



Historic Barn & Farm Foundation of Pennsylvania (HBFF)
Barn Preservation Grant
Grant Year 2023 Application

Date of Application: December 1, 2022

HBFF Grant #: (assigned by HBFF)

1. Barn Owner/Applicant

Name: [REDACTED]
(CCFT)
Mailing Address: [REDACTED]
Email Address: [REDACTED]
Telephone: [REDACTED]

2. Barn Information

Barn Location Address: [REDACTED]
Municipality: [REDACTED]
County: [REDACTED]

Date of Construction (if known) Pre-1850 (1832 or 1840-70)

Sources for date

Robert Emsminger, *The Pennsylvania Barn*, 2nd edition (2003), p. [REDACTED] dates construction as 1832.
Gregory D. Huber, [REDACTED] "Double-Decker Barn" in *Historic Barn & Farm Foundation Annual Meeting and Tour Guide* [REDACTED] dates construction as 1840-1870 era.

Current Use: Dairying, horse stalling, grain crop and equipment storage

Future Use: Same or similar

Is the Barn Visible to the Public: Yes, from [REDACTED] Road.

See location maps in Appendix A.

3. Proposed Project

Why The Project Is Needed: Condition, Obligation, Resource Limits, Historic Significance

Condition

Longstanding water and wind damage caused by a neglected roof, failed guttering, and missing large doors has put the structure at risk. Especially, the roof's north (bank) side is weather-affected. The northwest corner of the roof is uncovered. Other sections are loosely nailed and rusted. Failed guttering, missing downspouts, and missing large doors compound the damage on the north side.
See photos in Appendix A.

Obligation and resource limits

In 2004 then-owners [REDACTED] preserved this farm for agricultural purposes with an easement held by the [REDACTED]. The easement obligates the landowner to maintain the historic barn as part of the property's value for conservation.

██████████ says "My wife and I have owned the farm since 2016. We operate a dairy, raise horses, and grow grain crops and mixed vegetables on the property. In the barn's lower level we stall horses and milk cows. In the upper level we store grain and equipment. The barn is in poor condition. I make repairs myself to the extent my resources allow. But the barn's overall needs exceed my resources of money and time. I will accept financial assistance. In 2021 I refused an offer to demolish it and compensate me for reclaimed wood. I admire and respect the barn. I allow historians, architects, photographers, and artists to visit and document it."

Significance

The barn received a 2004 ██████████ County Historical Society Historic Preservation Award. The barn was included in the *Historic Barn and Farm Foundation* 2018 Annual Meeting and Barn Tour in ██████████ County. Its significance is described by Huber in the tour guide (*Appendix C*).

Project work plan

The north side roof will be entirely replaced using corrugated steel roofing with galvanized or dark color finish. Existing fascia (roof edge trim) will be matched to the width and depth of overhangs with material in a compatible color. An experienced barn builder will do the roof work. ██████████ will replace the guttering, downspouting, He will replace the missing large doors on the north side with new wood construction. If smaller doors are replaced, new wood construction and existing hardware such as wrought-iron strap hinges will be used if possible.

4. Grant Information

Grant Amount Requested: \$2,500.00

Applicant Matching Share: \$2,500 donated by ██████████

Project cost estimated \$13,052 (labor and materials) to replace north roof and fascia

Estimate by: ██████████

██████████ a third-generation barn builder, has built an estimated 50 barns in central Pennsylvania. *See estimate in Appendix B.*

Total contracted project cost: \$13,052

5. Work Needed and Planned After This Project

Foundation

A 15' section of foundation wall on the north side near the northwest corner is pushed in several inches by earth pressure and poor drainage. This foundation wall retains about 8 feet of earth and is in danger of collapse.

Need: Stabilize/repair the displaced foundation wall at the north side of the building. Correct surface drainage to direct water away from the wall and install a gravel-filled trench with perforated pipe in front of the wall to reduce groundwater pressure against the wall.

Frame

A rotted section of the sill at the base of the north wall is badly deteriorated from rot due to close proximity to ground level, poor surface drainage, and splash-back from failed gutters.

Need: Replace the large plate in its entirety. Or remove and replace the sill in sections using layers of pressure-treated lumber to build up the size of the original sill member.

Enclosure

Vertical board and batten siding is weathered from sun and weather exposure.

Need: Repair or replace deteriorated exterior siding and missing battens on the east, south, and west sides of the barn with same size new lumber. Match size of existing boards, battens, and louver trim. Siding on the north side should be selectively replaced, retaining as many of the original boards as feasible. Timeline for this additional work: 2023-2024.

6. Timeframe for the proposed project and readiness to proceed.

██████████ will repair the guttering, downspouts, and doors in winter 2022 or spring 2023, depending on the availability of materials. The roof and fascia repair will be done in spring 2023.

7. How this project promotes the long-term use of the barn.

Repairing the weakened north roof, replacing failed guttering, and replacing missing large doors will extend the lifetime of the timber frame structure. For farming purposes, the project will improve dry storage of grain and equipment.

8. Additional information

An extract quoted from the property's preservation easement established 2004, Exhibit B "Conservation Values"

"This farm has a historic double bank barn that was constructed in 1840 using local yellow pine timber. The unique architecture, construction methods, and façade warrant the preservation and maintenance of this structure."

Published barn descriptions

"██████████ County Barns: Historic Barn and Farm Foundation of Pennsylvania Annual Meeting & Barn Tour Guide June ██████████

██████████ public announcements "Faces of Farmland Preservation" and "They Paint to Preserve."

See publications in Appendix C.

9. Attachments

- Barn location map (Appendix A)
- Contractor's estimate (Appendix B)
- Photographs of the barn (Appendix A and Appendix C)
- Publications (Appendix D)
- Completed HBFF Standard Barn Survey (Appendix E)

10. Application Certification: I certify to the best of my knowledge that the information provided in this application is complete and accurate.

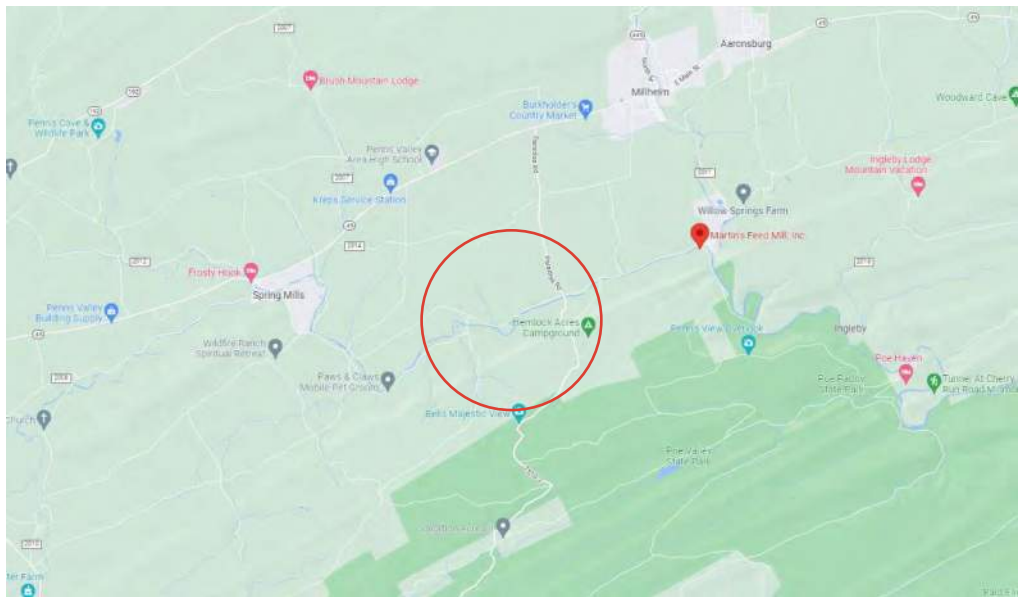
Applicant's Signature: ██████████

Date:

11-29-22

Applicant Printed Name: ██████████

Historic Barn & Farm Foundation of Pennsylvania (HBFF) Barn Preservation Grant



Appendix A Barn Location Map

Double Decker Barn

41-PC tin 33'	6427.00
13-PC coping	325.00
13-PC gutter apron	200.00
8-PC sectional rake	200.00
screw	500.00
60' liftman lift	1500.00
labor-hauling	3800.00
	<hr/>
	12,952.00
new face board	1000.00
	<hr/>
	13,952.00

Construction

Appendix A

Appendix B Contractor's Estimate

Historic Barn & Farm Foundation of Pennsylvania (HBFF)
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Road view November 17, 2022



East side view November 17, 2022



East side view November 17, 2022



South side view November 17, 2022



Road view November 17, 2022



West side view November 17, 2022



North side view November 17, 2022

Historic Barn & Farm Foundation of Pennsylvania (HBFF)
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North roof missing (western view) November 16, 2022



Missing door, damaged gutter, weak roofing November 16, 2022



Damaged gutter November 16, 2022



Exposed interior September 21, 2021



No downspout November 16, 2022



Missing doors and downspout November 17, 2022



Missing doors, downspout September 21, 2021

HBFF of PA Standard Barn Survey

Date: 6 November 2022

Surveyor: [REDACTED]

Barn/Property Name [REDACTED]

Address (if available) [REDACTED]

Email [REDACTED]

Township/County, State, Zip [REDACTED]

County, PA

Point of contact/Owner [REDACTED]

phone [REDACTED]

Note: This survey has been prepared for surveying the Pennsylvania (Forebay) Barn.
 Other barns can be surveyed using this form but the initial page will/may not be useful for those barns.
[Additional Info: See The Pennsylvania Barn, 1992 Robert Ensminger]

Other barn types in northeast USA include: English barns; English Lake District barns; Dutch barns; Swedish, Tobacco, Round, Basement or Raised barn, Bank barns (without a forebay); Acadian; Prairie, Dairy, or Pole barns, etc]

[Most options/ selections on this form can be circled]: ("write-in" any variations not on form)

Grundsheier ("Ground barn") Stone/Brick/Frame		Grundsheier w/ Forebay	Grundsheier w/ pent roof(s)		
Switzer-Log crib	Switzer-Stone classic	Switzer-Brick	Switzer-Timber Frame		
Standard-Log crib	Standard-Stone	Standard-Brick	Standard-Timber frame		
Extended/Posted Forebay	Extended @ Outsheds	Rear Extended @ Wagon Shed / Ramp Shed	EB w/ 3 Level Barn	Multiple Extensions	
Gable ramp or gable forebay	Pump into Forebay	Front Shed	3 Gable	Side Shed	Multiple Additions
FOREBAY: OPEN	FOREBAY: CLOSED	FOREBAY: HALF-CLOSED	FOREBAY: MULTIPLE OVERHANGS	FOREBAY: FOREBAYS ENCLOSED	

Main (or Original) Barn Structure DIMENSIONS

Exterior Dimensions: 'WIDTH (eave to eave) 'LENGTH (gable to gable) 'HEIGHT (@ eave)
60' 120' 38'

IF NEEDED: Addition or expansion #1
 Dimensions 'Depth (eave to eave) 'Width (gable to gable) 'h (@ eave)

Dimensions Addition or expansion #2
 'Depth (eave to eave) 'Width (gable to gable) 'h (@ eave)

Foundation

Note: Circle MODIFIED if original material was changed in whole or in part.

- Stone
- Brick
- Concrete Block
- Concrete (poured in place)
- Stone piers or concrete piers

Forebay Compass Orientation (circle): N S E W SE SW NE NW

Structure/Framing (@ gable ends)

- TIMBER FRAME (with siding on exterior walls)**
 - Log Crib with Timber Framing infill (with siding) # of cribs
 - Post & Log Timber Framing (with siding)
- Stone Exterior Walls
- Brick Exterior Walls
- Other _____

Architectural Details

Exterior Wall covering (CIRCLE all that apply)

- Vertical Board siding "avg. width
 - Horizontal siding "avg. width
 - Board & Batten** "avg. width 10"
 - Sheet Metal Panels "avg. width
- (describe) _____

Roof Covering (CIRCLE all that apply)

- wood / slate / terra cotta / standing seam metal sheet metal- corrugated or panel / asbestos shingle / composition asphalt / pseudo-historic material (possible early thatch roof)

Doors (CIRCLE all that apply)

- stable doors** Vertical Board w/ battens – Dutch (split 1/2s) ^{*} – Tapered battens _____
- passage doors** Vertical Board w/ battens – Dutch (split 1/2s) – Tapered battens _____
- wagon doors** Vertical Board w/ battens – "E"Frame – Rolling – other _____
- granary (or interior) doors Vertical Board w/ battens – Tapered battens _____

* Original stable doors no longer remain, but indentations on frame indicate split type

Windows / Ventilation / or Openings (CIRCLE all that apply)

- Ventilators (slatted box frames) **tri-partite arched head ventilators at north wall**
- Ventilators (fixed bar in frame)
- Ventilator slats ("loop holes") **in stone or (pattern brick vents) brick masonry**
- Vent ports (round holes) **in masonry**
- Avian Opening in wood (owl, pigeon, dove or martin holes)
- Windows with glass sash **at stable level, round arch with wood infill at window head**

Trim & Decoration (add notes if desired) (CIRCLE all that apply)

- Victorian details **applied spindle and wheel 'gingerbread' trim at north wall**
- Barn stars (Hex Signs)
- Painted arches or painted highlights for **windows/doors**
- Painted advertisements
- Color

INTERIOR DIMENSIONS:

- 21' 'Width Haymow #1 E - W - N - S
- 21' 'Width Haymow #2 E - W - N - S
- 21' 'Width Haymow #3 E - W - N - S
- 17'-6" 'Width Threshing Floor 1 from the Haymow
- 17'-6" 'Width Threshing Floor
- _____ 'Width Threshing Floor 3
- _____ 'Width Threshing Floor 4

barn has six bays:
mow-runway-mow-mow-runway-mow
all mows are double story (sink mows)

- o Granary d' w' location (forebay / rear of haymow / outshed/other)]
- o Straw room d' w' location (forebay / rear of haymow / outshed/other)]

Roof System Framing (CIRCLE all that apply)

- Leigender dach stuhl / Stehender dach stuhl (specific roof support systems)
- **Principal Rafter System** **canted struts brace midspan of principal rafters**
- Common Rafter System
- Hewn / Pole / tapered
- Purlins support: **purlins** vertical queen posts / canted queen posts w/ struts / king post w/ tie
- Present are: **purlins** collar ties / tie beams / straining beams

TIMBER FRAME DETAILS

Method of fabrication	Hewn	Vertical sawn	Circular sawn	Re-sawn	Other fabrication
[check box that applies in graph]					
Posts (check original)		✓			
Beams	✓ (floor beams)				
Girts		✓			
Braces		✓			
Sills - Plates		✓			
Tie beams	✓				
Top / wall plates		✓			
Floor Joists		✓			

HARDWARE DETAILS

[check box that applies in graph]

Method of fabrication	Wrought	Old Cut / stamp	Production Cut / stamp	Recent (since 1900)	Other
Nails					
Stable door hanging hardware.					
Stable door latching hardware					
Wagon door hanging hardware					
Wagon door latching hardware					
Granary door hanging hardware					
Granary door hanging hardware					
Other passage door hardware					
Miscellaneous hardware (hooks, spikes, fasteners)					
Other					

Date of construction

1832*

(circle the dating method below)

- Date marker
- Date stone
- Exterior etchings / marking
- Interior etchings / marking
- (Assumed from building/construction)
- Other

* Date attributed by [redacted], previous owner, though questioned by Greg Huber. Constructed when farm was owned by George Gentzel, who operated a saw mill. 1850 ag census lists livestock of 6 horses and 52 cattle, 60 tons of hay cut, supports that barn was built before 1850.

Special or unusual features

- Swing Beam / Root cellar / Stone walled barnyard / Basement drive-through / Attached wagon shed

unique bent configuration with 13 posts, X-bracing at top and bottom

Landscape & Setting [e.g.; historic house or outbuildings present?; integrity period landscape apparent?]

Are their other existing farm structures?

- Another Barn
- House
- Milkhouse
- Smokehouse
- Corn crib
- Pig sty

House and outbuildings appear to be newer than the barn

IF needed, please explain other information on back or another sheet of paper