

# The Historic Millstream



Photo by Mark Duffy

- Presentation to The Town of Chelmsford 101 Mill Rd Committee
  - Introductions
  - Brief history of Millstream
  - Initial foundation mission statement and Lloyd Greene's wishes.
  - Virtual Tour current complex, and discussions of the future possibilities. (museum, educational, recreational park,...)

# The Millstream's History



- The site of the first grist and saw mill in Chelmsford (c. 1656). Originally owned by Samuel Adams (an early member of the family of the two presidents John Adams)
- Rebuilt by the late Lloyd C. Greene, Jr who was fascinated with dams, water wheels and mills, he searched for years until discovering this long-abandoned property in the mid 1950's
- Over the years Lloyd built his residence and moved his audio-visual equipment and manufacturing facility to this location.
- Lloyd devoted his life to the restoration of the dam and mill complex, eventually generating electric power commercially.
- Lloyd created the "Historic Millstream Foundation" for the "purpose of preserving and maintaining as a museum and park and other educational purposes"

# The Millstream's Current Status



- Considered an “Emerging Museum”
- Independent Charitable Organization - 501(c)(3) Corporation
- First phase of business plan in progress (now to Sept 2015)
  - Assessing immediate state of property and collections (details follow)
  - Preparing for first wave of significant repairs this spring
  - Preparing site to accommodate volunteers and visitors
  - Deaccessioning\* collections that are unrelated to the Mill’s mission
- Second phase of plan being formed (Q2 2015 thru Q1 2016)
  - Determining best use of facilities
    - Based on the needs and desires of the community
    - Possible elementary through college educational enrichment
    - Align with Town’s plans for 101 Mill Rd property (as appropriate)
  - Create Implementation plan
- Third phase will be to construct a museum or park that can continue in perpetuity. (earliest start Q2 2016)

\*Deaccessioning - officially remove (an item) from the listed holdings of a library, museum, or art gallery, typically in order to sell it to raise funds



# Aerial map showing surrounding features





# Major Buildings at The Millstream





# “The Millstream” Carriage House



- The building closest to 101 Mill Rd
- First floor – Garage and grounds keeping.
- Second floor - light manufacturing
  - “Greene Audio Aide” phonographs final assembly and test area.
  - Phonographs sold to schools and libraries in eastern Massachusetts
  - Good quality vacuum tube vintage units.
  - Basic production area kept as it was in the late 1970’s (estimate)
  - Interesting time capsule of a 1950/60 small manufacturing business.



# Mill Building + Water Wheel



- Built on remains of first mill's original foundation
- Designed to look like the original mill from the outside.
- 1955 vintage construction
- Main floor
  - Wood and sheet metal fabrication facility for phonographs.
  - Mostly 1960's and 70's vintage tooling and equipment.
- Attic
  - Storage of material used in the building of phonographs
  - Storage of electronic parts for phonographs
- Basement
  - Cider aging/storage barrels
  - Water Wheel mechanicals.
  - Access to original 1656 dam
- No bathrooms, little heat



# Turbine House / Hydro Unit 2 Electrical



- Small building on opposite side of stream from mill
- Houses 12 KW crossflow turbine to generate electricity
  - Turbine non-functional due to corrosion
  - Currently disassembled
  - Not economically feasible to fix in the near term
  - Will re-assemble this spring for display only





# Residence



- Built on the foundation of the ca. 1890's ice house
  - 3 Bedroom, 2 Bath ....
- Contains all of Mr. Greene's pictures and records
  - Includes pictures and typed notes of all of his extensive work.
  - Similar to today's "web blogger" with daily or weekly pictures and textual entries on 3x5 cards.
  - Collection spans decades of work
- Currently used for administration of the Millstream Foundation
  - Need ideas on how to better utilize the space
  - May use as residence for a "Caretaker" similar to the Garrison House

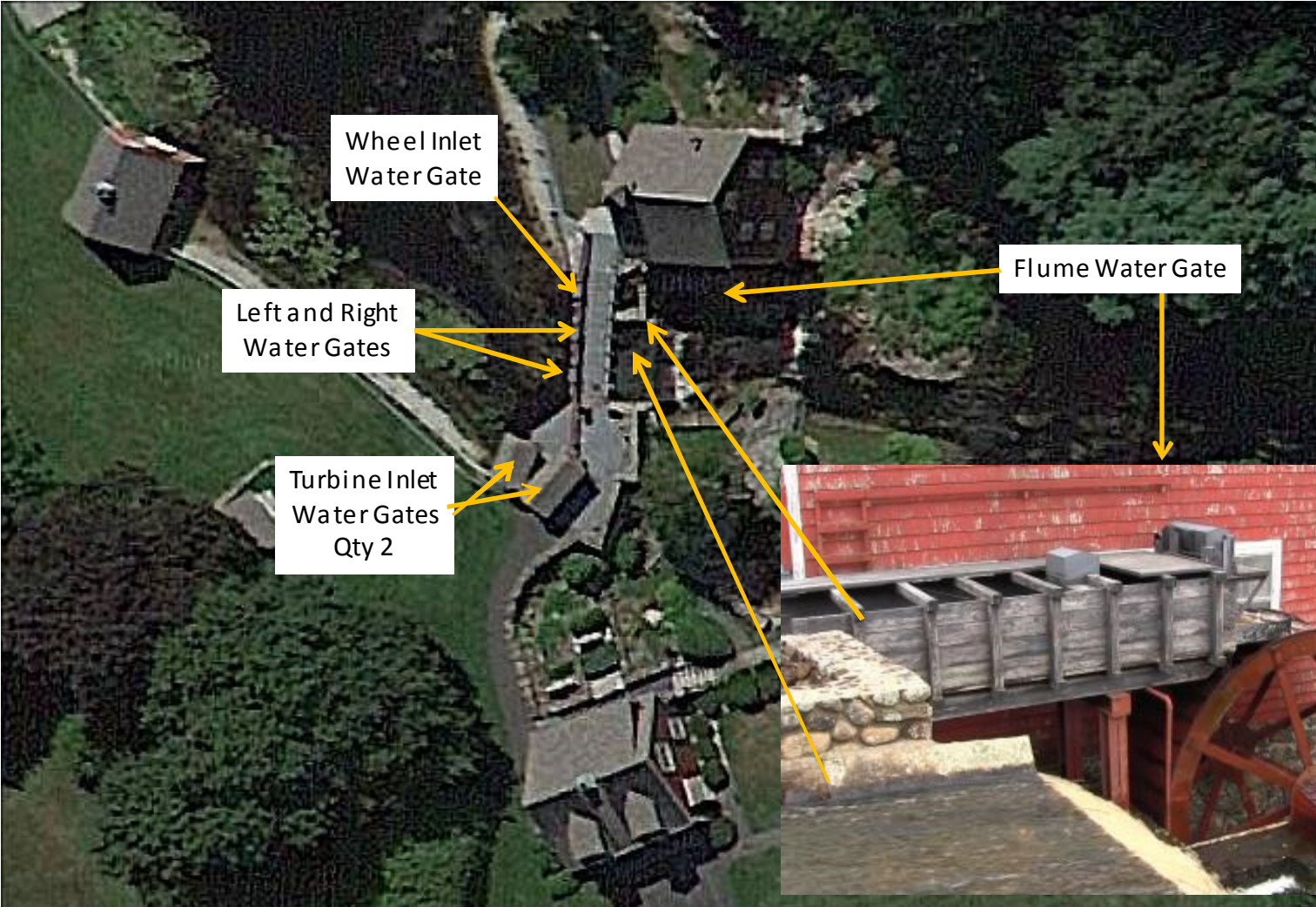
# Dam



- Recent state inspection shows dam in good condition, inspectors' recommended preventive maintenance work completed during summer.
- 1 gate that diverts water around the dam. Used to lower the pond for dam maintenance.
- 2 gates used to control the water wheel.
- 2 gates to adjust flow over waterfall.
- 2 gates used to supply the Turbine.
- Installed drive electronics and motors on gates inoperative. Gates must be operated by hand.
- Current dam railings don't meet safety guidelines for children and pets.



# Mill and Dam Aerial View



# The Barn



- Looks like house but is an “out building” – no heat and no water
- 20 x 40 foot print
- 1<sup>st</sup> floor garage and workshop
- 2<sup>nd</sup> floor collections of antiques and unused phonograph manufacturing inventory.
- Majority of items to be sold this spring to support restoration efforts.







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# Discussion