

November 7, 2022

Amber Wakley  
Director of Grants & Community Development  
Warren Memorial Town Hall  
1 Main Street, Third Floor  
Stafford Springs, CT 06076

Re: Visual Structural Assessment  
Hydeville Mill  
108 Hydeville Road  
Stafford, Connecticut

Dear Ms. Wakley:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is pleased to submit this letter report for the visual structural assessment of the Hydeville Mill building located at 108 Hydeville Road in Stafford, CT (Appendix A – Figures; Locus Map). The purpose of the visual structural assessment is to determine if any portions of the structure would be accessible for sampling and assessment activities and how close to the structure subsurface investigation activities could be performed.

### **Site Description**

The building is a historical mill facility constructed partially of timber framed walls with wood siding and shingle or brick facing construction. The roofing and any floor construction appear to be timber as well, but access into the building was not performed. Due to the observed existing condition of the roof structure at Building No. 3 (Appendix A – Figures; Site Plan), the entire structure is unsafe and is to not be accessed by anyone.

The approximately 86,300 square foot (sq. ft.) Site building is made up of eight adjoining portions. The main portion is 3.5-stories and was reportedly constructed in 1860. The upper 2.5 stories of this portion are wooden framed, and the first story is reportedly granite block. On the front (east) side of this portion is a 4-story wooden stair tower, which was originally 6 stories. Two additions to the building were added in approximately 1870 and include a wood former dye house on the back (west) side and a 2-story brick/granite addition on the northwest corner. Two additions were added in approximately 1905 and include a 1-story wooden drying building and a 1-story red-brick building north of both the main building and the mill race. Two portions were added in approximately 1915 and include a 2-story red brick and wooden shipping building on the northeast corner of the main portion and a 1-story red brick building on the south side of the main building. A 1.5-story wooden shipping building was added in approximately 1940 at the southwest corner of the main building. A 1-story red brick boiler house was added sometime prior to 1942 at the northwest corner of the complex. The building reportedly is built on a slab foundation with no basement or crawlspace.

The attached Site Plan in Appendix A shows the building structures investigated during Weston & Sampson's site visit. The buildings are sequentially number for ease of discussion in this letter report. The largest section of the structure is Building No. 1, a Z -shaped structure, located at the north side of

the site which has a second floor constructed of timber wall and a flat roof timber framing as well as second floor timber framing (Appendix B – Photographic Log; Photo 2).

The Building No. 2 is a square structure with a chimney stack toward the southeast corner of the building (Appendix B – Photographic Log; Photo 3). Building No. 2 also consisted of timber framing at both the walls, floors and the flat roof with an exterior brick face.

Building No. 3 is an L-shaped building and is located between Building No. 1 and No. 4 (Appendix B – Photographic Log; Photos 1 and 4). Building No. 3 consists of timber wall and gable roof construction. At the front of Building No. 3, there is a four-story tower with a side building which is two stories high, most of the building structure is three stories high. There is an additional one-story wing at the southwest end of Building No. 3.

Building No. 4 is located at the south side of the property (Appendix B – Photographic Log; Photo 5). Building No. 4 is a single-story building and consists of timber wall and flat roof framing, with brick face at the exterior of the building. Access into any of the buildings was not possible at the time of the inspection.

### **Findings**

All buildings were in poor structural condition. Building No. 3 is in the worst condition, with the roof framing having partially collapsed into the structure from the east side of the building to the west side (Appendix B – Photographic Log; Photos 5-7). Due to the failed roof framing for the majority of Building No.3, the remaining buildings should not be accessed until, at the very least, Building No. 3's collapsing roof can be demolished or stabilized so as not to fall on the adjacent buildings.

Buildings 1 and 2 were observed to be in the best condition of all the structures (Appendix B – Photographic Log; Photos 2, 3 & 10). The first-floor wall framing second-floor framing were observed to be intact, but access to the second floor was not possible at this time. Access into Building 1 and 2 could be possible in the future if the collapsing roof at Building No. 3 could be demolished or stabilized.

Building No. 4 was observed to be in worse condition than Buildings No. 1 and 2. The framing for the walls and roof were observed to be structurally sound at the time of the inspection, but without access into the building, the actual condition of the building could not be completely assessed.

### **Conclusions**

The Hydeville Mill building structures are in poor condition, with the middle section of the building roof structure collapsing and unstable. Based upon the observed conditions, the entire structure is unsafe and is to not be accessed by anyone.

Weston & Sampson recommends the following with respect to proposed assessment activities:

Subsurface investigation activities around the building should not be performed any closer than a distance equal to the height of the wall plus five feet at a minimum. If subsurface investigations are needed to be performed closer to the building, then the building walls will need to be demolished prior to the investigation activities being performed. Shallow hand digging (no vibrator equipment) may be

performed but limited to areas where the building is not collapsing and structure is not more than one story high.

Sampling of environmental media below or near the existing building foundation will require the demolition of the structure down to the foundation to safely perform the sampling.

Hazardous Building Material (HBM) assessment will need to mainly be performed visually. Persons performing the HBM assessment may make observations up to the existing exterior walls and shall not access the building. Areas to be observed shall be approached with great care considering that many areas require walking on fallen building debris. Sampling of an existing building materials is to be limited to areas outside of the building. Sampling of materials from the existing exterior walls, such as window caulking may be obtained if the sample can be retrieved by hand tools that keep vibrations and impacts to a minimum. Ladders used to obtain samples shall only be used where it is safe to do so such as near the corners of the building where the second and third floors are still intact.

Very truly yours,  
**WESTON & SAMPSON ENGINEERS, INC.**

A handwritten signature in blue ink that reads "Peter J. Grandy". The signature is fluid and cursive, with the first name being the most prominent.

Peter J. Grandy  
Technical Structural Team Leader

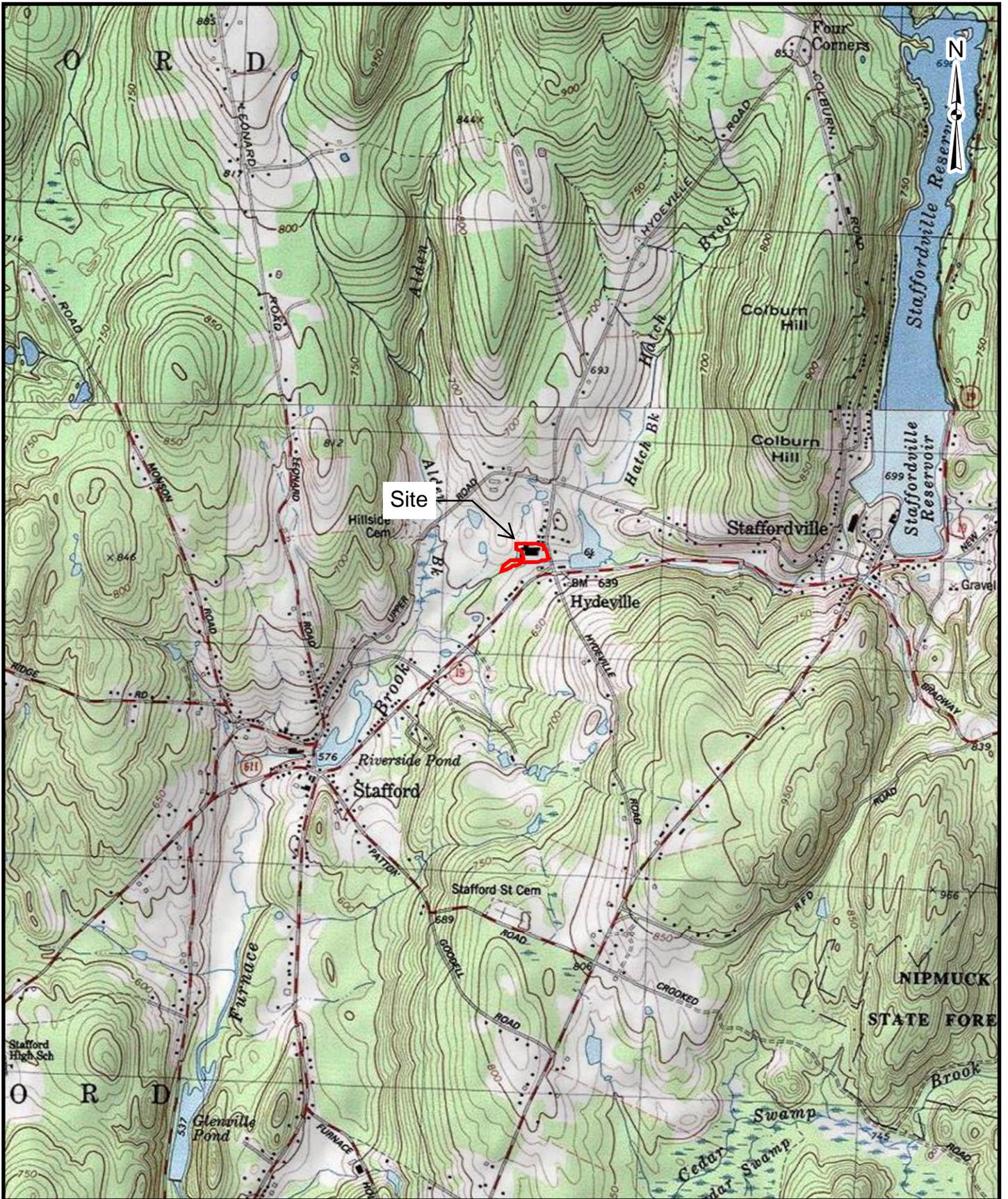
Attachments:

- Appendix A - Figures
- Appendix B – Photographic Log

# APPENDIX A

Figures

C:\Users\reilly.margaret\OneDrive - WESTON & SAMPSON ENGINEERS, Inc\Desktop\1 - 8.5 x 11 Portrait v106 HYDEVILLE MILL LOCUS.mxd <BOL>-User-<BOL> Reilly,Margaret <BOL>-Saved-<BOL> 3/31/2021 2:34:48 PM <BOL>-Opened-<BOL> 3/31/2021 2:35:04 PM



**FIGURE 1**  
**LOCUS MAP**  
**HYDEVILLE MILL**  
**108 HYDEVILLE ROAD, STAFFORD, CT**



1:24,000



Site

Building No. 2

Building No. 1

Building No. 3

Building No. 4



1:700

FIGURE 2

HYDEVILLE MILL  
108 HYDEVILLE ROAD, STAFFORD, CT

SITE PLAN



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES

# APPENDIX B

## Photographic Log

<b>Client Name:</b> Town of Stafford, CT	<b>Site Location:</b> 108 Hydeville Road, Stafford, CT.	<b>Project No.</b> ENG20-0144
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<b>Photo</b> <b>1</b>	<b>Date:</b> 3/31/2021	
<b>THE MILL AT STAFFORD BUILDINGS</b>		
<b>Description:</b> East Elevation (Looking West)		

<b>Photo</b> <b>2</b>	<b>Date:</b> 3/31/2021	
<b>THE MILL AT STAFFORD BUILDINGS</b>		
<b>Description:</b> North Elevation (Looking Southeast)		

<b>Client Name:</b> Town of Stafford, CT	<b>Site Location:</b> 108 Hydeville Road, Stafford, CT.	<b>Project No.</b> ENG20-0144
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<b>Photo</b> <b>3</b>	<b>Date:</b> 3/31/2021	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> West Elevation at Building Nos. 2 and 1 (Looking East)</p>		

<b>Photo</b> <b>4</b>	<b>Date:</b> 3/31/2021	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> West Elevation Building No. 3 (Looking East)</p>		

<b>Client Name:</b> Town of Stafford, CT	<b>Site Location:</b> 108 Hydeville Road, Stafford, CT.	<b>Project No.</b> ENG20-0144
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<b>Photo</b> <b>5</b>	<b>Date:</b> 10/3/2022	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> South Elevation (Looking Northeast)</p>		

<b>Photo</b> <b>6</b>	<b>Date:</b> 10/3/2022	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> South Elevation (Looking Northwest) Note: Collapsed Portion of Building No. 3 Roof and third floor south exterior wall.</p>		

<b>Client Name:</b> Town of Stafford, CT	<b>Site Location:</b> 108 Hydeville Road, Stafford, CT.	<b>Project No.</b> ENG20-0144
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<b>Photo</b> <b>7</b>	<b>Date:</b> 10/3/2022	
<b>THE MILL AT STAFFORD BUILDINGS</b>		
<p><b>Description:</b> South Elevation at East Side of Building No. 3 and 4. (Looking North) Note: Majority of Building No. 3 Roof and Third floor south wall has collapsed into the Third floor of the Building No. 3.</p>		

<b>Photo</b> <b>8</b>	<b>Date:</b> 10/3/2022	
<b>THE MILL AT STAFFORD BUILDINGS</b>		
<p><b>Description:</b> South Elevation Exterior at West End of Building No. 3 and 4 (Looking North) Note: Broken and Boarded up Windows, Partial Collapsed Roof and Exterior wall at Building No. 3 Holes at Building No. Exterior Walls West End of Building No. 3</p>		

<b>Client Name:</b> Town of Stafford, CT	<b>Site Location:</b> 108 Hydeville Road, Stafford, CT.	<b>Project No.</b> ENG20-0144
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<b>Photo</b> <b>9</b>	<b>Date:</b> 10/3/2022	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> Building No.3 (Looking west) Interior at L leg of Building. Note: Timber Wall and Timber Roof Truss Framing. Collapsed and Deteriorated Plywood Roof and Timber Roof Framing Sections</p>		

<b>Photo</b> <b>10</b>	<b>Date:</b> 10/3/2022	
<p><b>THE MILL AT STAFFORD BUILDINGS</b></p>		
<p><b>Description:</b> Building No. 1 – Interior of Building (looking South) Note: Timber Framed Walls and Second Floor. Lathing falling off walls.</p>		