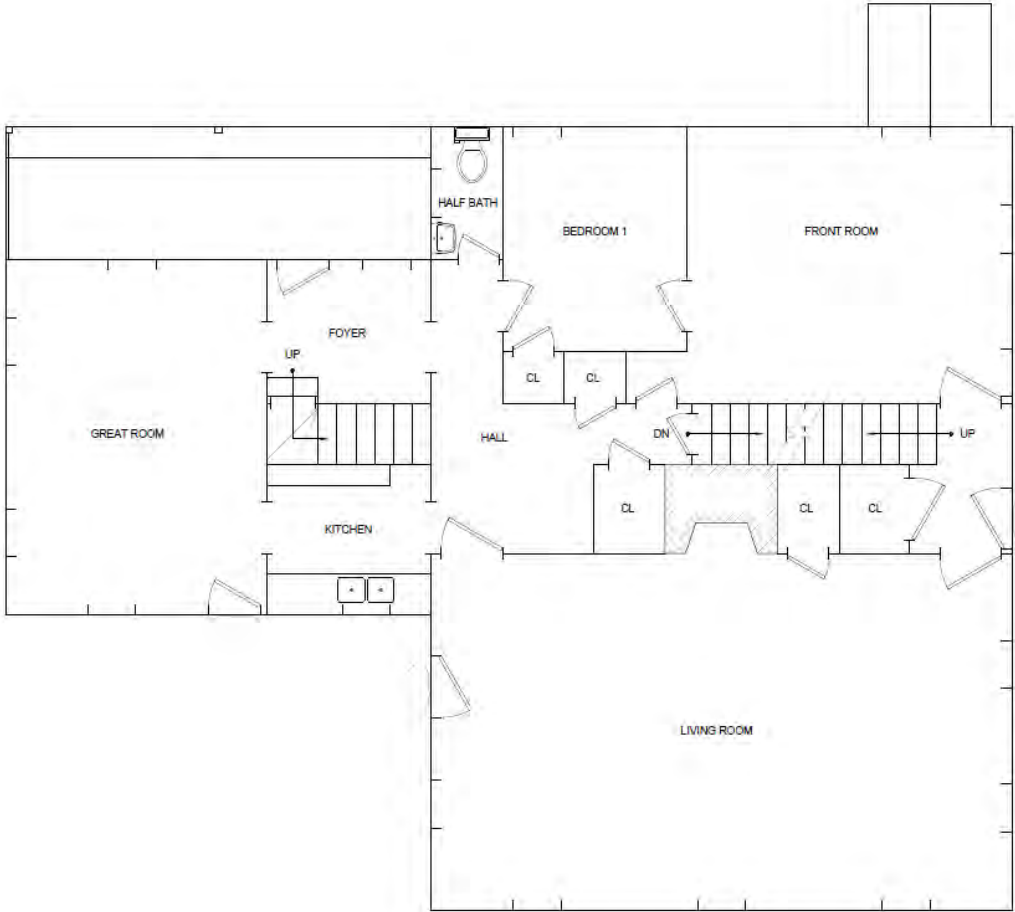




# **HISTORIC SIGNIFICANCE+ BACKGROUND**

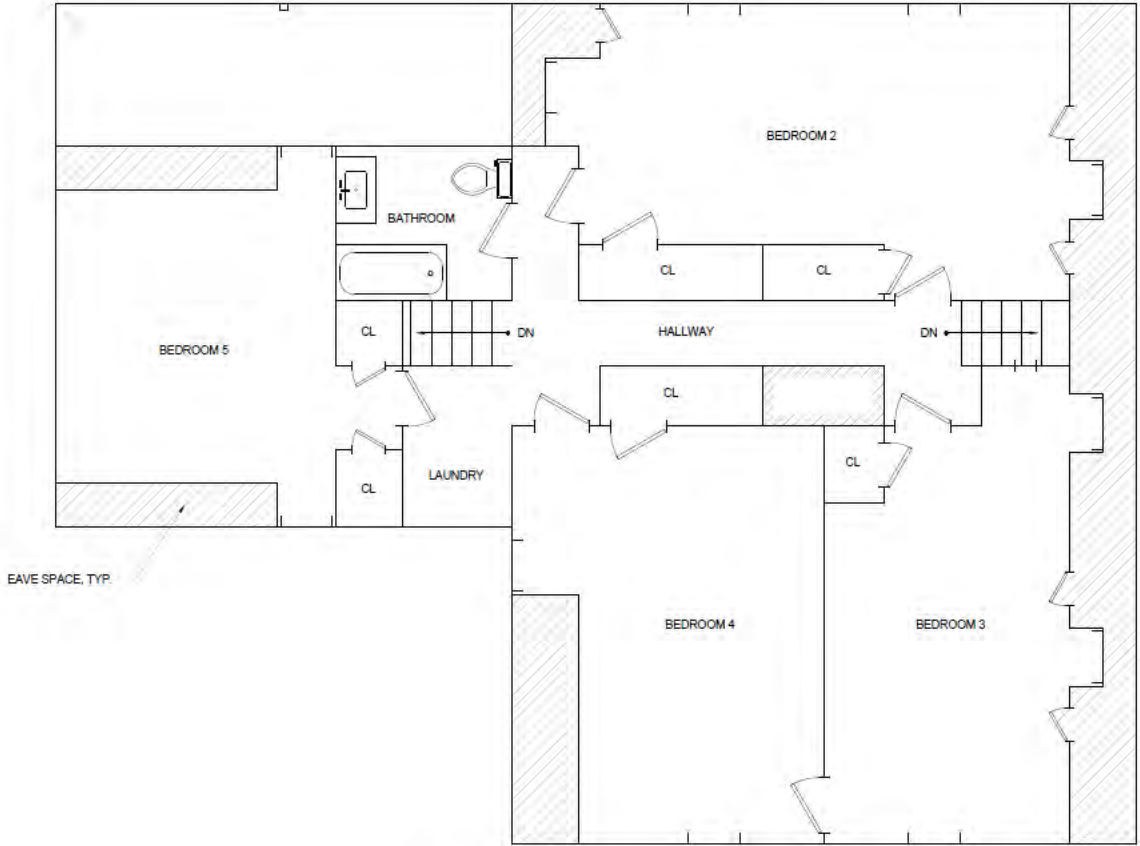
- Last built reminder of 4 centuries of agricultural occupancy
- Built in 1939, replacing a much older building on the site
- DCR acquires the property in the 1980s/90s
- House used as staff housing
- Solicited through Historic Curatorship Program in 2008 – Family selected
- Curatorship ends in 2021

# FLOORPLANS



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



# CURRENT CONDITIONS

## EXTERIOR





# CURRENT CONDITIONS

## EXTERIOR





# CURRENT CONDITIONS

## INTERIOR



# CURRENT CONDITIONS ANALYSIS

- Structural: Good
- Exterior Siding / Roofing / Trim : Poor
- Foundation: Fair to Poor
- Windows: Fair
- Interior finishes (walls, ceilings, floors): Poor
- HVAC system: Needs replacement
- Electric systems: Most need replacement
- Water system: Requires repair / upgrades
- Septic System: Presumed functional for residential use





# COST ESTIMATES

## Statement of Probable Construction Cost

Description	Factor	Totals
CONSTRUCTION COST SUBTOTAL (not including General Conditions)		\$276,564
DESIGN CONTINGENCY	20.00%	\$55,313
<b>SUBTOTAL PRELIMINARY COST ESTIMATE ( before G.C. Cost &amp; Adjustment Factors)</b>		<b>\$331,877</b>
GENERAL CONTRACTOR ADMINISTRATIVE COST AND OVERHEAD & PROFIT		
GENERAL CONDITIONS (from Section 01100 )		\$64,800
OVERHEAD	5.00%	\$16,594
PROFIT	10.00%	\$33,188
BOND	2.50%	\$11,161
<b>SUBTOTAL BEFORE ADJUSTMENT FACTORS</b>		<b>\$457,620</b>
Permits	Waived or paid by the DCR	
<b>TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE</b>		<b>\$457,620</b>

## TOTAL ESTIMATED PROJECT COST

PRELIMINARY COST ESTIMATE SUMMARY		Original Estimate
01 1000	General Conditions	64,800
02 2000	Excavation & Compaction	6,761
02 4120	Demolition	12,001
02 4500	Site Improvements	3,796
03 3000	Cast-in-Place Concrete	184
03 4000	Precast Concrete	134
04 0513	Masonry Mortaring	30,000
06 1000	Rough Carpentry	6,971
06 2000	Finish Carpentry	9,964
06 2400	Cabinetwork	3,177
07 2100	Building Insulation	5,954
07 3129	Wood Shingles	43,302
07 6000	Flashing & Sheetmetal	4,381
07 9510	Sealants & Caulking	600
08 1000	Doors & Frames	2,324
08 6100	Wood Windows	24,000
08 7000	Hardware	1,824
09 2600	Gypsum Bd Systems	1,800
09 6500	Flooring	29,069
09 9000	Painting	23,108
10 8000	Toilet & Bath Accessorie	1,200
10 9000	Building Specialties	1,813
11 9000	Appliances	1,200
22 2000	Plumbing	20,000
23 4000	Heating	25,000
26 0000	Electrical	18,000
<b>SUBTOTAL ( not includ</b>		<b>276,564</b>

## POSSIBLE PATHS

- Partnership / Short Term Permit
- Historic Curatorship Program
- Mothballing
- Demolition





## 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





QUESTIONS /  
FEEDBACK





# Additional Information

## Additional Information

- Recording and **tonight's** slide deck will be available at:
  - [www.mass.gov/dcr/past-public-meetings](http://www.mass.gov/dcr/past-public-meetings)
- If you have comments on this project:
  - *Submit online:* [www.mass.gov/dcr/public-comment](http://www.mass.gov/dcr/public-comment)
  - *Deadline: Monday, August 28<sup>th</sup> 2023*

*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](mailto:mass.parks@mass.gov)