• 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

- Mill
- Hydro Unit 1
- Meeting House
- Hydro Unit #2
- Carriage House
- Gate House
- Dam
- Residence
- "The Barn"

House bought by the town of Chelmsford
“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.
The Barn

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

- These tasks need to align with UMass Lowell academic calendar 9/2015 or 1/2016

Manual Task Summary

4/23/2015

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The Historic Millstream Foundation
Discussion