

# Chamberlin Mill

Old Turnpike and Dewing School Roads  
Woodstock, Connecticut

## Assessment of Existing Structural Conditions



Submitted by:

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## Executive Summary

The Chamberlin Mill is in very good structural condition but needs corrective work in several locations to assure long term stability.

**Critical:** Work which must be performed within the next three months. These two conditions jeopardize the overall stability of the structure.

1. Stabilize the washed-out portion of the north end of the center stone retaining wall on the lower level.
2. Stabilize the stone stack at the southwest corner on the lower level.

**Essential:** Work which should be performed as soon as funds are available. Many of these conditions are the result of ongoing deterioration from exposure to water infiltration and will continue to worsen with time.

3. Replace or repair rotted main floor framing along the full length of the east wall, including timber post bottoms. The east side is settling due to the rotting and is pulling the entire frame toward the east and pushing out the lower portion of the west wall. Temporary stabilization is possible to arrest further movement until permanent repairs are made.
4. Repair rotted sill and post in the northwest corner at the lower level.
5. Remove soil buildup along the north wall and repair the rotted portions of the timber sill which is partially buried in the soil at the main floor level.
6. Repair the rotted sill on the main floor level at the opening in the south wall.
7. Install permanent support for the sill on the west wall at the lower level. There may have originally been a stone wall along the full length of this wall.
8. Install temporary support under the exterior portion of the sawdust conveyor. The timber



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7. Install permanent support for the sill on the west wall at the lower level. There may have originally been a stone wall along the full length of this wall.
8. Install temporary support under the exterior portion of the sawdust conveyor. The timber

slings supporting the conveyor is deteriorating and is a safety hazard.

9. Stabilize the turbine supports. The cantilevered timbers appear to be very precarious and may be relying on the main horizontal shaft for some support.

**Recommended:** Work which will protect and preserve the structure for the long term.

10. Improve drainage to divert runoff on the east side from running through the foundation.
11. Provide protection along the north wall to prevent soil and snow buildup against the wall.
12. Cover all wall openings to eliminate water infiltration.
13. Consider jacking the east side up to return the frame to a plumb position. This would be done in conjunction with item #3 above.
14. Repair the fractured loft beam at the interior column. This should not be done before jacking the frame.



## EVELYN COLE SMITH, R.A., LEED-AP

PRESIDENT, CME ARCHITECTURE, INC.

GENERAL QUALIFICATIONS

Evelyn Cole Smith brings more than 30 years of professional experience to her role as Principal and Director of CME's Architectural Group. She is known for her ability to develop appropriate designs and functional solutions that reflect the unique character of each client and user.

After earning her Master of Architecture degree from the University of Colorado in 1983, Ms. Smith spent the first five years of her practice with the Boston architectural firm of E. Verner Johnson and Associates, Inc. where she worked on a variety of museum projects including the Boston Museum of Science and the Smithsonian Institution in Washington, DC.

In 1989, Ms. Smith started her own architectural design firm *Evelyn Cole Smith, Architect*, in Woodstock, CT. After a long, successful relationship serving as a subconsultant to CME on several collaborative projects, Ms. Smith joined our firm in 2003 to provide architectural services as a member of the CME team.

Throughout her professional career, Ms. Smith has worked on a wide variety of architectural projects including residential, healthcare, office and institutional design, with a particular focus on historic restoration and preservation.

SELECTED PROJECT EXPERIENCEHISTORIC RESTORATION:

- **Sturbridge Center School (1855)**  
Façade improvements, roofing, accessibility, graffiti removal  
Sturbridge, MA
- **Killingly Town Hall (1892)**  
Exterior ADA egress compliance  
Killingly, CT
- **Greenville Fire House (1896)**  
Façade restoration, code compliance, new systems upgrades  
Norwich, CT
- **Webster Town Hall (1926)**  
Façade, roofing, clock tower and interior restoration  
Webster, MA
- **Palmer Memorial Hall (1916)**  
Window restoration and roofing stabilization  
Woodstock, CT
- **Eastford Public Library (1847)**  
Renovations and technology upgrades  
Eastford, CT
- **Chester Corbin Library (1921)**  
Renovations and systems upgrades  
Webster, MA
- **West Woodstock Library (1840)**  
Additions and restoration of historic law library  
Woodstock, CT
- **Potting Shed & Greenhouse (1908)**  
Restoration and new systems upgrades  
Harkness Memorial State Park, Waterford, CT
- **Groton Monument (1830)**  
Remediation and restoration  
Fort Griswold State Park, Groton, CT
- **Danielson Fire Station (1908)**  
Masonry repair, roof, gutter and window replacement  
Killingly, CT
- **CT Firemen's Historical Society Museum (1901)**  
Exterior repairs and improvements  
Manchester, CT
- **Cady-Copp Homestead (1745)**  
Stabilization and preservation  
Putnam, CT

REGISTRATION

*Registered Architect*  
CT, MA, NY, RI

*LEED-Accredited Professional*  
United States Green Building Council

*Certified Historical Architect*  
State Historic Preservation Office, CT

EDUCATION

M.S., Historic Preservation, 2012  
University of Massachusetts, Amherst

Master of Architecture, 1983  
University of Colorado, Denver

B.A., Sociology, 1976  
University of Massachusetts, Amherst

PROFESSIONAL AFFILIATIONS

*National Council of Architectural  
Registration Boards (NCARB)*

*American Institute of Architects*

EXPERTISE

## Architecture:

- Office
- Healthcare
- Educational
- Institutional
- Residential
- Historic Restoration
- ADA Compliance





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## OTHER RELEVANT EXPERIENCE

### HISTORICAL DOCUMENTATION AND PRESERVATION ANALYSIS:

- **Emily Dickinson Homestead**  
Historic Structures Report  
Amherst, MA
- **Architectural Review Consultant**  
Consultant to NECCOG  
on behalf of the Town of Brooklyn  
Brooklyn, CT
- **Mother Bailey House & Tavern**  
Capital Needs Assessment  
Groton, CT
- **Fitch-Hoose House**  
Feasibility Study  
Dalton, MA
- **Maude Case Dennison Cabin**  
Conditions Assessment  
Manchester, CT
- **Cargill Falls Mill**  
National Register Nomination  
Putnam, CT
- **Old Wethersfield Revitalization Study: 3 Historic Properties**  
Masonic Hall, Simeon Belden House  
and Comstock, Ferre Seed Company  
Wethersfield, CT
- **Chamberlin Mill**  
Feasibility Study  
Woodstock, CT
- **The Barn at Werner Woods**  
Historic Documentation  
Roaring Brook Nature Center,  
Canton, CT

### PROPERTY REDEVELOPMENT:

- **Integrated Day Charter School**  
Conversion of defunct mill building  
in historic Thermos Complex (1856)  
to PreK-Grade 8 education facility  
Norwich, CT
- **CT Audubon Society**  
Repurposing of a vintage gas station  
to provide office space and workshop /  
demonstration / classroom area.  
Pomfret, CT
- **Eastford Public Library**  
Expansion and ADA accessibility  
improvements to the Greek Revival  
Methodist Meeting House / Ivy Glenn  
Memorial (1847). Space was enlarged  
and updated to accommodate a public  
library facility.  
Eastford, CT

### OFFICE:

- **The Byrnes Agency**  
Corporate Office Building  
Dayville, CT
- **Northeast CT Assn. of Realtors**  
Corporate Office Building  
Bozrah, CT

### MULTI-FAMILY RESIDENTIAL:

- **The Hills at Riverview Condominiums**  
Norwich, CT
- **Cross Creek Condominiums**  
Plainfield, CT
- **Norwich Housing Authority Rehabilitation of apartments at JFK II, Westwood Manor, Rosewood Heights**  
Norwich, CT

## SPECIAL EXPERIENCE

### Woodstock Historical Properties Survey

Assisted with the identification of 526 historic properties in the town of Woodstock for the Woodstock Historic Properties Commission

### National Register Nomination of Historic Properties

Assisted with the preparation of nominations of historic properties in Woodstock, CT

### Woodstock Historic District Commission

Former Chairman and Member of the Historic Commission for over 15 years.

### Mills Work Mill Reuse Conference

As a consultant to the Quinebaug-Shetucket Heritage Corridor, designed and coordinated a conference on mill reuse to promote best treatment practices, provide valuable resources, help build partnerships and further shape local and regional agendas for the reuse of historic and architecturally-significant mill structures.

