



TOWN OF LEVERETT  
COMMUNITY PRESERVATION COMMITTEE  
(Short Form)  
Project Application for Community Preservation Funding  
(for \$25,000 and Under Only)

Project Name

Project Location/Address: Slarrow Sawmill, Junction of Cave Hill and N. Leverett Rd  
Leverett Assessors Map: 1 Lot: 1 O

**APPLICANT INFORMATION**

Project Sponsor or Organization: Friends of the North Leverett Sawmill  
Address: PO Box 57  
City: Leverett State: MA Zip: 01054  
Daytime Phone: 413-367-2142  
Email: slynton@att.net

**CPA Category/Purpose (please check all that apply)**

- |  |   |
|--|---|
| <input type="checkbox"/> Open Space # of acres | <input checked="" type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Recreation # of acres | <input type="checkbox"/> Affordable Housing               |

**Project Budget**

Amount of CPA Funds Requested	\$24,500
Amount from other Funding Sources	\$41,200
Project budget	\$65,700

This proposal addresses: Planning and design for Slarrow Sawmill rehabilitation.

**Please check which of the following is included with this application**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> <u>One paragraph project description</u> | <input checked="" type="checkbox"/> <u>Detailed Project Budget (Quotes with partner proposal)</u> |
| <input type="checkbox"/> <u>Map/Site Plans, Architectural Plans</u>          | <input checked="" type="checkbox"/> <u>Timeline/Project Schedule</u>                              |
| <input checked="" type="checkbox"/> <u>Photographs</u>                       | <input type="checkbox"/> <u>Letters of Support (attached to the partner proposal)</u>             |

Contact Person/Authorized Representative for this Project: Susan Lynton  
Project Sponsor or Organization: Friends of the North Leverett Sawmill  
Address: PO Box 57  
City: Leverett State: MA Zip: 01054  
Daytime Phone: 413-367-2142  
Email: slynton@att.net

Signature of Applicant: Susan Lynton

Date: updated Jan 20, 2024

## **ONE PARAGRAPH DESCRIPTION**

Friends of the North Leverett Sawmill, Inc. received a 501c3 status in January of 2022 after the former owners donated the property to us in the spring of 2022. That includes two parcels of land and the mill building. The group of founders have carried the expenses of the property and plan to develop it into a museum and park. We have cleaned up the mill building and site, archived the materials on the site, and acquired documents and artifacts from the mill's history as Phase I. Now we are in Phase II: planning. Together with Phase III's outputs we will be able to acquire permits, understand costs and have visioning documents to use for fundraising and execution in Phase IV. Without a sustainable plan the mill would fall into ruin eventually. With the help of consultants in these planning phases, the project will be readied for the rehabilitation of the building and creation of a museum to preserve the mill's history. With the help of business consultants we will ensure that we have an operational model that will support the project and a capital plan that will provide the money needed to sustain this mill: an iconic emblem of Leverett and a landmark from before the Revolutionary War. The specific request of this CPC application is for supplemental funds to create a detailed design plan for the mill building in Phase II, including:

1. Assessment of the mill for safety and structural integrity by civil and structural engineers.
2. Plans and designs to rehabilitate the building for safe access and use by the public with drawings and models by architects experienced in historic rehabilitation.
3. Design and placement of parking areas including the materials to be used by landscape architects.
4. Landscape plans around the building for access to the building, the park and trails, and the ADA accessible parking and pavilion.
5. Detailed plans for the ingress and egress to the mill property for safety and to enable execution of the easement for a right of way promised by Friends of the North Leverett Sawmill as a condition for last year's CPA funding for the Heritage Park and Nature Trails. The easement for the right of way across the mill land is being executed now to be held in perpetuity. (Funds for the easement were included in the Heritage Park & Nature Trails project funding from CPA, April 2023).

The CPC funds requested here will be used to supplement other funds received from the State of Massachusetts and private and corporate donors (see Table 2, below). The funds other than those from CPC also will be used for community meetings to decide on uses for the building as well as the other components such as a business plan the State of Massachusetts considers to be paramount to explore before releasing additional funds to rehabilitate the building. In summary, the purpose of the overall assessment/design/development funding request is to create an operational, fundraising, building plan for the creation of a participatory technology and industrial history museum. The general plan is for adaptive reuse of the mill as a museum and event space for the community. This building highlights Leverett's industrial past before the Revolutionary War up to the end of the 20th century. While the planning phase for the 3330 sq ft. mill on a half acre will include capital campaign planning, operational planning, and design/rehabilitation/ construction planning, this grant is for funds for the design for the interior and exterior of the mill. The two firms bidding on this aspect of the mill rehabilitation are experienced in historic preservation (Clark & Green <https://www.clarkandgreen.com/cultural>; MCWB <https://www.mcwb-arch.com/cultural>). A local capital planning consultant, Kathy LeMay, has joined our board to work on the fundraising plan, and line drawings and models of the site will be used in the fundraising visioning document.

## **COMMUNITY NEED**

Two recent surveys of Leverett residents, one done by the Historical Commission, the other by the Town

Revenue Committee, addressed the need for more amenities. 41% of Leverett households responded to the Historical Commission survey which concluded that virtually all wanted the historic sites in Town restored through public/private partnerships for two reasons: to increase an understanding of our history and to have more cultural and social amenities. The Revenue Committee's survey respondents pointed in the same direction— increasing small-scale economic, cultural and social opportunities rather than full-blown economic development was favored in order to enhance the quality of life. The envisioned Mill Museum complex with Heritage Park will satisfy some of the residents' desires. Residents value Leverett's rural character but, also, realize there is a dearth of places to meet and share. The museum will allow for engagement with the public and build rural community centered around the humanities including nurturing cultural heritage preservation and education. Another is to inspire young people in our community and promote networking and possible mentoring through the activities and exhibitions at the museum, displaying the talents, creativity and contributions of our Town's current and historical residents. Other visitors and participants besides residents of Leverett are expected to include students and adults from neighboring towns in the Pioneer Valley, and Amherst, Hampshire, Smith, and Mount Holyoke colleges and the Univ. Massachusetts, and Revolutionary War and mill enthusiasts.

**Table 1. Timeline for Planning Grant\***

Item	Beginning	Completion	Purpose
Phase I: Site clean-up of discarded materials, review of dam integrity and its hardware; submission to Conservation Commission	April 2023	Oct 2023	Debris, trash & toxic materials removed in and around the Mill building
Phase II: Renderings of the inside and outside of building after consultation with the community	May 2024	July 2024	Will be used for additional community feedback & seeking funds for Phase III
Phase II: Engineering reports, preservation consultant assessment, operational plan, and drawings and models	July 2024	Dec 2024	
Phase III: Detailed design rehabilitation specification plans for construction & landscaping	Jan 2025	July 2025	For seeking construction funds for Phase IV
Phase III: Historic preservation restriction: dependent on finishing rehabilitation plans to seek approval	Mar 2025	July 2025	For compliance

**Table 2. Funding Sources\***

Source	Acquired	Requested
Massachusetts Cultural Grant	\$35,000	-
Private & corporate donations applied here	\$6,200	-
CPA (this proposal)	-	\$24,500

<b>Table 3. Detailed Project Budget*</b>			
<b>Summarized Expense Item - details lowest quote below from Clark &amp; Green</b>	<b>Total (\$)</b>	<b>CPA (\$)</b>	<b>Other funds (see Table 2)</b>
Community meetings to determine use	10,200	-	10,200
Existing conditions/Building scan analysis	13,500	-	13,500
Vision plan	5,600	5,600	-
Feasibility study for 3 & 4 season use	10,500	10,500	-
Master plan and schematic design	22,400	8,400	14,000
Assistance to model builder	2,100	-	2,100
Reimbursable expenses	1,400	-	1,400
<b>TOTAL</b>	<b>65,700</b>	<b>24,500</b>	<b>41,200</b>

**\* Explanation of phases and costs:**

Phase I is completed with donated funds. It was anticipated that Phase II (for which this proposal is directed) would cost approximately \$45,000 and Phase III (for obtaining detailed plans for implementing construction, hardscaping and landscaping) would be another \$67,500. Thus, the original submission of this proposal in Fall 2023 was for \$112,500. Here we have only represented the cost of Phase II activities as outlined in Tables 2 & 3 in order to make it clearer what the requested funds will be applied towards.

We anticipate that Phase III will cost about \$50,000. Towards this we have \$8000 in a Systems Replacement Grant from the Massachusetts government and \$22,000 in corporate and private donations, thus we will need to continue to fund raise about another \$20,000 from grants and donations to complete Phase III.

**ADDITIONAL ATTACHMENTS BELOW**

Scope of Work – directed the bids from 2 architectural firms for the CPC portion of money – Pg 5

Bid from Clark & Green BEK Architectural Design – Pg 6

Bid from MCWB Architects - Pg 7

Photographs of outside and inside of the mill building – Pg 9

## **SCOPE OF WORK FOR BIDS BELOW**

### **Vision Plan**

Based on the outcome of the community meetings and the architectural and engineering assessments (no CPA funds requested for those first two exercises), design a high-level view of the finished park and the mill museum including digital representations and a model built in collaboration with a model-builder that FONLS will provide (volunteered time). The model builder will be provided with specifications using topographical maps, land survey and wetlands mapping but additional drone footage or other resources may be needed.

### **Feasibility Study**

1. Design ingress and egress to and from the building and to the trailhead and ADA compliant parking to access the adjacent Heritage Park, ingress and egress for vehicles to safely access North Leverett Road.
2. Determine what the exterior and the interior of the building must retain for historical authenticity in light of the need to adaptively reuse, e.g., will window walls be adequate in spaces that were previously open for logs to come in? Do we need to keep the separate entrances for the two floors or is there a way to move between them while staying in the building?
3. Placement of those informational signs that will be near the sawmill building and at the Park entrance.
4. Under the new/current Massachusetts building codes, is there potential to add heating to the building so it can be used for more than 3 seasons given that the building previously had heating in the lower studio level (the wood stove and chimney still exist to prove this)? This is crucial information needed before anyone can consider options about adaptive re-use of the building.
5. Determine if septic/or some other waste management system can be put in under Mass regulations and consult with the Leverett Board of Health and its agent. If so, use the wetland and topography maps that will be generated by Ward Smith, wetlands expert, and Daniel Salls, land surveyor to indicate where such a system could be placed.
6. Determine whether a well can be dug given the need for setbacks from the Sawmill River and North Leverett Road. Again, utilize survey and wetland maps for this.
7. Based on structural integrity, determine how many people can safely be in the mill at any given time considering as many as 200 people.

### **Master Plan and Schematic Design**

1. Final design for paths and driveways taking into account drainage problems.
2. Design heating and insulation, septic and water if permitted.
3. Address water issues during peak rainfall events for the lower floor and potential flooding from the river.
4. Design how the floor and the equipment on the upper level can be preserved to retain the character of the mill but yet safely be navigated by the public.
5. Final design for safe access to the building on both levels.

**Bid from Clark & Green BEK Architectural Design**

113 BRIDGE STREET | GREAT BARRINGTON | MA | 01230 | +1 413 528 5180  
 115 WEST 29TH STREET | SUITE #1105 | NEW YORK | NY | 10001 | +1 212 219 9909  
 INFO@CLARKANDGREEN.COM | WWW.CLARKANDGREEN.COM

**FEE PROPOSAL**

Friends of the North Leverett Sawmill  
 Feasibility/Master Planning/Schematic Design

17-Jan-24

Task	Role	Hours	Rate	Subtotal	Totals	Grand Total
A. Community Meetings	Architect	24	200	4800		
	Landscape Architect	36	150	5400		
				10200	\$ 10,200	
B. Design						
Existing Conditions/Building Scan	Architect	28	200	5600		
	Landscape Architect	2	150	300		
	Structural Engineer	10	200	2000		
	Civil Engineer	24	200	4800		
				13500		
Vision Plan	Architect	16	150	2400		
	Landscape Architect	20	140	2800		
	Civil Engineer	2	200	400		
				5600		
Feasibility Study for 3 & 4-Season Use	Architect	36	200	7200		
	Landscape Architect	6	150	900		
	Structural Engineer	12	200	2400		
				10500		
Master Plan and Schematic Design	Architect	70	200	14000		
	Landscape Architect	48	150	7200		
	Civil Engineer	6	200	1200		
				22400		
Assistance to Model Builder	Architect	8	200	1600		
	Landscape Architect	2	150	300		
	Civil Engineer	1	200	200		
				2100	\$ 54,100	
C. Reimbursable Expenses Allowance					\$ 1,400	\$ 65,700

**Bid from MCWB Architects****FEE PROPOSAL**

**Client:** Susan Lynton, Friends of North Leverett Sawmill  
**Project Name:** North Leverett Sawmill Master Plan  
**Date:** December 14, 2023

Task	Staff Member	Hours	Rate	Total
<b>1. Public Meetings</b>				
	Architectural Historian	28	\$150.00	\$4,200.00
<b>Public Meetings Subtotal</b>				<b>\$4,200.00</b>
<b>2. Building Survey and Scanning</b>				
	Partner	8	\$200.00	\$1,600.00
	Architectural Historian	8	\$150.00	\$1,200.00
	Scanning Technician	60	\$100.00	\$6,000.00
<b>Building Survey and Scanning Subtotal</b>				<b>\$8,800.00</b>
<b>3. Vision Plan</b>				
	Partner	16	\$200.00	\$3,200.00
	Architectural Historian	40	\$150.00	\$6,000.00
<b>Vision Plan Subtotal</b>				<b>\$9,200.00</b>
<b>4. Feasibility Study Phase</b>				
	Partner	16	\$200.00	\$3,200.00
	Architectural Historian	60	\$150.00	\$9,000.00
	Architectural Staff III	40	\$100.00	\$4,000.00
	Structural Engineer	Allowance		\$2,000.00
	Civil Engineer	Fixed Fee		\$6,000.00
<b>Feasibility Study Subtotal</b>				<b>\$24,200.00</b>
<b>5. Master Plan</b>				
	Partner	16	\$200.00	\$3,200.00
	Architectural Historian	40	\$150.00	\$6,000.00
	Architectural Staff III	60	\$100.00	\$6,000.00
<b>Master Plan Subtotal</b>				<b>\$15,200.00</b>
<b>6. Assist Model Builder</b>				
	Partner	2	\$200.00	\$400.00
	Architectural Historian	4	\$150.00	\$600.00
<b>Assist Model Builder Subtotal</b>				<b>\$1,000.00</b>



Task	Staff Member	Hours	Rate	Total
7. Development Meetings				
	Partner	4	\$200.00	\$800.00
	Architectural Historian	14	\$150.00	\$2,100.00
Development Meetings Subtotal				\$2,900.00
SERVICES SUBTOTAL				\$65,500.00
ESTIMATED REIMBURSABLE EXPENSES SUBTOTAL				\$620.00
PROJECT FEE TOTAL				\$66,120.00



Top left – from south view of sawmill & dam;

Top right – from north, historic view showing openings for logs to go in and sawn lumber to exit

Bottom left – east side, the iconic reflection in the mill pond

Bottom right – top floor of mill with machinery including the long log carriage, lathe and planer.

