

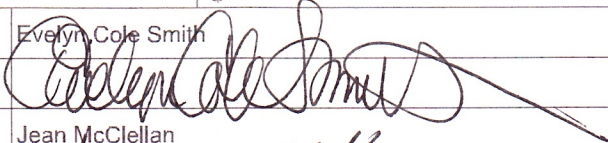
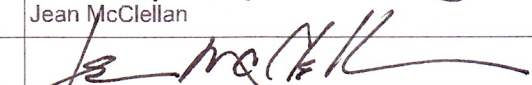
Society for Industrial Archeology - Industrial Heritage Preservation Grant Grant Application Cover Sheet

Date of application:	1.02/28/2014	Title of Grant:	2.Chamberlin Mill: Architectural Construction Documents	
3.Evelyn Cole Smith, AIA		4.860-928-7848		5.esmith@cmeengineering.com
<i>Name of Principal Researcher (Send PDF of CV with this application) Phone E-mail</i>				
6.32 Crabtree Lane		7.Woodstock, CT 06281		
<i>Address</i>		<i>City, State, Zip</i>		
8.Chamberlin Mill, Inc., Jean McClellan		9.860-428-0656		10.chamberlinmill@gmail.com
<i>Name of Project Sponsor (Organization and contact name) Phone E-mail</i> <i>(Send PDF of letters of sponsorship or collaboration)</i>				
11.Old Turnpike Road (P.O. Box 2)		12.Woodstock, CT 06281		13.80-0843440
<i>Address</i>		<i>City, State, Zip</i>		<i>Tax ID</i>
				14.501c3
				<i>Type of Tax Status</i>
15.CME Associates, Inc.		16.860-928-7848		17.esmith@cmeengineering.com
<i>Name of Project Co-Sponsor (s) Phone E-mail</i> <i>(Send PDF of letters of sponsorship or collaboration)</i>				
18.32 Crabtree Lane		19.Woodstock, CT 06281		20.06-0924975
<i>Address</i>		<i>City, State, Zip</i>		<i>Tax ID</i>
				21.S Corp
				<i>Type of Tax Status</i>
22.Chamberlin Mill, Inc.		23.860-428-0656		24.chamberlinmill@gmail.com
<i>Name of person or organization receiving the check Phone E-mail</i>				
25.P.O. Box 2		26.Woodstock, CT 06281		
<i>Address</i>		<i>City, State, Zip</i>		

27. Brief Description of Project (Send full project summary & application narrative in PDF)

Construction documents will be prepared for rehabilitation of the circa 1860 Chamberlin Mill. As delineated in the project summary, these documents will address rehabilitation of field stone foundations, replacement or repair of specific timber sills and timber framing, replacement in kind of corrugated metal roof, and design of ADA compliant access to the site and building. The building will be rehabilitated as a publicly accessible educational asset, retaining elements reflecting its long period of use. All work will conform to the Secretary of the Interior's Standards for Rehabilitation, and be completed by a Historic Architect, certified by the Connecticut State Historic Preservation Office.

Listed on the State Register of Historic Places, this straightforward 30'x50' post and beam sawmill structure, is considered a remarkably intact example of an increasingly rare building type, important to the settlement of New England villages and farmsteads, and representing an industry long important to the northeast Connecticut region.

28. Project start date:	06/30/2014	29. Project end date:	09/30/2014	
30. Is this a new proposal ?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
31. Is this a resubmitted proposal ?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
32. Are you a previous SIA Grant Awardee ?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
33. Is this grant your only funding source ?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
34. Total dollar amount requested: <i>(send PDF of full budget)</i>	\$2,500.00			
35. Total matching funds:	\$2,500.00			
36. Total project budget:	\$5,000.00			
37. Print Name of Principal Researcher:	Evelyn Cole Smith			
38. Signature (Please fax or scan/send PDF)				
39. Print Name of Sponsoring Org. Official	Jean McClellan			
40. Signature (Please fax or scan/send PDF)				

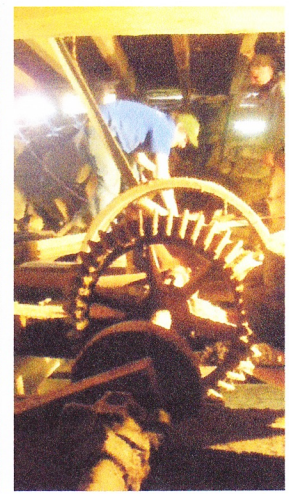
Chamberlin Mill Preparation of Architectural Construction Documents



1928 Studebaker



East Elevation from Old Turnpike Road, Woodstock, CT



Gears and pulleys

PROJECT SUMMARY:

Construction documents will be prepared for rehabilitation of the 30'x50' circa 1860 post and beam Chamberlin Mill, to include ADA compliance and site improvements. These documents will include construction level plans and specifications for the following work:

- 1) Stabilization of washed-out portion of north end of center stone retaining wall on lowest level;
- 2) Stabilization of stone stack at southwest corner on lower level;
- 3) Replacement or repair of rotten main floor framing along the full length of the east wall, including timber post beams;
- 4) Repair of rotten sill and post in northwest corner at the lower level;
- 5) Removal of soil buildup along the north wall and repair of rotted portions of timber sill which is partially buried in the soil at the main floor level;
- 6) Repair of rotten sill on the main floor level at the opening in the south wall;
- 7) Installation of permanent support for sill on west wall at lower level;
- 8) Safe long-term supports for hay conveyor;
- 9) Stabilization of turbine supports;
- 10) Improved drainage on east side of structure;
- 11) Protection along the north wall to prevent soil and snow build up;
- 12) Jacking the east side up to return the frame to a plumb position;
- 13) Repair of fractured loft beam at interior column;
- 14) Roof replacement;
- 15) Incorporation of site elements that allow passage from the parking area to the interior of the building.

Items 1-13 were outlined in a conditions assessment, completed in 2010 by Roger Clarke, Architect and James Grant Associates, Engineers, through a HPTAG Grant from the CT Trust

for Historic Preservation. The *Assessment of Structural Conditions* (Exhibit A) that was included in this document indicated that the building was in “very good structural condition,” though in need of corrective work that was described as “critical,” “essential,” or “recommended.” Construction documents will address all needs addressed in this assessment. Interim measures have been undertaken through a grant from the Society for the Preservation of Old Mills for remediation of the critical issues

Additionally, per item 14, roof replacement has emerged as a significant need. While temporary patching has been undertaken, and will continue to be pursued, complete roof replacement will be mandatory in the near future.

Also, since the structure is to serve a publicly accessible educational purpose, it must be made ADA compliant, per item 15.

All architectural services in connection with this project will be undertaken by Evelyn Cole Smith, AIA, who holds certification from the CT State Historic Preservation Office as a Historic Architect. (See curriculum vitae, Exhibit B.) All work will be in conformance with the Secretary of the Interior’s Standards for Rehabilitation. Funds for half of the \$5,000 fee have been committed by CME Associates, Inc., Woodstock, CT.

APPLICATION NARRATIVE:

Description and History of the Mill. Chamberlin Mill is a remarkably intact late 19th century structure, containing within its foundation evidence of an earlier mill structure. Ongoing deed research indicates that the site was used for grist and saw mill operations in the late 18th century, and continued in use as a saw mill run by Abijah Sessions and his descendants from the very early 1800s through the 1960s. Because of its intact condition and its ultimate transition from water- to gasoline engine-power, and because of the general rarity of this building type, Nicholas Bellantoni, CT State Archaeologist, has described it as “one of the most important small-scale industrial sites I have ever seen in New England.”

Listed on the State Register of Historic Places, Chamberlin Mill is set on a country road, 0.5 miles from CT Route 198, between intact mill ponds and The Nature Conservancy’s 98-acre Still River Preserve.

In its current configuration, Chamberlin Mill retains a 19th century water-driven turbine, intact tail race and (non-operational) cast iron penstock, as well as all the gears and pulleys that connected to a partially intact 1873 Lane #1 saw on the mill’s main operational level. An early shingle mill that was also part of the mill operation was removed two decades ago.

For most of the mill’s lifespan, it was powered by water from the adjacent Still River. The Great Flood of 1936 overtook the mill, probably damaging the original penstock. But, the mill operation did not cease. A 1928 Studebaker was brought to the site and chopped down to run the saw for its remaining three decades of use. The Studebaker, exposed for many years to the elements, has been removed for safekeeping, along with other mill artifacts, including a logging

sled, once pulled by oxen, a hay conveyor (used for sawdust removal in the post-water-power era) and a homemade 1950s skidder.(See Exhibit C for Chamberlin Mill brochure.)

Recent Preservation Initiative. In 2008 The Nature Conservancy acquired Chamberlin Mill, as part of a 98-acre Still River Preserve. It immediately began to seek a long-term steward for the mill. From 2009 to 2012, the Woodstock Historical Society and Woodstock Historic Properties Commission undertook to study the possibility of preserving this potentially valuable cultural site, securing grants for conditions and feasibility assessments from the CT Trust for Historic Preservation, and for temporary structural shoring from the Society for the Preservation of Old Mills. A variety of professionals, including a study team of CT Industrial Architects, organized by Dave Poirier, supported early research efforts at the mill. In 2011, Chamberlin Mill was included in the Society for Industrial Archaeology's National Tour.

In 2012, Chamberlin Mill, Inc. (CMI) was established as a long-term steward for the site. CMI received 501c3 tax exempt designation in August, 2013, and acquired the mill property from The Nature Conservancy on February 27, 2014. It is the mission of Chamberlin Mill, Inc. "to preserve and sustain Chamberlin Mill as a historical and educational resource for present and future generations." The Chamberlin Mill board of directors is seriously committed to this effort.

The board envisions that within five-years the mill will be structurally, financially, and organizationally sound; a respected and recognized educational resource for public programming; and a contributing member of a network of similar organizations. With continued generous support from the community, local and state officials, and professional organizations (See Exhibit D, *Partnering for Preservation*), the board is confident of its success.

In recent months CMI has raised over \$6500 in private donations from "Friends of Chamberlin Mill" toward preservation of the mill. Overall, rehabilitation of the structure is anticipated to cost close to \$200,000, towards which grant funding will be an essential element. While this rehabilitation figure will not restore water power to the mill, almost all parts necessary for restoring the early circular saw have been pledged by a local donor, and a team of knowledgeable mill volunteers is eager to work on the saw's restoration. As in recent history, the saw may be made operational with gasoline power, or perhaps with other alternative energy source. Restoration of water-power would be a very expensive and complicated process, since it would entail digging up a public road, and environmental and legal considerations that might be very difficult to address.

Context of current grant application. The architectural documentation described above must be initiated prior to the mill's rehabilitation. Construction funding for the rehabilitation of the mill is being sought through other grant sources and through private donations.

The condition of the mill roof and temporary nature of the completed stabilization measures give urgency to the need to move forward with the construction documents requisite to the mill's rehabilitation.