

MILL HOLLOW

heritage association



Photo by Robert Brown



Photo by Tafi Brown



Photo by Heather Holloway



Photo by Tafi Brown



Photo by Tafi Brown



Photo by Tafi Brown

2017 Annual Report

From Top Left to Right: 1. New sill and compacted crushed stone base under south side of the shed. 2. About 40 people attended the Old Time Woodworking Skills event at the Mill. 3. Ellen Chase demonstrates a working model built by her father, Heman Chase. 4. Joanna Dennett, granddaughter of Hartley Dennett who purchased the Mill in 1910 and rebuilt it, with Julie Stevens. 5. MHHA board member Wade Smith of Mill Hollow Works, demonstrates the art of "riving" or splitting logs for fences. 6. Chase's Mill

Highlights of 2017



Photo by Tafi Brown
Shoveling ceremonial dirt in honor of the Social Groundbreaking, left to right: Bob Beck, Dan Curll, Jim Howard, Bob Brown, Joyce Curll, Ellen Chase, Michael Chaladoff, Margaret Chase Perry, Bruce Montgomery, Helen Frink, and Sharon Spaulding

Because of your on-going generosity and support, we are well underway in rehabilitating Chase's Mill and are on schedule to reopen to the community as a living museum and a center for experiential learning in 2020.

Our accomplishments include:

- Matching the Land Community Heritage Investment Program's (LCHIP) \$100,000 grant,
- Winning additional grants: \$50,000 from the Putnam Foundation, \$25,000 from the Bay and Paul Foundations of New York, and \$10,000 from the Samuel P. Hunt Foundation,
- Receiving \$74,915.50 in donations from individuals, and
- Receiving in-kind donations of about \$16,000 in professional services, and
- \$1,000 in supplies and materials.

In keeping with our mandate to build a viable, long-term organization to serve as stewards of Chase's Mill, this past year we:

- Added Michael Chaladoff to our board as Treasurer,
- Adopted the Land Trust Alliance Standards and Practices, and
- Began developing a Board Governance policy manual.

Other highlights include:

- Finding terrific partners in our construction team, Ingram and Associates of Keene, NH, and our architectural and engineering firm, DB Architects, also of Keene.
- Completing the stabilization of the Mill below the roof including jacking and leveling, stabilizing stone foundations, repairing and replacing structural timbers.
- Although under construction for most of 2017, we continued our educational outreach with board members making presentations about water-powered mills and local geology to schools and historical societies, and at events such as the Acworth Sestercentennial Celebration.
- In August woodworkers Jason Breen of Brattleboro, VT, and Wade Smith of Alstead, demonstrated "old-time" woodworking techniques. In September, we hosted a ground-breaking ceremony for about 60 friends and supporters, and during the summer, we continued to host visitors for tours on Saturday mornings.

What's Next in 2018:

- In March, work will begin to replace the roof and the dormers.
- During the summer we will repair the dam and restore the waterworks.
- We will finalize architectural, engineering, and construction plans to take us through 2019.

- In late spring, we will apply for a second LCHIP grant and are already at work in researching and applying for additional grants from other organizations.
- As part of our outreach in the community, our goal is to increase our network of supporters from about 550 to 1,000 people, to have a full team of 12 board members, and expand roles of key volunteers.
- We will host events and tours at the Mill as construction allows, and will continue making educational presentations to schools and community groups.

As always, your on-going support and partnership are critical to our success. We will be reaching out to you during the year to let you know of our progress and particular ways you might become involved.

Special Thanks To

There are many individuals and organizations working to make this vision a reality, but special shout-outs to:

- **Jackie Lyon** for her on-going faith and deeply appreciated support.
- **Bob Beck, Joyce and Dan Curll, Jim Howard, Donna Sabin, and Ellen Chase and John Mann** for inspiring us in the Raise the Roof and Turn the Turbine fundraising challenge.
- **Nathan Lyczak** for creating our website and serving as content manager for the past two years – and **Stephanie Tickner**, who has taken over from Nathan.
- **Juliana Stevens** for managing our Facebook page, hosting tours, and being ever ready to help as needed.
- **Misha Golman** and the students and faculty at **Kroka** for their on-going partnership in community service projects and volunteer help;
- **Bob King** for consultations and advice on restoring the Mill's waterworks.
- Volunteers – especially **Marcie Axelbank** – for preparing coffee and banana bread every Saturday; **Margaret Perry, Bob Brown** and **Betsy Anderson**, for hosting tours and making presentations.
- Our building team - **Jeff Ingram** and **Scott Worden** of **Ingram Construction** for managing the rehabilitation, **Dan Bartlett**, Architect, and **Ted Fellows** Engineer.
- **Jarrod Lepisto Masonry** for foundation stabilization.
- **Rick Geddes - Geddes House Movers** - for jacking and shoring the Mill.
- **Ann and Rees Acheson, Chris Madigan, Tom Page, Tedd & Christine Benson**, and **Bob Brown** for donations of timbers, lumber, and other building materials.
- **David Mann** for Surveying.
- **Stephen D'Alessio** for keeping our books impeccably.
- Our Board of Directors – an all volunteer team who give generously of their time and energy to provide strategic coordination, oversight and management of this historic treasure.



Photo by Tafi Brown
Descendants of Hartley Dennett, L-R - Margaret Chase Perry, Ellen Chase, Nathan Perry, Sharon Spaulding, Jenny Spaulding, Joanna Dennett, Carl Spaulding

Remarks of Ellen Chase Groundbreaking Ceremony, September 2017



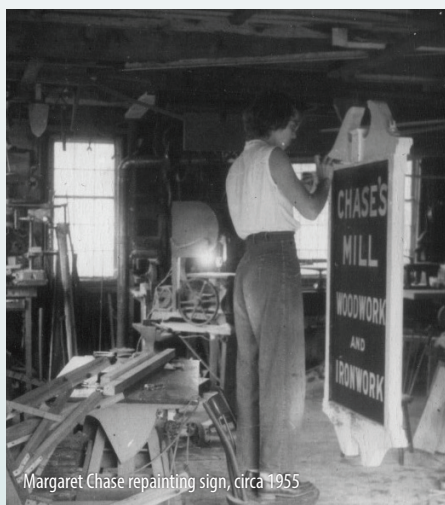
Photo by Heather Holloway
Ellen Chase

From my earliest memory, this mill was the point in my life around which nearly everything else pivoted. It was so central that it wasn't until I left home in my teens that I comprehended how unique it was to have an old mill in one's life.

As children, my sister, Margaret, and I were allowed to explore the mill in all its particulars. Among the broken antique furniture, mechanical devices, and lumber salvaged from the hurricane of '38, there were cupboards, drawers, and boxes, all of which we opened, to find odd tools, hardware, gears, pulleys, and unidentifiable things of all shapes and sizes, that you couldn't buy any more, even if you knew what they were for. A little table with a stuck-shut drawer tormented me for years.

Overhead, wedged between the joists, were long sticks of fine molding, pipes, bundles of stair balusters, oars, and other stuff that rained down dust and mouse nests when pulled out for inspection. There

was a wood lathe on which many a chair leg or ornate spindle had been liberated from blocks of maple or oak. It was probably the first power tool I learned to use and develop a respect for. A machinists' lathe, still here, produced long precise ringlets of metal shavings that one could surely make something with, but never did.



Margaret Chase repainting sign, circa 1955

We scoured the basement, the attic, behind knee walls, and among stacks of lumber for more mysterious objects. Since grandfather Hartley was known to have built secret spaces into a house he renovated, we lived with the constant suspicion that the mill might hold more than met the eye. Indeed, it did.

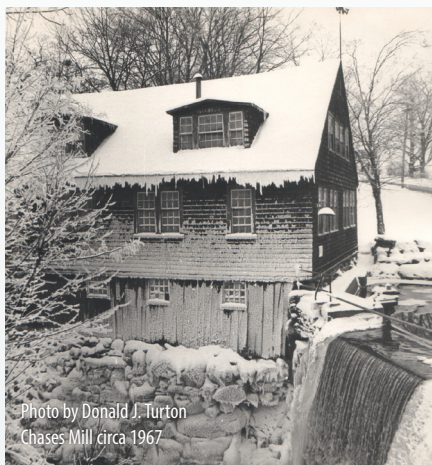


Photo by Donald J. Turton
Chases Mill circa 1967

Like the many blocks of wood that went through the lathe, I was shaped by this building.

In the decades that followed, I lived in many odd places and had many kinds of work, but the mill was always where it was supposed to be, offering a place to build the various objects that would make those odd places home. If not for the mill, I would never have had the courage or skills to buy and renovate an old house in Massachusetts or the confidence to make furniture-building fun.



Heman Chase, about 1922

When the mill changed hands after Dad's death in 1988, we took away objects that had particular meaning to us - tools, a few pieces of battered furniture, some molding stock, salvaged cabinet doors, a cracked salt-glazed jug. But back at home, like iridescent sea creatures taken out of the water, my rescued treasures lost their magic. The meaning they had, it seemed, was dependent on their being part of the mill, not the other way around. At worst, they served as reminders of what was being lost to time and decay.

It is with great personal joy that I watch the slow resurrection of this piece of my life, and give thanks to the many devoted people who are making it possible for others to share in what I was blessed with.

Ellen Chase



Photo by Marie Raddiffe
Edith and Heman Chase

Our Board of Directors

Sharon Spaulding, President	Bob Brown, Vice President
Betsy Anderson, Secretary	Michael Chaladoff, Treasurer
Cathy Jahos, Communications	Helen Frink, Grants
Bryony Romer, Fundraising	Bruce Montgomery, Legal & Governance
Margaret Perry, Historian & Curator	Wade Smith, Curator

Thank You to Our Donors!

(Our Foundation Partners)

Land Community Heritage Investment Program (LCHIP) - \$100,000
The Putnam Foundation - \$50,000
Bay and Paul Foundations - \$25,000
Samuel P. Hunt Foundation - \$10,000

(Donations In Memory Of)

Toby Dennett
Marianne Hancock

(\$20,000 and Up)

Jacqueline Lyon

(\$1,000-\$19,999)

Anonymous
Robert Beck
Alexandra Bley-Vroman
Jonathan Botkin
The John Brown Family
Ellen Chase and John Mann
Ann DeLancey
Helen Frink
James Howard
Bruce and Nan Montgomery
Jim Pecora
Donna Sabin
Sharon and Carl Spaulding
Marilyn and Andrew Wilking
Doug Wright

(\$250-\$999)

Betsy Anderson
Nancy Botkin
Pauline Brown
Bob Brown and Juliana Stevens
Michael and Jennifer Chaladoff
Sandra Conant
Mark Danahy
Allison Deen
Justin Falango
Richard Henderson
Bill and Cathy Jahos
Anita Jones
Lynne Monroe
Anne Pique
Thomas Putnam
Carol and Ed Reller
Philip Sanford
Neil Stevens
Sarah Webb

(\$100-\$249)

Elliot Burch
Sara Heibert Burch
Benjamin Campbell
Mary Cancelmo

Bill Chase
Stephen D'Alessio
Roya Daemi
Mike Dillon
Jamie Doyle
Beverly Fiske
Lucius Fowler
Winandus Geurds
Bob and Kerry Grenier
Jan Griffin
Dan Hall
Margaret Hepler
Christine Howes
Margaret Langford
Donna and Perley Lund
Geoffrey Lyon
Randy Miller
Vivianne and Jacob Nachmias
David Nelson and Joanne Ouellette
Judy and Scott Northcott
Mark Perry
Margaret Perry
Bob Quaglin
Debbie and Peter Rhoades
Milton Ross
George Scott
Wade Smith
Sarah Wright
Sue and Roger Yackel

(Up to \$99)

Ray Boas
Jeanne and Lewis Brooks
Tafi Brown
Lisa Davis
Linda Dewing
Anton and Eleanor Elbers
Cathleen Gagnon
Doug Gaul
Tim Hall
Bob Hanninen
Ernie and Medora Hebert
Mary Hendrick
Ian Ludders
Barbara Meyers
Dennis Molesky
Kristen Nace
Sarah Nachmias
Tim and Marge Noonan
Andy Notopoulos
Chloe Puton
Wendy Scott
Gary Shapiro
Elijah Snow-Rackley
Catherine Spaulding
Sam Sutcliffe
Jennifer Wright

Mill Hollow Heritage Association Management Financial Statements - Unaudited As of December 31, 2017

Statement of Financial Position	Dec 31, 17
ASSETS	
Current Assets	
Cash & Equivalents	164,028.34
Prepaid Expenses	535.08
Total Current Assets	164,563.42
Fixed Assets	
Buildings	30,699.43
Building Rehabilitation	127,208.00
Land	27,036.00
Land Improvements	2,200.00
Accumulated Depreciation	(164.00)
Total Fixed Assets	186,979.43
TOTAL ASSETS	351,542.85
LIABILITIES & EQUITY	
Liabilities	
Accounts Payable	683.45
Total Liabilities	683.45
Equity	
Restricted Net Assets	0.00
Unrestricted Net Assets	350,859.40
Total Equity	350,859.40
TOTAL LIABILITIES & EQUITY	351,542.85

Statement of Activities	Jan - Dec 17
INCOME	
Donations	74,915.50
Grants	165,000.00
Other Income	(59.22)
TOTAL INCOME	239,856.28
EXPENSES	
Bank Service Charges	457.11
Dues & Memberships	95.00
Fundraising	1,051.25
Insurance	6,078.00
License & Permit	875.00
Postage & Office	289.59
Professional Fees	3,715.00
Utilities	294.78
TOTAL EXPENSES	12,855.73
NET SURPLUS/(DEFICIT)	227,000.55

MILL HOLLOW
heritage association

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