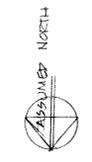
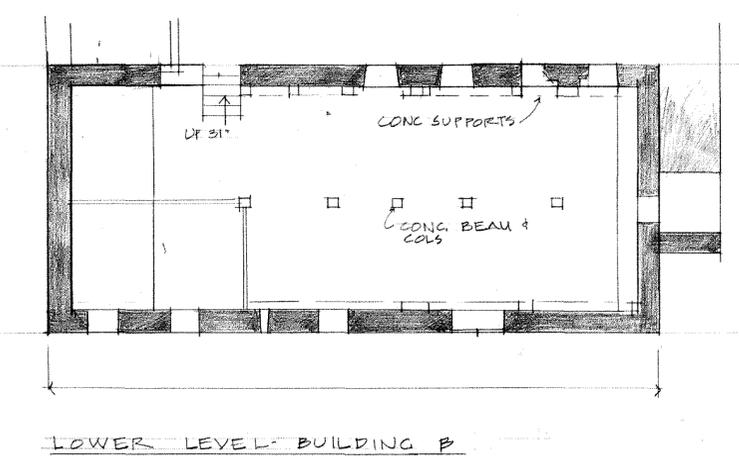
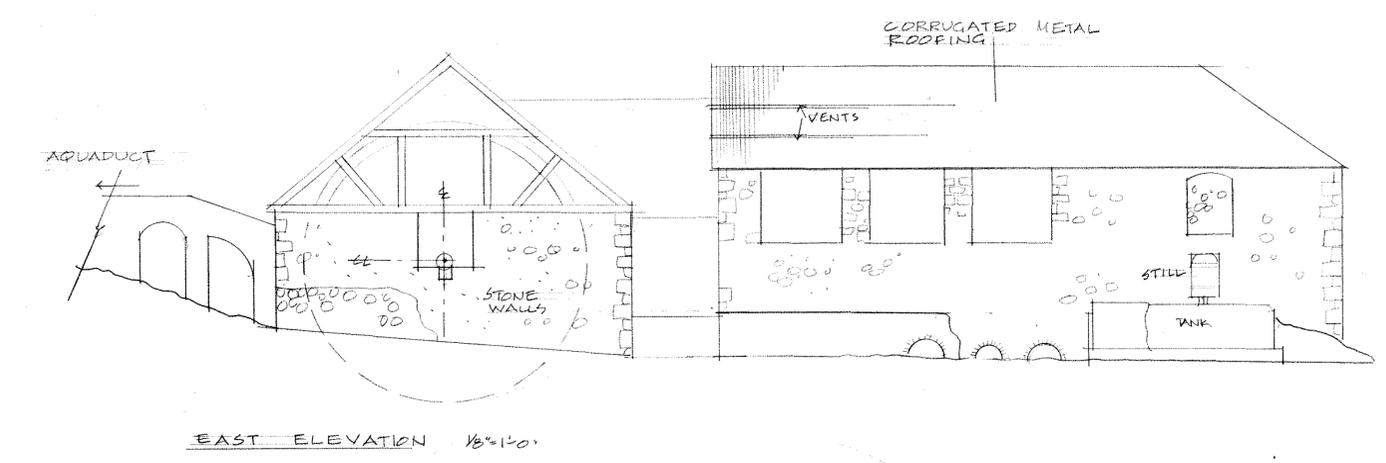
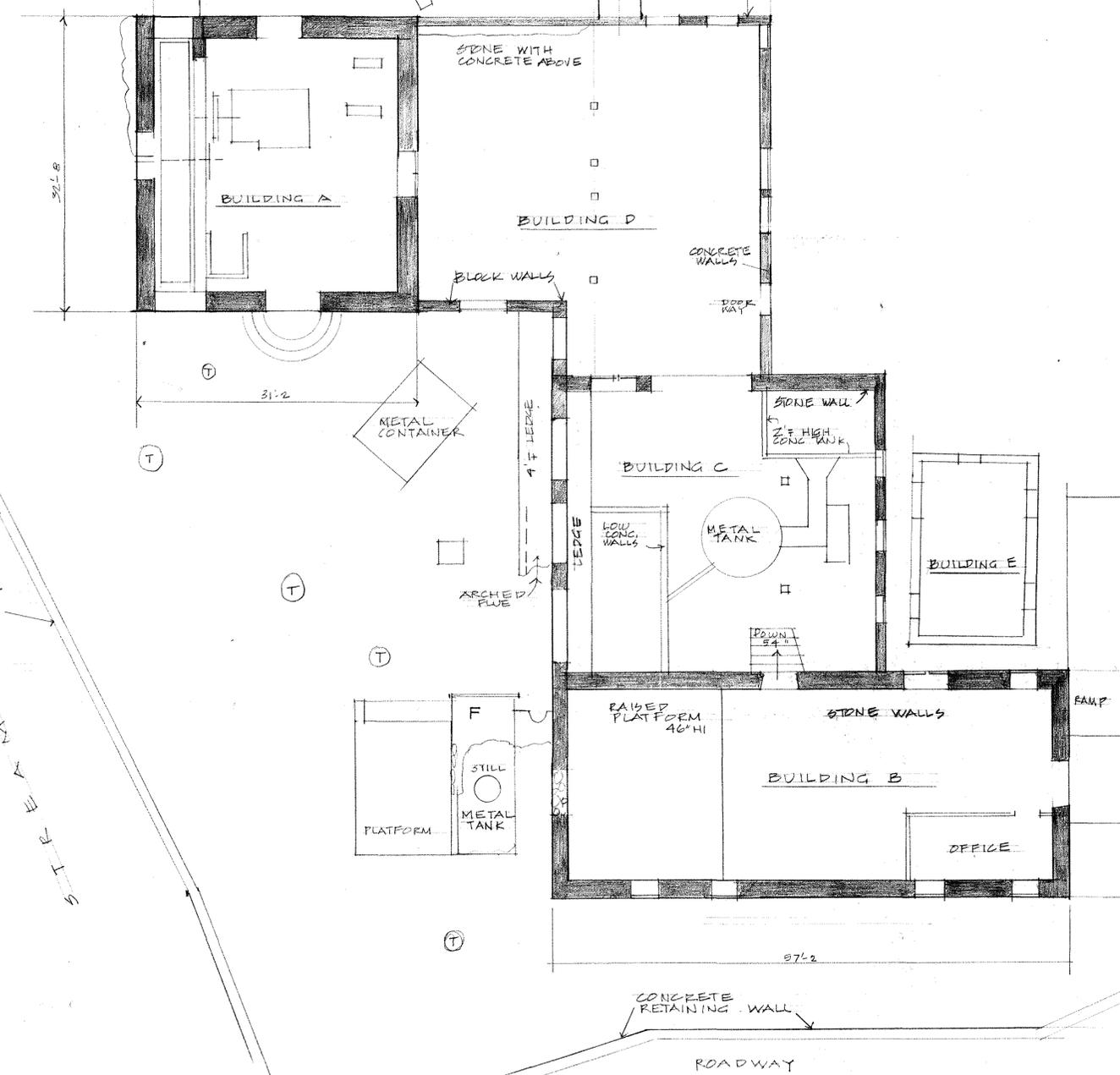
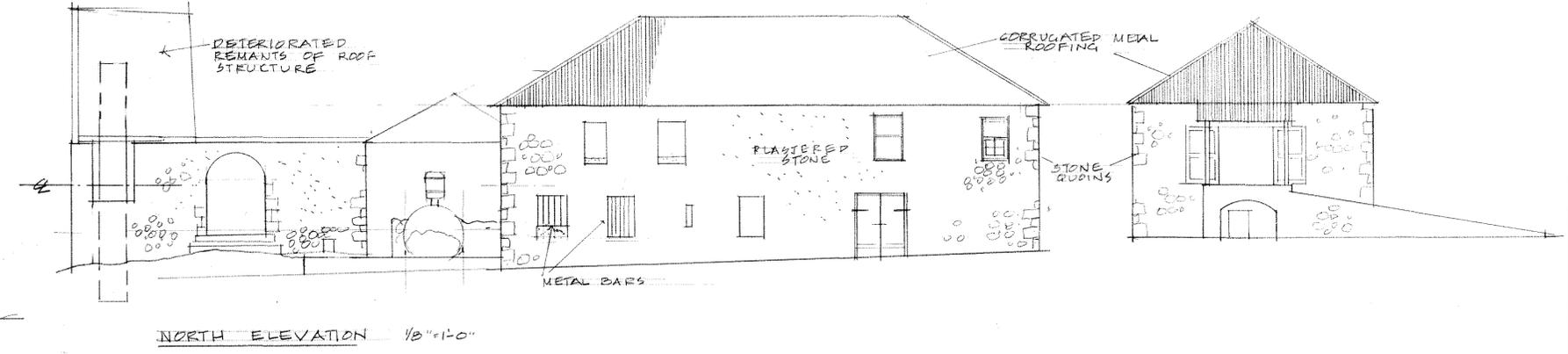
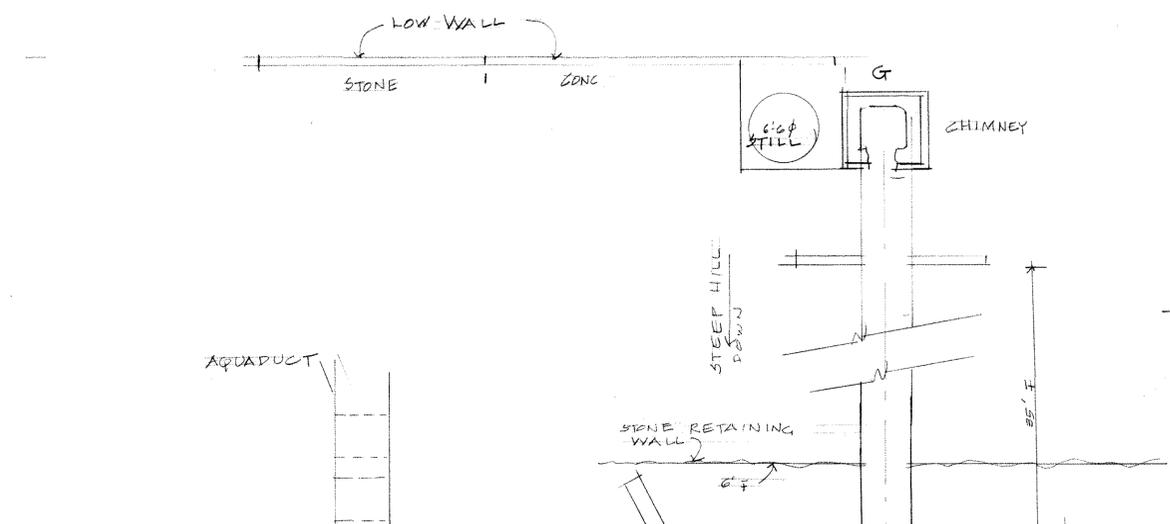


**HISTORIC BUILDINGS
HAMPSTEAD ESTATE
DOMINICA**

AUGUST 2000

By Caribbean Volunteer Expeditions
Box 388, Corning NY 14830



SITE PLAN 1/8"=1'-0"

Introduction

In August of 2000, Caribbean Volunteer Expedition volunteers measured, examined and considered for further renovation the historic structures at the Hampstead Estate in northern Dominica. Caribbean Volunteer Expeditions is a group which recruits volunteers from the USA to work on preservation projects in conjunction with local Caribbean agencies. Lennox Honychurch had requested our assistance in this project.

The historic buildings are located within the Hampstead Estate, a large estate on the ocean, which is presently partially being used for agriculture. This complex of historic buildings is next to a river, and is right along the main road on the northern coast. There is active copra production at the site, and the historic buildings are used for storage; across the road, is another building also used for this purpose. In the past the buildings were used for sugar and rum production, as well as cocoa, lime, bay oil, and copra processing.

Our work consisted in field work- measuring and recording and photographing the buildings, and later drawing an existing site plan of the structures, as well as producing this outline of recommendations. The following is a brief summary of our findings and recommendations. We wish to thank Lennox Honychurch for all his help, and also Athlene Douglas Murdock, and Jeff Murdock for all their help on this project.

1. Existing Buildings: Description, Condition, and Recommendations

Building A

- **Description**

This houses the water wheel which is a unique and important feature of the site. The building is about 31 by 33 feet with 28 inch thick stone walls. The walls have large cut stone quoins at the corners and at door jambs, and plastered stones between. On the east side is the water wheel, which sits in a large pit. An arched structure leads to a canal which fed water from the stream. In the interior of the building are various pieces of debris and machinery. The roof is partially intact, and one can still see the large timbers forming a truss system. There are three arched door openings. The water wheel itself has about a 13 foot radius; there are two connecting gears- one wood and the other metal- connected to a crushing device.
- **Condition and Recommendations**

This building and the water wheel are the most important historic features on the site, and stabilization and restoration of these should be the first priority. The walls are in relatively good condition, with some cracks, but need stabilization-pointing, and the replacement of missing stones. There are trees and plants growing

from the walls, and the roots are damaging the walls. These should be removed carefully. The deteriorated roof needs to be removed; a new roof structure should be installed, using the same timber structure and galvanized roofing. This roof will help stabilize the walls, and preserve the machinery inside. The machinery should all be cleaned up; making the water wheel operational would be a major undertaking, and may not be necessary.

Building B

- **Description**
This building, which sits nearest the road, is about 57 by 27, and is two story. The upper floor is raised off the grade, and is accessible via a long ramp. The roof is also a large timber truss system, with galvanized roofing. The floor is framed in wood, with a wood deck; a concrete system of beams and columns has been installed on the lower level to help support this floor. There are numerous openings- some have iron grates, and some had wood and glass sash, now in deteriorated condition.
- **Condition and Recommendations**
The walls again are in relatively good condition. The roof and floor framing systems appear to be sound but should be thoroughly examined for termite or rot, and deteriorated members should be replaced. Hopefully the large timber roof trusses can be saved. The galvanized roofing is in poor condition, and needs to be replaced. There is a serious bat problem in this building which has to be remedied. Rotted floor decking or roof decking needs to be replaced. The deteriorated window and door shutters should be replaced.
This building and Building C- Boiling House are second priority items to be restored.

Building C

- **Description**
This was the former sugar boiling house and one can see arched openings for draft and fires along the east side of the building. Unfortunately the sugar coppers are no longer in place. The building had been adapted to many other uses- cocoa and copra production, and there is a large unique metal bin in the center of the space which had been used for copra. The walls are again 26 inch wide stone with large cut stone quoins at corners and jambs. The roof is framed with trusses made of large wood members, with galvanized roofing. There are large opening above the former boiling area, now covered with lattice, and smaller windows on the west with metal grates. The floor is concrete.
- **Condition and Recommendations**
The roof framing should be examined, and deteriorated members should be replaced; the galvanized roofing is badly rusted, and should be replaced. Window shutters need to be replaced.
The more modern concrete floor has holes, and cracks and needs to have a new surface.

Building D

- **Description**
This is a more modern concrete structure. It is presently used for coconut storage. The floor is concrete with large round stones recently installed. The roof is wood framed with galvanized metal.
- **Condition and Recommendations**
The concrete is badly cracked in places, and the concrete columns and beams have spalled so their reinforcing rods are showing. All this has to be replaced. Some of the wood roof rafters may be able to be replaced, but the galvanized should be replaced.

Building E

- **Description**
This building is a more recent concrete block building with shed roof. The building is about 14 by 21 feet, and sits in an alcove between the storage building and boiling house.
- **Condition and Recommendations**
Though the building is in relatively good condition, it does not contribute to the historic nature of the site, and in fact detracts from the building behind it.

F. Still and Boiler

- **Description**
To the east of the storage building is a boiler with small still on top.
- **Condition and Recommendations**
These pieces of machinery should be cleaned up, and stabilized. The recent concrete block and concrete counter should be removed.

G. Chimney and Still

- **Description**
About 40 feet up the hill is a large still, and massive square chimney.
- **Condition and Recommendations**
The still seems to be in relatively good condition. The chimney has missing stones on one side, and needs to be stabilized and repaired.

Hampstead Estate Historic Water Mill and Works

Hampstead Estate is situated along one of the larger river valleys on the north coast of Dominica. The water mill is one of the the most important and most intact of its kind on the island and is certainly the best preserved one along the north coast. This mill stands on the lower banks of the Hampstead River about half a mile from the sea. It dates from the 1770s when the island was first being developed by the British. It consists of the remains of a 24-foot diameter cast iron water wheel, cast iron crushing rollers and boilers. The mill house leads into the large boiling house where the furnace and boilers for the processing of sugar and later limes were situated. Another wing of the building housed the distillery and warehouse where the production of rum took place and barrels were stored in preparation for export.

At least one part of the factory has been in constant use since the eighteenth century and a section of it is still used for storing coconut copra. The roof of the wheel and machinery house itself has recently fallen in but the cast iron machinery is still in place. As with other mills of this type on Dominica, the crushing machinery was adapted from crushing sugar to crushing limes in the 1890s. The canal which conducted water from the river has fallen into disrepair and is now blocked by vegetation and fallen earth. During its history the mill has processed sugar, cocoa, limes and now dry coconuts are heated and turned into copra in outbuildings associated with the historic mill.

A newspaper report in the Dominica Colonist, 27 September 1834, describing the damage to property in Dominica as a result of a major hurricane on the night of 20 September 1834, states as follows:

Hampstead

"The works on this estate quite uncovered and every tile broken, - the Magos house level with the ground - the stable uncovered and shattered to pieces, every Negro house laid flat, except two, and those were damaged, the river went through the works, and I am astonished that they were not carried away - the chimney is rent from top to bottom, and leans so much that it is every possibility that it will fall before it can be taken down. Every door and window of the dwelling house carried away - the greater part of the roof uncovered and the walls cracked."

Hampstead mill has the potential for being converted for a combination of uses including restaurant, interpretation centre and hiking and recreational focus point. This is enhanced by its location midway along the north coast road, with access for hikers up the adjoining river valley. River and sea bathing are also available adjacent to the site.

BY LENNOX HONYCHURCH

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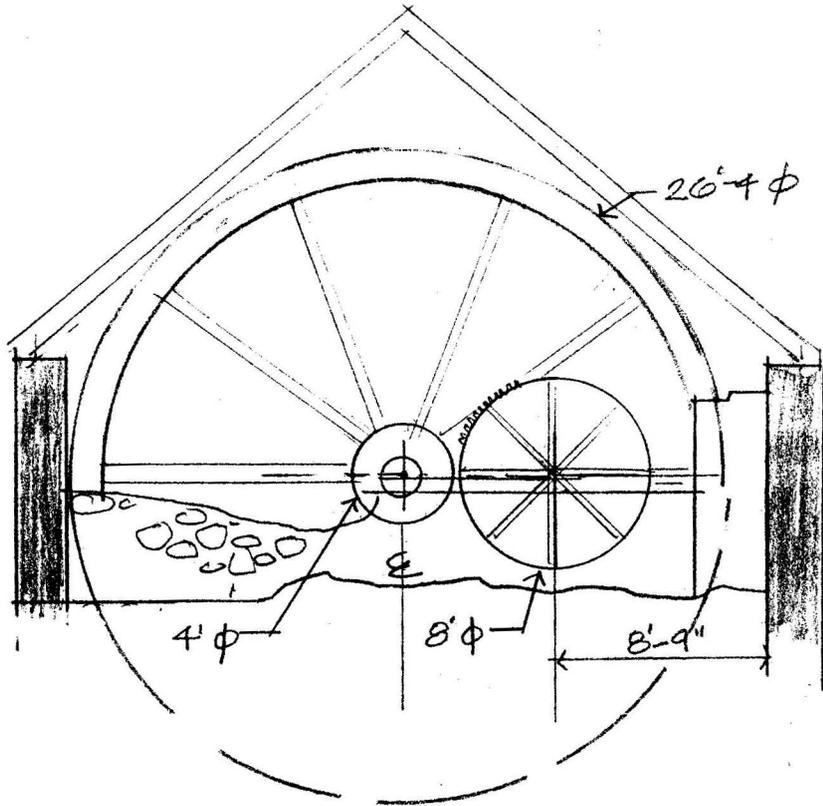
BY LENNOX HONYCHURCH



Building A
Hampstead Water Wheel
Dominica Aug. 2000



Building A
Hampstead Water Wheel
Dominica Aug. 2000



INTERIOR 1/8" = 1'-0"



Building B
Hampstead, Dominica
Aug. , 2000



Roof Trusses



Windows



Basement

Building B
Hampstead, Dominica
Aug. , 2000



Building C
Hampstead, Dominica
Aug. , 2000



Building C
Hampstead, Dominica
Aug. , 2000



Building D
Hampstead, Dominica
Aug. , 2000



Building E



F- Still



Hampstead, Dominica
Aug. 2000



G Chimney and Still
Hampstead
Dominica Aug 2000