



HUSK Preservation, INC.

Amy Boyce, *President & Treasurer*

23 Kane Drive, Scituate, MA 02066

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June 24, 2020

Dear Neighbors and Leverett Town Committees,

This letter details my intentions for purchasing, restoring, and operating the North Leverett, Slarrow Sawmill. It is also intended to help address the concerns of neighbors. At the end, I've included character references, written support from neighbors of other sawmills, and my resume.

Personal Background

I'd like to begin by sharing my background to demonstrate my commitment to preservation and community.

After graduating from Drew University, I worked on an organic produce farm and hiked the Appalachian Trail in full. I worked at the Red Mill Museum Village in Clinton, NJ. This living-history museum and its sister mill museum are the center point of the downtown and draw people from all over for their beauty and heritage. I was Curator of Public Programming developing, coordinating and implementing a broad range of programs. In this role, I worked closely with the Town's businesses and residents to foster long-term community partnerships.

Next, I worked as a Project Manager in museum exhibit design and fabrication. During this time, I was realizing my goal of working with my hands in historic preservation. Within a short time I started a corporation with a few part-time employees. Our work consists of timber framing, masonry and carpentry on historic structures including mills. I also worked for six months on a millwrighting team for Owlsworth IJP in the UK.

I'm involved in a number of organizations related to milling including SPOOM (Society for Preservation of Old Mills), TIMS (The International Millinological Society) and the Tide Mill Institute, as well as local groups like Hatch Sawmill in Marshfield. I've served on committees for preservation and write and present for Timber Framers Guild, the Timber Frame Research and Advisory Group and other institutions.

I hope this background demonstrates that being a steward of Slarrow Sawmill is a good fit.

Objectives for the Sawmill

The purpose of this section is to explicitly convey my intentions for the mill.

I have been watching the market since 2013 for a New England based water-powered mill, specifically a water-powered saw and/or woodworking mill. During this time, two other mills have come on (a sleigh and a coffin mill) both remote and without reasonable expectation for regional work and income. Your mill is rare. It's not ideal that houses are in close proximity, but other options are few and far between. It should be noted that mills that do exist (grist mills and others) are often left to decay or are converted, often insensitively, to other uses.

For what it's worth, I'm mentally and emotionally invested in Slarrow Mill. My goal is to be a steward of the mill, to ensure that it lives on for future generations as the mill it was intended to be.

I plan to restore it to working order. There are line shafts and pulleys within the mill disengaged from any machinery. I want to reconnect the existing machinery and replace that which is missing to make it a complete, belt-driven woodworking shop. This entails finding period correct machinery including a bandsaw, planer, lathe, drill press, etc. I intend to utilize the mill as a workshop for my business and saw specifically for my preservation projects.

I cannot fully predict how the business might develop, but I can say with certainty that this historic mill cannot compete with today's production sawmills. Its infrastructure just isn't capable of cost-effective volume production. I base this on the experience of sawyer, Dean Copeland, who many of you met.

Dean inherited the family sawmill from his father, a lifelong sawyer. Dean ran it for 30 years but closed last year. He closed because despite his being a production sawmill, in a prominent commercial location, close to highway access, and having plenty of land, he couldn't make money at it. This case study affirms Slarrow mill would have no chance of making it as a production mill. Other veteran sawyers also have told me, as a cautionary tip, that I shouldn't expect that the mill could financially sustain itself as a sawmill.

The Slarrow Sawmill is situated on a half-acre lot (including the building) much of which is graded in such a way as to make storage of logs and lumber problematic. The adjacent lot on the same side of the river as the sawmill is narrow, long and has the remnants of a raceway to the next millsite down (now ruins). This too, is graded in a way that is problematic for storing/stacking materials. The parcel across the river from the sawmill with the house and large barn is being sold separately - not to me. Thus, it is not realistic to think the available land supports capacity for any sort of large-scale production.

I want to have the flexibility to saw if there are niches in the market that might suit Slarrow Sawmill. Examples could be sawing for net-zero houses using green energy. Another niche could be sawing for fellow timber framers who sometimes struggle to find the specific product they're happy with.

Historic preservation is my passion and I do not plan to give up working with my hands. The administrative aspects of my business already pull me out of the field more than desired. I do not plan to give up doing what I do now, which is to say I cannot envision myself sawing on a full-time basis. Nor would income from sawing likely support a full-time sawyer.

I should note most of my work is on-site, meaning at the job site. You cannot very well build a chimney at your workshop and move it to the job site. So despite using the site as a workshop, I anticipate that much of my work will take place elsewhere.

It's important to me to be present in the community. Recently, I attended a corn husking festival held at Sanborn Mills in NH (<https://www.sanbornmills.org/>). Sanborn Mills is a cultural center where workshops in early trades are offered including logging by oxen. Sanborn features many buildings including two mills (a water-powered sawmill and a grist mill). The festival was put on by the foundation for the neighbors. People lined the barn, husking corn, having drinks, enjoying a pot luck and listening to fiddlers. It was a slice of Americana of which there are fewer and fewer opportunities to experience.

I want to offer experiences like this for the community. Moreover, I would like to foster, in youth especially, an appreciation for historic structures. Having museum programming experience, I can see a number of opportunities for small school groups to tour the site, participate in STEAM type programming, etc. I would be happy to allow visitors to attend pre-arranged tours or visit on scheduled open-house days. Again, I do not want to be pulled too far away from practicing historic preservation in the field, so I see this as a small portion of the greater scope.

I plan to explore micro hydro power or low head hydropower for the mill. This is a back-burner ambition for now. The hope would be to purchase and install a reasonable cost for return on investment hydropower system and put power back into the grid. Again, this is not an immediate objective but is something I will consider in the future.

Timeline

This section is meant to convey that the projected time frame for repair to the sawmill is not immediate. The variables are:

I operate a relatively new business and have been establishing clientele local to me (2+ hours away from Leverett) as well as projects at mill sites here and in other states. Moving to Leverett, will require me to finish projects promised to clients near my present home. For a time, it may

require working between Leverett and Scituate in order to keep income flowing while I make new client connections in Central/Western MA.

Moreover, as many of you know, I disassembled a cape house in Marshfield, MA. The house dates to 1742. It was slated for demolition to make way for a development. I plan to rebuild this house on land still to be purchased in or near to Leverett.

The combination of rebuilding the house (which I will largely do myself), repairing the sawmill, transitioning business to the area, and earning an income to make any of this possible, means I will not have much time to run the sawmill. Given this, the sawmill will not be restored to an operable state for some time to come.

Power During Low Water

My goal is to operate the Mill on water power as much as possible, but during dry periods when water is not being released from the lake a backup power source will be required. An electric motor is far and away the simplest solution.

The owners of the property plan to return the antique diesel to the Mill now that they have sold the adjoining property. It is not in operable condition and even when/if restored is really only suitable as an historical exhibit. I do not like noise or fumes either. Modern small diesels are clean burning and quiet and so that could be an option. The final decision will be driven by economics and environmental footprint, but if it's a small diesel I can assure you it will be no more obtrusive than your neighbor's diesel Mercedes.

Sound Contamination

Since discovering and falling in love with old mills for their ingenuity and varied characteristics, I've visited close to 250 mills. Many of these have been sawmills both water-powered and engine-powered. I've also taken courses in sawing with similar mills and have experience running a bandsaw mill (though I am green on both).

Personally, I like the sound of a circular saw sawmill. However, I realize that isn't unanimous. I hear your concerns regarding disruption to what has been, excepting road traffic, a quiet community. I also understand that there are members of the nearby community who are unwell and can't tolerate much noise.

I'm not sure how to reconcile this especially for those who have memories of the mill when it last operated in the 1980s. I have heard from other long time residents that it was not noisy. Since the sawmill is presently inoperable, we cannot just start it up to do sound testing. I do however have a few ideas that may be helpful.

- I would like to offer my planning a trip to Sanborn Mills in NH (2 hours from North Leverett) for a demonstration specifically for assessment of noise, also for the experience, and so you can ask their sawyers questions. I would be happy to drive and to provide a lunch.
- It may be possible to obtain weather-resistant, sound controlling curtains that could be easily drawn open and closed during sawing.
- It is possible to create an order of conditions to quell anxieties regarding hours of operation for the sawmill saw itself. I am not interested in confining my operations excessively, but I also want to meet the needs of the neighborhood. My hope is that we can develop trust and openness that will make such statutes unnecessary. I'd rather you say, "Hey Amy, we're having a family party can you not saw Wednesday afternoon" or "We like to have dinner on our porch and it would be great if you wouldn't saw after 5pm." Exchanges such as these are what I would hope we could achieve through open dialogue.

Of the above bullets, the first one I am wholeheartedly happy to do. The other bullets represent concepts I am willing to look into and consider.

Machinery & Deliveries/Pickups

Concern about machinery on site used to maneuver the timbers around and the trucks delivering or picking up product has been raised.

As discussed the lot is a half-acre, less the building and less the unusable space where grade is steep or uneven. The adjacent lot is 2.6 acres, most of which is wooded and has grade issues making nearly all unsuitable for storage. With storage of both logs and sawn products, parking of a car or truck and one machine for maneuvering, the site will be maxed out. The machine that would make sense is a small telehandler with a log grapple and forks.

A small, used telehandler represents a substantial purchase price that frankly, I won't have the ability to buy for a long time. Between building the house and the expenses that entails, trying to earn an income and fixing the sawmill, I just won't have the money. Instead, you can expect at least initially after the sawmill is operable to see me doing what I already do, using a peavey or cant hook to roll logs around the old fashioned way.

Deliveries and pickups are again limited by how much the sawmill is capable of producing and by size of the lot. A sawmill not in steady operation is not going to have steady deliveries.

Homevalue

It has been expressed that there are concerns about fall in home values related to operation of the mill. There is no great way for me to provide a comparison study which could alleviate these concerns. We are in what I would guess is a unique situation.

I am including at the end, a letter from neighbors of a water-powered sawmills about their experiences. I hope this will help alleviate some concerns.

It would be possible to collect data on arguably similar situations (i.e. revival of a historic industry and its economic impacts), but I think it would be meaningless coming from me and there are too many variables to account for. For example, a local school may fail standardized testing and home values in the area drop. It's too hard to identify, understand and correlate all outside variables.

That said, there is immense data on how historic preservation and historic districts increase home values. Heritage tourism is also known to have strong, positive economic impacts. A quick web search on economic impacts of historic preservation yields a vast amount of reassuring data from studies driven by government and private sources.

From what I have experienced, towns with preserved historic structures are enhanced by them. I believe people want this and want unique cultural niches. The Montague Book Mill is a good example of this - though I know reading is a quiet activity.

Presently, I would argue that anyone considering buying in the village would want to know what the deal is with the empty building (the sawmill). Their broker would be obligated to tell them it's for sale. Thus any effect on property values is already baked in by the mill being for sale. The best thing would be to get the sawmill sold which would settle the uncertainty that having it for sale creates. At least in this position, you know you have a buyer willing to listen and work with you and you know my plans.

Some of you may be aware the deed to the Mill, which was rewritten when the Town funded the repairs, requires future owners to maintain it basically as-is. It can't be repurposed as a shop or a restaurant for example. The deed also clearly gives future owners the right to operate it as a saw mill and engage in all normal operations associated therewith. This historic preservation restriction was voted on at a Town Meeting along with the other funding for the building repair. My perception is that given this, the town has already shown support for it's preservation and use as a sawmill. I only want to own and operate it if supported by the consensus of the Town and majority support of neighbors, but another buyer may not feel the same way.

If I decide not to proceed, I see three possible outcomes for the property: 1) The Town could raise funds to acquire and maintain it. 2) Another sawyer could buy it and operate it under the rights granted by the deed. 3) It could fall into disrepair and decay (the most likely scenario).

An empty building is an attractive nuisance to trouble makers and self reported “explorers”. Moreover, a building left without maintenance will decay and in so doing, the combination of the eye sore and the liability (fire, injury, etc.) would definitely impact property values. Having someone there regularly dissuades people up to no good and hopefully ensures maintenance of the structure and surrounding property.

Dispelling Misconceptions

I hope the above has addressed a number of concerns. I would like to add the following in response to some assertions that have been made.

- Firstly, I do not have nor have I ever had a website, though it is on the to-do list.
- I am an honest and straightforward person. I hope you will see this in the attached character references if you do not already have this sense. I am approachable and will listen to you.
- I do care about the community and the concerns of the neighbors. When this property came on the market last October, I visited and shortly after visited again in early November during which time I left letters for the immediate neighbors. The exact letter is included at the end. This letter was intended to introduce my plans and asked people to contact me with questions and concerns. I heard from two people, whom I corresponded with and I believe settled their concerns.

Two weeks ago, the HC helped organize a Meet and Greet at the sawmill in order for the neighbors to meet me and ask questions and state concerns. Between this, and a previous meeting at site with HC and some others, I've met 30+ people in the immediate neighborhood and community. I believe all of these individuals are supportive. If they are not, they have not expressed this to me and they have had an open and receptive platform on which to do so.

Conclusion

I would be grateful to each of you if you would tell me directly in email or in a letter whether you are: 1. Supportive, 2. Against, or 3. Undecided. Knowing this will help me understand without question and in writing how many of the immediate neighbors are for or against this concept. Again, I would be grateful for this feedback.

I hope the contents herein, the time it represents - both mine and that of the authors of the character references and sawmill neighbors - helps build trust and support towards this endeavour.

I can be reached via email at Amyeboyce1968@gmail.com. My mailing address is 23 Kane Drive, Scituate MA 02066.

Thank you,

A handwritten signature in black ink, appearing to read "Amy E Boyce". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Amy Boyce

Character Reference

FALLS MILL AND COUNTRY STORE

June 23, 2020

A NATIONAL REGISTER HISTORIC SITE — BUILT 1873

To Whom It May Concern:

As a board member of the Society for the Preservation of Old Mills (SPOOM), and member of that organization for almost 40 years, I wish to endorse Amy Boyce's plans to acquire and restore the historic sawmill in North Leverett, Massachusetts. I have known Amy for several years and found her to be a very enthusiastic and competent member of SPOOM, so much so that she has taken on the great responsibility of hosting one of our annual conferences in her home state, scheduled for 2021. We also plan to nominate Amy to the SPOOM board of directors in two years at the next election. Amy has proven herself to be a great asset to SPOOM, particularly because she actually practices historic preservation and restoration in her business, and brings that knowledge and experience to our group. She is highly proficient and performs her work with concern for historic integrity, environmental beneficence, and public policy. I know Amy is of good character and possesses a caring and sincere nature.

Amy's hope to acquire and restore the old sawmill in North Leverett would thrill our membership, since our goal is to preserve the few remaining historic mills and interpret them for future generations to appreciate. She is very sensitive to the apprehension of neighbors of the sawmill property as to her plans, and in no way would purposefully develop an enterprise that might create disturbance or irritation to those living in close proximity. That is not what SPOOM is about. It reminds me of the experience of my wife and myself 36 years ago when we acquired our old mill in rural Tennessee. There was anxiety among neighbors when this new young couple expressed their goals for the restoration and re-activation of Falls Mill. However, these fears were unfounded, as the mill and museum developed into a major historic attraction for the county, bringing revenue and enhancing property values. Our museum membership grew dramatically. Our mill operated daily, grinding grain until we retired. Now we are an operating non-profit museum.

I support Amy's goals for the restoration of the North Leverett sawmill. Though she hopes to operate the sawmill as a part of her business plan, I believe she is capable of doing so in a manner that will neither offend nor upset anyone living in close proximity. She is very sensitive to those concerns. I have been a consultant on more than 80 mill restorations, and I have not seen any that created problems, but rather enhanced the areas in which they operated.

Sincerely,



John N. Lovett, Jr., Ph.D., P.E. (Retired)
Executive Director

The Museum of Power and Industry, Inc. at Falls Mill

HOME OF
THE MUSEUM OF
POWER & INDUSTRY, INC.
www.fallsmill.com

OWNERS: JOHN & JANE LOVETT (931) 469-7161
134 FALLS MILL ROAD • BELVIDERE, TENNESSEE 37306



Character Reference



RED MILL
MUSEUM VILLAGE

To Whom it May Concern:

It is a genuine pleasure and honor for me to provide a character reference for Amy Boyce, whom I have known for the past eight years, as a former colleague at the Red Mill Museum Village and secondly as a historic preservationist. Throughout the time I have known Amy, I've been witness to her remarkable ability to bring people together and found her commitment to community inspirational.

The Red Mill Museum Village seeks to engage the public through the preservation and interpretation of the agricultural and industrial history of Hunterdon County. In this former mill town, Amy's position as Curator of Public Programming was important to the mission. As a private member supported institution in a small town (less than 3,000 residents) it was key that Amy interact and communicate with our local community to build partnerships and support.

One such instance was the Revolutionary and Civil War re-enactments with cannon-fire demonstrations that were really exciting for our visitors but also really loud for the town residents and businesses. I can attest to Amy's thoughtfulness and strength in character by her response and actions to conciliate our neighbors concern for their frightened pets and rattled windows.

Although she no longer works at the Museum, she forged lifelong friendships and made an unforgettable impact. She continues to care for the Red Mill Museum Village and because of her the Northeast and Mid-Atlantic chapter conference for the Society of the Preservation of Old Mills was held here last year. Amy continues to amaze us with her commitment to community, spirit of giving and skill for community organizing. Her former colleagues and friends in Clinton still keep track of her endeavors, especially when it comes to our shared investment in the historic heritage of old mills.

Sincerely,

Elizabeth Cole
Curator of Collections

Character Reference



Care and repair of historic structures

Unit 2 Paddock Road Industrial Estate,
Caversham, Reading, Berkshire RG4 5BY

Tel: 0118 946 9169

Email: info@OwlsworthIJP.co.uk

www.OwlsworthIJP.co.uk

Character Reference for Amy Boyce

Owlsworth IJP are specialist building conservation contractors and our regular clients include - National Trust, English Heritage, Palace of Westminster, Historic Royal Palaces and many large privately owned country estates and one particular area of specialism is millwrighting - there are few millwrights in the UK that have our resources and contacts. We directly employ a long serving workforce of 60+ people, the majority of which are craftsmen and women across a number of heritage trades - carpentry, joinery, timber framing, millwrighting, lime plastering, stonemasonry, brickwork and blacksmithing.

As such we are often asked to provide work placements for organisations such as the Princes Foundation (Prince Charles' Trust), English Heritage and the Society for the Protection of Ancient Buildings (SPAB) and it is often a gamble as to who you are going to get and how well they might fit into our highly skilled, heavily male orientated and vocal workforce.

So when asked if there might be an opening for Amy who would be relocating from the United States for a 6 month period in 2018 to a completely unknown living and working situation I was more than a little concerned, but I need not have worried - Amy very quickly established herself as a someone who was so genuinely passionate to build on her mill knowledge and critically someone who would listen and learn from the experts in their field.

Amy was primarily working with our two Millwrights - Paul Sellwood (28 years' service) and Nick Winch and their feedback to me went like this - *above all Amy was prepared to listen, she made the effort to be part of the team, always mucked in, a hard worker, highly capable and thoroughly researched the mills we were to be working on.*

Some of the mill projects Amy worked on include -

- Fulwell Windmill, Sunderland - an unusually large mill project for us involving the construction of a huge windmill cap, stocks and sails and located 5 hours from our base. The majority of our work was undertaken at our yard at Mill Farm in Mapledurham, Oxfordshire where we have several woodworking machine shops and much yard space.
- Other windmill and watermill projects Amy worked on included -
 - In Kent - Drapers Mill, Herne Mill, Chillenden Mill
 - In Surrey - Elstead Mill
 - In Buckinghamshire - Bradwell Mill
 - In London - Brixton Mill, Wimbledon Mill
 - In Wiltshire - Wilton Mill

Owlsworth IJP Ltd

Registered Address:

Unit 2 Paddock Road Industrial Estate,
Caversham, Reading, Berkshire RG4 5BY

Company No: 04690025 Registered in England and Wales

Based at Mill Farm Amy also worked alongside our two Joiners - Mike Trussell and Callum McCarthy, they say - *right from the start Amy got stuck in, she was easy to work with because she was genuinely interested in what we do, always looking to learn and she listens and unlike some Amy had really invested a lot of time learning about conservation and improving her trade skills, once she takes on a project she sticks with it*

From a professional perspective, Amy was a godsend when I needed a safe pair of hands to deputise in my absence on 2 notable occasions at Mill Farm - the first hosting a 4 day residential placement for 8 SPAB Fellows and Scholars (www.spab.org.uk/learning) and the second hosting a Practical Lime Day for the first year MSc Historic Conservation students from Oxford Brookes University.

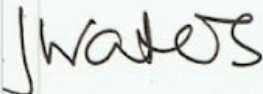
From a personal perspective I would like to add that I got to know Amy well during her time with us, she is intelligent, interesting and interested. I was also involved in helping source accommodation which resulted in Amy lodging at the farmhouse at Mill Farm which would have been difficult if not impossible for most people as it involved sharing the house with an 'eccentric' character and though good intentioned, really not an easy housemate. Amy more than demonstrated her loyalty and commitment to making it work in sometimes very challenging circumstances.

We wish her all the very best in her proposed endeavour for the sawmill, as conservation professionals we strongly and passionately believe in the good sense of caring for old buildings and feel that in Amy the residents of Leverett would be hard pressed to find anyone as genuinely caring about the preservation of North Leverett, Slarrow Sawmill.

If anyone has any questions or would like further information please feel free to get in touch.

Amy left quite an impression on us and is very much missed by us all.

Yours truly



Janet Waters
HR Manager
Owlsworth Group of Companies

Character Reference



MLB RESTORATIONS

Michael L Burrey Restoration Carpenter
Julie ML Burrey Architectural Historian/
Museum Consultant

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Plymouth MA 02360
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Jmlburrey@aol.com

Date: 25, June, 2020

To whom it may concern,

My own interest in the built environment goes back to when I was 13 years old and picked up the book *American Barns and Covered Bridges* by Eric Sloan. That inspired me to buy antique tools and learn the traditional ways of constructing structures of 17th, 18th and 19th centuries. I went on to work at Plimoth Plantation as an interpretive artisan re-creating the village of 1627. After that I established my own company preserving historic structures on the South Shore.

In the summer of 2016 Amy contacted me about volunteering at Hatch Mill, a water powered sawmill in Marshfield in operation until 1965. My company was finishing the restoration of the frame and exterior of the boxmill and sawmill. It still awaits restoration of the sawmilling machinery. Amy was interested in water powered mills of all sorts and wanted to learn more about the hands on preservation of these structures.

I found Amy to be have a natural ability of working on and also an intuitive understanding of their historic construction. Since then we have worked together on numerous projects. She is now overseeing and managing the projects we work on.

In the time we have been working together I have found her to be honest and hard-working. She has a strong sense of both environmental stewardship and historic preservation. Her interest in water powered mills encompasses both. Through the continued use of a mill it provides the economic means of its preservation. By using water as a power source it reduces the use of fossil fuels and the emission of carbon dioxide. I feel strongly that she will take the needs of The environment, sawmill, neighbors and neighborhood to heart.

Sincerely, Michael L. Burrey

Please note the character reference below, signed Marguerite Murphy was not written expressly for this letter, but is backdated circa 2017.



Red Mill Museum Village

56 Main Street, Clinton, New Jersey 08809

To Whom It May Concern,

Executive Director

Eileen K. Morales

Board of Trustees

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Enthusiastic, dedicated, creative and team player are words that come to mind when describing Amy Boyce. Amy has served the Red Mill Museum Village both as volunteer and staff member from 2012 to 2014. Her efforts on behalf of the Mill have been varied. She was a tireless volunteer and valued Curator of Public Programming where she oversaw a variety of events, tours and programs, giving endlessly of her time and talents. Her ability to coordinate our large scale events was demonstrated in her design and implementation. Whether the event was her responsibility or that of another staff or Board member, Amy was there to lend her creative expertise. Since the RMMV operates with a small staff, they are commonly called upon to perform a myriad of tasks. Amy was consistently able and willing to do so.

As President of the Friends of the Red Mill, a fundraising arm of the RMMV, I frequently enlisted Amy to design our publicity materials and to disseminate them to local media outlets. Her efforts have been much appreciated by the Friends and contributed to our fundraising abilities.

As a Trustee of the RMMV, I have had numerous opportunities to speak to local business owners and community members. Their praise of Amy's work and ability to engage them in the Mill's activities has been high.

Amy's resignation as our Curator of Public Programming was a loss to not only the RMMV, its staff and Board, but also to our wider community. Amy Boyce would be an asset to any staff.

Sincerely,

Marguerite Murphy, Secretary
RMMV Board of Trustees

Telephone: 908-735-4101 Fax 908-735-0914 www.theredmill.org

This is the letter disseminated to neighbors in early November regarding plans for the sawmill.



November 10, 2019

Dear Neighbor of the Leverett Sawmill,

As you may know, the Leverett Sawmill is presently for sale. I am seriously considering buying it. I run a historic preservation company that does timber framing and traditional masonry. I'd like to repair the mill and run it to supplement the business. I am also concerned with preserving it as a historic landmark and providing educational opportunities to the community.

In order to buy the property and run the sawmill, there are a number of things I will need to address first. One consideration is of course the neighbors who may have concerns. Water powered sawmills produce limited noise, due to the nature of being water powered. However, it would represent a change in the community.

For this reason, I wanted to reach out to you. Please contact me if you have questions or concerns. It's important to me to do right by the community and be welcomed there, should I move forward with purchasing the sawmill. I can be reached at 508.737.3493 or Amyeboyce1968@gmail.com.

Thank you for your time and concern.

Sincerely,



Amy Boyce

A letter from a neighbor of Garland Sawmill, NH (<https://garlandmill.com/#>)
a water-powered sawmill:

Dear Amy,

In 1983, my husband and I made the move to Lancaster NH. We were looking for an older house in the country situated on a few acres of land. We were shown our current home which is an 1850's farm house and we fell in love with before we got out of the car. While it was in need of repair, it was the perfect house for us and we knew it. While we were touring the house and the property, the realtor mentioned that our nearest neighbor was a water-powered sawmill. Due to its location, the mill is not readily visible from our house especially during the summer months when there is more foliage on the trees. At the time, the only word we heard was 'sawmill' and it conjured up all sorts of sounds and images. The fact that it was a 'water-powered' mill and what that meant in terms of operation was lost to us temporarily. All we could think of was logging trucks and noisy saws.

After some research and a better understanding of the term 'water-powered,' we realized how restricted and limited the business would be. Sawing occurs mostly during the summer months and even then it is dependent on the water flow of the river. Due to its size and output, logs are only delivered once or twice a year. The work done at the mill is custom work produced by fine craftsmen using tools that are over a hundred years old. The building is full of historic charm and beauty.

We have never been bothered by any noise coming from the mill. Most of the time, we hear nothing and often wonder if they are working or taking time off. On occasion, we will hear the planer and it is no more noise producing than a neighbor mowing their lawn.

Your restoration plans sound wonderful and it is our belief that the end product will only enhance and enrich the surrounding neighborhood. We don't feel as though property would be devalued in anyway.

We wish the best with your purchase and future plans. If we can be of any further assistance please let us know.

Dave and Judy Smith

291 Garland Road

Lancaster NH 03584

Additional Sawmill Neighbor Notes:

- Another neighbor of Garland Sawmill, NH welcomes being contacted. His name is Autie Hamilton phone 603.631.1711
- Dave and Judy Smith neighbors of Garland Sawmill also welcome your contact at their address provided previously.
 - *Note: I do not personally know Autie, Judy or Dave.*
- The Director of Hanford Mills (<https://www.hanfordmills.org/>) is reaching out to neighbors for their feedback. This is a close in proximity neighborhood that to my knowledge is harmonious with the efforts of the museum which includes a water-powered sawmill among many other things. I will share feedback as it becomes available.

Garland Sawmill, Hanford Mills and Sanborn Mills are to my knowledge the best regional examples of water-powered circular sawmills in operable condition.

Resume

EXPERIENCE

Preservation Carpenter & Mason

Apprentice: 6/15-9/16 Self Employed: 10/16-5/19; Employee Husk Preservation, INC.: 5/19-present

- **President, Treasurer, Secretary of Husk Preservation, INC.**
- **Mill Related:**
 - Provide mill consulting services including conditions assessment, recommendation, documentation and maintenance plans.
 - Disassemble, dendro date and repair husk frame. Dress millstones. Perform work on 10 different mills in UK. Remove and install various windmills' sails (stocks ~40' /whips ~30') with boom lift and crane. Repair sails addressing failure in whips, stocks, sail bars, hemalathe, uplongs, back staves and shutter frames. Repairs completed on sails in situ and removed. Remove, construct new and install tail fan blades. Remove, repair and/or construct new and install patent shutters. Establish new and/or repair striking systems for patent and sprung shutters. Address gear alignment/mesh. Repair brake bands and brake lever. Center cap, calibrate centering wheels and skid plates. Build post mill ladder(stairs). Structure work: foundation, siding, trim, flashing, painting, tar finishes. General maintenance oiling, etc. Material durability assessments: laminates, paint systems, cap membranes.
- **Timber Framing:** Prepare scarf joints joining old and new wood on sills, joists, beams, posts, ties, rafters and plates. Prepare full replacement framing members with mortise and tenon joinery. New frame structures. Frame raisings and disassembly.
- **Masonry:** Mortar Experience: fat lime, NHL, natural cement, portland, wattle and daub, lime slaking. Chimney Experience: new-build, repairs, rendering, relining/parging, pointing, repointing, lead flashing, jacking/supporting and underpinning. Rockwork Experience: split/shape granite. Granite foundation underpinning and new-build rockwork. Wall and ceiling plaster. Decorative plaster repair to in situ moldings and decorative elements. Lime wash. Stainless steel chimney lining.
- **Carpentry:** Jack, transport and resituate structures. Jack failing roof systems to implement engineered material supports. Establish, utilize and deconstruct scaffolding and staging. Refinish/glaze windows. Roofing, shingling, clapboards, exterior/interior sheathing, exterior trim and flashing. Demo/salvage of historically significant materials. Saw stock on Wood-Mizer.
- **Project Management:** Estimating/bidding of prospective jobs, preparation of specification sheets
- MA Construction Supervisor License CS-113794
- Husk Preservation, INC. MA HIC Registration #195633
- Maintains Liability Insurance minimum combined single limits of \$2,000,000 each occurrence and \$4,000,000 general aggregate. Maintains Workers' Compensation Insurance.
- OSHA 10 Certified.

Additional

Presentations & Publications

- Article, "Grist Milling and the Hurst Frame" in *Timber Framing: Journal of the Timber Framers Guild, Number 126, December 2017*
- Presentation, "Mill Hurst Frames" to Traditional Timber Frame Research and Advisory Group (TTRAG), November 2017
- Presentation, "Kinetic Framing in Wind and Water Mills" to Timber Framers Guild (TFG) Eastern Conference, October 2018.
- Presentation, "Kinetic Framing in Windmills" to TTRAG, October 2018

- Articles, “Mills at Risk: A Rallying Cry!” and “Royally Milling Around” in *Old Mill News*, Newsletter for the Society for Preservation of Old Mills, Number 185, Winter 2019
- Article, “From HABS to VR & Everything In Between” in *Scantlings, Newsletter of the Timber Framers Guild*, Number 221 May/June 2019
- Presentation, “Mary Rose Tudor Tools & Ship Construction” to TTRAG, November 2019

Training

- Complete Society for Preservation of Old Mills (SPOOM) Certification Programs on:
 - Operation/maintenance of water-powered grist mill (2014)
 - Stone dressing 4-day workshop using hand and pneumatic tools (2016)
 - Workshop in water-powered saw milling and water-powered roller milling (2017)
 - Steam boiler engine maintenance and operation, water turbine care, attrition mill milling, and saw milling (2018)
 - Pouring babbitt bearings (2019)
- Complete Timber Framing Guild Sunrise Mill 5-day Workshop Series in building documentation, photo rectification, Total Station, and diagnostic nondestructive evaluation including resistance drilling (2019)
- Complete symposium in Plaster and Plastering in Early New England at Historic Deerfield, MA (2019)
- Attend symposium in New England Framing Early to Mid-19th Century at Historic Deerfield, MA (2017)
- Pursue continuing ed through annual and semi annual seminars/conferences including: SPOOM, Tide Mill Institute, TFG, The International Millinological Society (TIMS) and TTRAG, Vernacular Architecture Group UK-based.

Mill MISC

- Plan 2021 4-day National Conference for SPOOM; Assist in planning 2019 Mid Atlantic and NorthEast SPOOM Chapter Meetings
- Attend the TIMS 3-week Symposium Germany
- Visit nearly 250 mills in US, UK, Germany, Denmark, Ireland
- Board Member (4/15-4/16) Friends of the Souther Tide Mill Quincy, MA: Provide oversight on the structure, grounds and prepare long-range planning.
- Assist Hatch Mill Group, INC. Board of Trustees

Project Manager - 5 Wits Productions: exhibit design & fabrication, Norwood, MA 8/14-4/16

- Manage the start-to-finish design-build processes of interactive exhibit modules and full exhibits for museum
- Coordinate a team of internal and external resources to complete client projects. Produce and manage schedules and budgets.
- Brainstorm, research, source and sketch concepts for exhibit designs and interactive modules. Produce drawings, specifications, proposals and documentation to win new projects, complete current projects and document finished projects.

Curator of Programming - Red Mill Museum Village: 501(c)3 history museum, Clinton, NJ 1/12-8/14

- Develop, coordinate and implement mission-based programs. Plan and facilitate frequent large-scale living history special events, major fundraisers, concerts, movies, lectures.
- Work closely with Executive Director, Board of Trustees, staff and volunteers.
- Coordinate, supervise, and train volunteers, guides and interns. Supervise school tours.
- Responsible for all outreach, media, graphic design, website and social media administration.
- Develop annual and long-range department planning objectives and strategies. Prepare and manage department budget. Coordinate permits, licenses, insurance and contracts.

Cultural & Heritage Committee Member, High Bridge, NJ

3/12-1/14

Offer oversight and strategic planning for borough-owned historic structures. Design and implement stabilization projects. Coordinate preservation lecture series and public programs.

Appalachian Trail - Completed thru-hike of 2,181 mile trail 4/11-9/11

EDUCATION

Drew University, Bachelors of Arts, **Cum Laude** Major: Neuroscience; Minor: Studio Art 2006-2010

COMPUTER COMPETENCIES

OS: Microsoft Windows, Apple; **Software:** Adobe Illustrator & Photoshop, Sketchup, Microsoft Office

PROJECT DESCRIPTIONS

Union St, Marshfield, MA 12/19-3/20

Disassemble mid-1700's house to save from demolition from land developers. Disassemble every facet down to saving all cut and forged nails all lath. Every component of the house saved and stored. Dendrochronology completed. Draw and document house.

1749 Courthouse, Plymouth, MA 12/19-1/20

Repair flying purlins, repair eve ends of the bottom chord of truss with scarf joint.

Roslyn Grist Mill, Roslyn, NY 4/19-present

Multi-phase prevailing wage, public works job. Disassemble timber frame husk. Dendro date timbers. Repair timber frame.

Remove posts from structure and ship out for repair.

Jacobs Farmhouse Museum, Nowell, MA 7/19, 9/19

Rebuild sections of chimney below roofline. Repoint above roofline, lead flashing and reshingle immediate area. Replaster interior spaces ceiling and walls where plaster failed. Open chimney base, and line with flexible stainless steel liner. Hook up to gas furnace b-vent.

Stony Brook Grist Mill, Stony Brook, NY 8/19

Dress millstones, assess mill, prepare maintenance plan, prepare informal interpretation concepts

1800's House, Plymouth, MA 6/19

Repair brickwork in coal chute. Repoint exterior brickwork in compromised areas. Wall plastering.

Winslow House Museum, Marshfield, MA 5/19

Roof main house and ell.

1700's House, Kingston, MA 5/19, 12/19

Stain and paint front facade. Open up gable end to expose sills. Repair sills. Reshingle gable end. Install plank frame windows.

Dominy House Frame Replica (c. 1715), East Hampton, NY, under NJ Barn Co. 3/19-4/19

Cut joinery in white oak frame (rafters, posts, plates, girts), scribe studs.

1800's House, Marshfield, MA 3/19, 11/19

Repoint barn foundations. Limewash chimney mass. Replace lamp posts. Repair settlement in brick patio.

Consulting Roslyn Grist Mill for John G. Waite Associates, Architects PLLC, 3/19

- Complete conditions assessment of husk/hurst frame and milling infrastructure in husk area.
- Provide recommendations for disassembly, storage, and repair.

Fulwell Windmill, Sunderland, UK, (c.1810) 1/18-5/18

- *Scope of project - new-build cap and new-build sails. My work commenced after cap was largely completed and installed, and sails were in process of being built.*
- Build four new sails. Build patent shutters. Paint. Load truck, ship sails and install with crane and boom lift on iron cross style windshaft.

- Center wallower and adjust height on upright shaft. Align brake wheel to wallower, turning cap to check gear mesh.
- Center cap by jacking into alignment. Rotate cap and check centering wheels. Move centering wheel mounts as needed and add additional metal tires/bands to centering wheels where needed. Shim out skate plates on curb where needed.
- Change configuration of brake lever. Add break block to prevent over rotation. Situate break into position, and install brake ironmongery on new shears. Attach new break catch and set up pulley system for lifting brake lever.
- Add framing to cap to support striking mechanism. Add gearing, shafts, bearings, collars, rack and pinion, etc. to actuate patent shutters. Mount crank wheel and chain.
- Pin cogs on brake wheel.
- Install rails on fan stage.
- Flash hatches on cap.
- Change out grease nipples to high pressure system.
- Build deck in cap.

Herne Windmill, Herne Bay, UK (c.1790) 6/18-7/18

- Remove sails (stocks ~40' /whips ~30') from canister style windshaft with boom lift and crane. Operate boom lift. Transport sails back to workshop for repairs.
- Repair rot in whips, uplongs, hemlathe, sail bars and back staves with scarfed material and new members. Paint.
- Make and install two replacement fans blades for fantail.
- Assess weathered whips built and subjected to same conditions (2-laminates and 2-solid pine) for durability.

Draper Windmill, Margate, UK (c.1850) 2/18-5/18

- Repair rot in whips, uplongs, hemlathe, sail bars and back staves with scarfed material and new members. Repair shutter frames and recanvass damaged shutters. Paint sails.
- Install sails (stocks ~40'/whips ~30') in canister style windshaft with boom lift and crane.
- Add a block/stop to break band to prevent over rotation.
- Calibrate striking mechanism for optimal use of patent shutters.
- Address alignment of wallower to brake wheel.

Brixton Windmill, London, UK (c.1820) 6/18

Remove sails (stocks ~40'/whips ~30') from canister style windshaft using boom lift and crane. Operate boom lift. Ship to workshop to repair.

Chillenden Post Mill, Canterbury, UK (c.1870) 5/18-6/18

- Balance inactive, headsick post mill. Jack up structure and resituated runner stones to disperse weight
- Build new ~16' x 5' ladder/stairs with mortised strings. Paint. Remove deteriorated ladder and replace.

Wandsworth Pumping Windmill, London, UK (c.1830) 5/18-6/18

- Mill weatherboard. Replace deteriorated weatherboards and trim. Tar building. Replace skirt and flashing.
- Remove and replace iron ties from sills into masonry. Replace oak lintels for ties.

The Mill at Elstead, Water Mill, Godalming, UK (c.1650) 6/18

- Address wear in bearing on drive shaft for undershot wheel (~12' diameter) and pit gear (~15'). Wear in bearing caused the pit wheel to drop and rub on sluice gate. Jack up wheel and shim beneath bearing. Cut away material in bearing box and shift bearing.
- Replace air pressured oil cartridges and manually oil bearings

Bradwell Windmill, Milton Keynes, UK (c.1800) 3/18

- Make 18 new patent shutters for sails. Prepare jig and route frames to receive shutter furniture. Paint. Install on sails in situ.
- Participate in teaching a training session for docents on mill maintenance.
- Straighten compromised rods and replace mounts for actuating the sprung shutters.
- Drill holes in the stone and epoxy sleeves/liners in holes to be used with new stone crane.
- Assess linseed vs. conventional oil based paint systems (sails and stocks were painted at same time four years prior using two different paint systems).

Wilton Windmill, Marlborough, UK (c.1820) 3/18

- Repairs in situ to shear breaks on sail. Repairs sail bars and scarf on new sections of hemlathe and uplong. Reinstall shutters.
- Remove deteriorated tail fan blades from hub in order to repair bent fan shaft and address rot. Construct six new fan blades, milling from stock lumber. Mill replacement members for fan stage deck.

Wimbledon Windmill, London, UK (c.1820) 4/18

Perform general maintenance, oiling, turning sails, repair high pressure nipple fix points to tail fan bearings.

Oxford Brookes College Lime Workshop, UK 4/18

Facilitate and participate in lime hands-on workshop on quick lime, hot mixes, wattle and daub, hair lined wall plaster on riven lathe, hydraulic lime, lime wash and slaking lime.

Mapledurham Churchyard Bench, UK 5/18

Repair with various scarfs, tenons, free tenons, areas of rot in seat, legs, arms, stretchers of an oak and elm curved memorial bench

Main St. Nantucket - Private Residence (1838) 3/17-6/17; 9/17-1/18, 2/19

- Excavate soil and underpin foundation with granite block - without jacking - to increase basement height by 3'. Shape/cut granite for use in foundation. Build granite 3' wall below framing for new partition wall. Support chimney masses with I-beams and underpin with brickwork and concrete pad. Level floor and insulate in preparation for in-floor infrastructure and concrete pad. Waterproof exterior of foundation.
- Raise roof system jacking off of temporary truss. Shore up original ridge beam with LVL and steel plate and refasten rafters.
- Line/parge using fat lime 4 chimney masses/11 flues/3 stories. Build staging and scaffolding and bring two chimneys back above roofline using period brick and white portland. Render exteriors using NHL. Wall plastering on lathe.
- Replace deteriorated portions of sills and posts scarfing in new wood joining to old.
- Build timber frame stairs to 2nd story entrance.

Standish Rd. Duxbury - Private Residence (c.1835) 6/17-8/17

Structure was moved. Back 7' of structure was removed for clearance during transportation.

- Repair first floor system include full and partial sill replacements. New material was scarfed into original wood (retaining structural integrity) on sills and summer beams. Failing floor joists were replaced. Post and stud bottoms were addressed with scarfed material or butt joints and tenon joinery into sills.
- Re-establish the back 7' of structure with new sills and joists. Gunstock posts were replaced in full as well as preserved with new material scarfed in at English tie joints and at post bottoms. New plates were hewn and posts and ties were scribed to fit. New material was scarfed into original tie beams. Tie beams at cuts were butted together and joined with a steel T-shaped plates rabbeted in, thru-bolted and lagged. Original and replacement rafters were scarfed into remaining rafters and at ridge beam. New purlins and original second floor joists were set.

Powder House, Kingston (c.1800) 6/17

Structure was moved from original location.

Cut structure to separate from 20th Century addition. Install leveled granite posts in ground as new foundation. Establish rail system to roll structure on. Lower cribbed structure onto rail system and roll and lower onto new foundation.

Main St. Nantucket - Private Residence (c.1850) 5/17

Repair damaged in situ plaster moldings and decorative plaster elements with gypsum and gauged mixes.

Pacific Club Nantucket - Commercial Building (c.1772) 5/17

Paint two sides of 3 story brick masonry, brick skin previously damaged in fire, painted with potassium silicate.

Town of Plymouth Courthouse (c.1820 to 1857) 1/17-3/17

- Structurally restore 19th Century 16' Windsor style court benches by disassembling weak joints, cleaning and repairing with hot hide glue. Refinish with pigmented oil and wax treatment.
- Demo/salvage marble floors and stairs. Remove cabinetry, trim, paneling, jail and fire doors.

Watson Privy, Plymouth (early 18th C) 12/17

Plane, skive and install clapboards. Raise structure to address failure in foundation brickwork. Replace sills and joists. Reglaze windows with original 18th Century glass.

Sandwich St. Plymouth - Private Residence (c.1730) 12/17

- Remove existing roof material and sheathing, shim purlins and rafters and replace sheathing.
- Jack, transport and re-situate ell.

Summer St. Plymouth - Private Residence (c.1790) 12/17

Remove basement windows under failing lintels and close with brick and NHL.

Pilgrim Hall Museum, Plymouth 11/17

Erect and later deconstruct temporary exhibit feature of a 17th Century replica of Gedney House oak timber frame parlor. Maneuver 800lb summer beam and other framing members from storage to transport to location.

Aptuxet Trading Post Museum, Bourne (replica 17th C) 11/17

Remove existing failing summer beam, replicate and replace.

Jordan Rd. Plymouth - Private Residence (c.1842) *intermittent*

- Construct first floor level of new 2-flue chimney for masonry stove, and complete chimney from roof up using historic bricks and fat lime mortar.
- Finish work to new-build shed: Jack structure, trailer and move to new footprint. Establish level granite post foundation. Refinish/reglaze 19th Century salvage windows. Sheath interior and trim interior windows, floors and ceiling. Complete clapboards, trim and lead flashing on exterior.

Jacobean/Shakespeare Stage, Worcester (replica 16th C) *intermittent 2015, 2015, 2018, 2019*

Annually erect and deconstruct timber frame stage and seating galleries. Build timber frame 2-story seating gallery.

Hatch Saw Mill, Marshfield (c.1800 to 1845) *intermittent*

- Shingle exterior, misc involvement with final stages of structural restoration.
- Attend Hatch Mill Group meetings and collaborate on planning on additional phases of restoration.

MISC Projects

- Furniture repair and refinishing. Various pieces, various finishing mediums including shellac, and oils.
- Restore Square Piano by Astor and Company c. 1815. Replace missing and broken treble strings, replace all overwound bass and brass section strings. Repair action including hinges, springs, wires, washers. Replace missing dampers. Clean.
- Make pair of historically accurate 18th century men's welted leather shoes taught by Shaun Pekar. Make pair of traditional Welsh Slipper clogs with wooden bottoms and leather uppers.
- Take 18th Century tin smithing class taught by William McMillen

- Participate in traditional woodfired distilling at Mt. Vernon.