

Adaptive Reuse of Tobacco Barns

Statement of Purpose

- Help Southern Maryland barn owners find new uses and opportunities for their Tobacco Barns
- Review the history of their Tobacco Barns
- Explore the productive survival of Tobacco Barns
- Provide guidelines for restoring Tobacco Barns
- Show examples of barns that have been adaptively reused
- Describe incentives to reusing Tobacco Barns



Phipps Farm, photo by Barbie Milling

Table of Contents

• History and Context of Southern Maryland Tobacco Barns	Page 1-2
○ County Contact Information	
• The Secretary of Interior's Standards for Rehabilitation	Page 3
• Guidelines for Rehabilitation of Historic Barns	Page 4
○ County Zoning Ordinances	
• Successful Adaptive Reuse of Tobacco Barns Examples	Page 5-6
• Adaptive Reuse Ideas	Page 7
• Maryland Rehabilitation Tax Credits for Historic Buildings	Page 8
○ Federal Tax Credits for Rehabilitating Historic Buildings (Barns)	
• Federal Historic Preservation Tax Incentives Program	Page 9-10
• Tobacco Barn Contractors Contact Information	Page 11-12
• Other Websites to Visit	Page 13

“You can convert an old tobacco barn for about one-quarter of what it would cost to build a new [...] barn of the same size.”

-Jack Hart

Corbin, Kentucky, general contractor and owner of Advanced Equine Construction
www.thoroughbredtimes.com

History and Context of

Anne Arundel County

2664 Riva Road
Heritage Office Complex
Annapolis, MD 21404
(410) 222-7441
<http://www.aacounty.org>

Calvert County

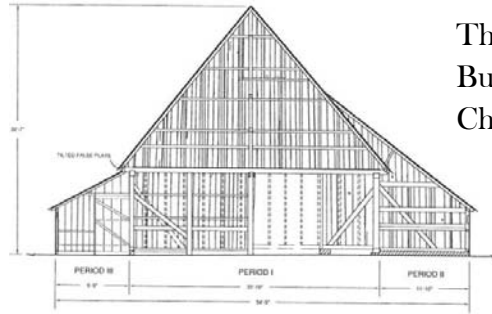
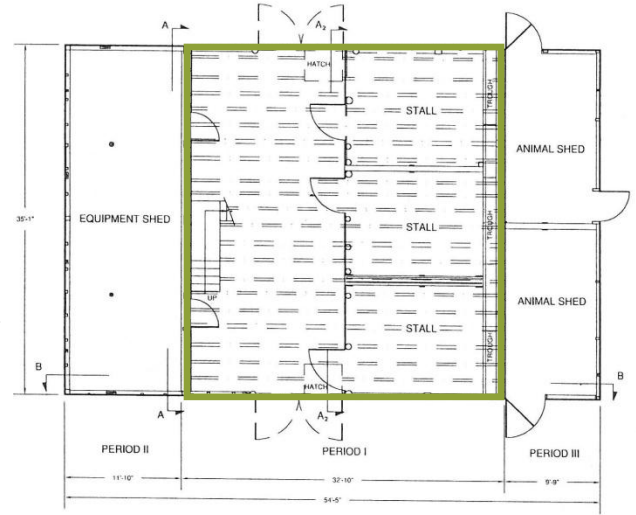
Kirsti Uunila
Historic Preservation Planner
Calvert County Planning and
Zoning
150 Main Street
Prince Frederick, MD 20678
(410) 535-1600
<http://www.co.cal.md.us>

Charles County

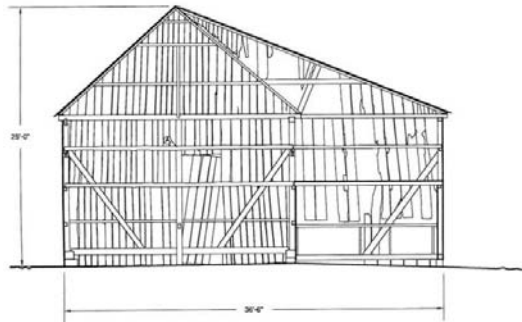
Cathy Thompson
Community Planning Program
Manager
Charles County Department of
Planning and Growth
Management
P.O. Box 2150
La Plata, MD 20646
(301) 396-5815
<http://www.govt.co.charles.md.us>

1800 - 1830 Tobacco Barns:

The earliest barns [...] were square in the barn's main section and were built of heavy timbers. Access into these barns was limited to foot traffic through narrow doorways spanned with large, hand-hewn sills. Sheds for tobacco stripping and storage were commonly added to two, three or four sides.

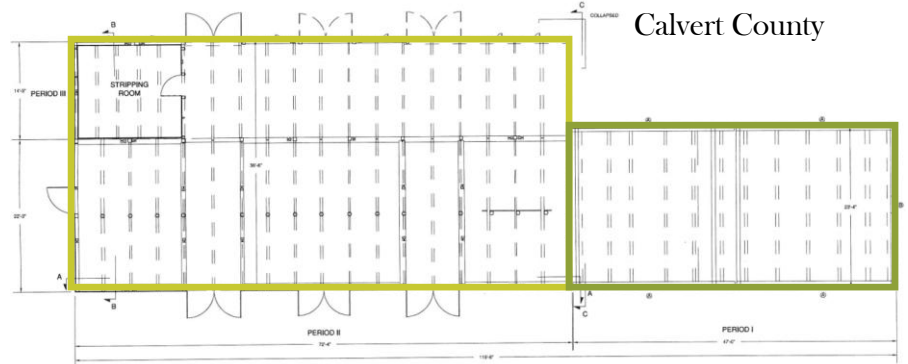


The Exchange Tobacco Barn
Built: 1800
Charles County



1830 - 1900 Tobacco Barns:

Between 1830 - 1900, farmers [...] began to construct fairly standardized structures for curing tobacco. These barns are more rectangular and often have only one original shed located on the south side. The asymmetrical gable roof and even spacing of one door on each side makes these barns easy to identify

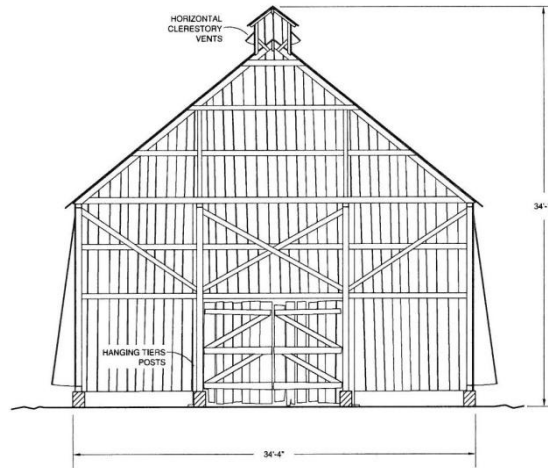


Holly Hill Tobacco Barn
Built; 1780 - 1850
Calvert County

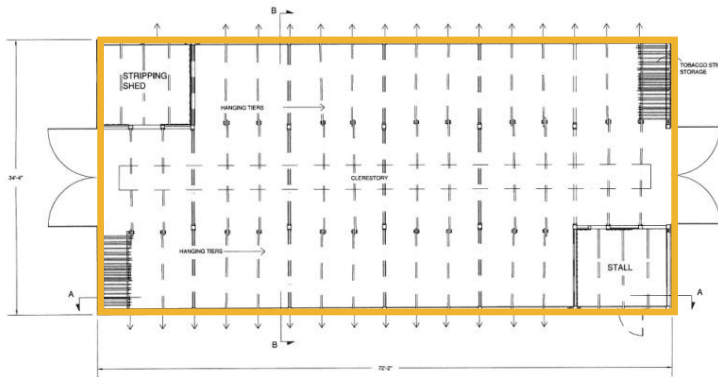
Southern Maryland Tobacco Barns

1900 - Present Tobacco Barns:

The shift to mechanization among [...] tobacco farmers in the twentieth century is clearly evident in tobacco barns of this period. Long structures with single or double aisle plans provide easy access for farm vehicles. The large number of ventilation doors suggests a change in attitudes towards ventilation requirements. Specialized rooms for stripping tobacco are also found in these modern barns.



Deep Falls Tobacco Barn
Built: 1940's
St. Mary's County



Sources

Text: Tobacco Barns, Calvert County Maryland Pamphlet

Drawings: Produced by the students at The Center for Historic Architecture and Design; the University of Delaware for their 2009 Southern Maryland Tobacco Barn Survey

Prince George's County

Betty Carlson-Jameson

14741 Governor Bowie Drive
Upper Marlboro, MD 20772
(301) 952-3520

<http://www.princegeorgescounty.md.gov>

St. Mary's County

Grace Mary Brady

Historic Preservation Planner
Land Use & Growth
Management

23150 Leonard Hall Drive
P. O. Box 653

Leonardtown, MD 20650
(301) 475-4200 x 1549

<http://www.co.saint-marys.md.us>

“Converting an existing barn can be a successful alternative to building a new barn, so long as several key components are in place. Those four crucial elements are foundation, framework, siding, and roof.”

<http://www.thoroughbredtimes.com/farm-management/farm-management-02-09-08.aspx>

The Secretary of the Interior's Standards for Rehabilitation

Preservation Maryland

24 West Saratoga Street
Baltimore, MD 21201
(410) 685-2886

www.preservationmaryland.org

Maryland Historical Trust

100 Community Place
Crownsville, MD 21032
(410) 514-7600

<http://mht.maryland.gov>

Southern Maryland Heritage Area Consortium

P.O. Box 745
Hughesville, MD 20637
(301) 274-4083

www.southernmdisfun.com

National Trust for Historic Preservation

1785 Massachusetts Ave., NW
Washington, DC 20036
(202) 588-6000

www.preservationnation.org

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environments.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: <http://www.nps.gov/hps/tps/tax/rhb/stand.htm>



Anderson Farm, photo by Kirsti Uunila



Guidelines for Rehabilitation of Historic Barns

1. Preserve the historic setting of the barn as much as possible. Modern farming practices do not require the great number of outbuildings, lots, fences, hedges, walls and other elements typical of historic farms. Yet such features, together with fields, woods, ponds, and other aspects of the farm setting can be important to the character of historic barns.
2. Repair or place historic siding with wood rather than cover barns with artificial siding. Siding applied over the entire surface of a building can give it an entirely different appearance, obscure craft details, and mask ongoing deterioration of historic materials underneath. The resurfacing of historic farm buildings with any new material that does not duplicate the historic material is never a recommended treatment.
3. Although windows are not common on tobacco barns, repair rather than replace historic windows whenever possible, and avoid "blocking them down" or covering them up. Avoid the insertion of numerous new window openings. They can give a building a domestic appearance, radically altering a barn's character. However, if additional light is needed, add new windows carefully, respecting the size and scale of existing window openings.
4. Avoid changing the size of door openings whenever possible. Increasing the height of door openings to accommodate new farm machinery can dramatically alter the historic character of a barn. If larger doors are needed, minimize the visual change. Use new track-hung doors rather than oversized rolled steel doors, which give an industrial appearance incompatible with most historic barns. If the barn has wood siding, the new doors should match it. If historic doors are no longer needed, fix them shut instead of removing them and filling in the openings.
5. Consider a new exterior addition only if it is essential to the continued use of a historic barn. A new addition can damage or destroy historic features and materials and alter the overall form of the historic building. If an addition is required, it should be built in a way that minimizes damage to external walls and internal plan. It should also be compatible with the historic barn, but sufficiently differentiated from it so that the new work is not confused with what is genuinely part of the past.
6. Retain as much of the historic internal structural system and spaces as possible. Even in cases where it is impractical to keep all of the exposed structural system, it may be possible to keep sufficiently extensive portions of it to convey a strong sense of the interior character. Wholesale replacement of the historic structural system with a different system should be avoided.

Source: Follows <http://www.nps.gov/history/hps/tps/briefs/brief20.htm>

Zoning Ordinances

Anne Arundel County

Article 18 Zoning, Title 4, 18-4-106 Permitted, Conditional and Special Exception Uses

Calvert County

Article 3, Land Uses by Zoning Districts

Charles County

Zoning Regulations, Permissible Uses, Article IV

St. Mary's County

Regulations of Use, Article 5

Prince George's County

Division 3, Uses Permitted (Residential Zones) 27-441

Division 4, Regulations 27-442

Division 3, Uses Permitted (Commercial Zones) 27-461

Division 4, Regulations 27-462

Successful Adaptive Reuse

Farm Name: Wise Acres

New Use: Cut Flower Processing and Equipment Storage

Details:

- Boards placed over existing siding openings to seal the end of the barn
- Temporary shelving throughout the barn's interior for storage
- Stripping room divided in half
 - Refrigerated room for storing cut flowers before arrangement
 - Arranging room
- Greenhouse added to the exterior of a 2nd barn
 - A door was cut into the barn to create access for more storage



Photos by: Kirsti Uunila & Barbie Milling



Of Tobacco Barns

Farm Name: Dowell Leavitt Farm

New Use: Horse Stables

Details:

- Boards placed over existing siding openings to seal the end of the barn where the tack room is located
 - Windows have been added to a side of the barn not facing the public highway
- Concrete floors have been added to the original part of the tobacco barn
- Stables are built within the interior framing, including tier poles
 - 5 stalls within the original part of the tobacco barn



Photos by: Kirsti Uunila & Barbie Milling



Adaptive Reuse Ideas



Plumer-Cranford Barn
Before, During and After
Rehabilitation Photos
Barn to be used for Agritourism and
Education
Photos by: Kirsti Uunila



Agritourism Enterprise

Antique Sales

Art Gallery

Artisans & Crafters Market

Commercial Kennel

Commercial Kitchen (Farm)

Commercial or Non-Profit
Meeting Hall (Banquet Hall)

Commercial or Non-Profit
Stable

Cut flower processing

Ecotourism Enterprise

Education Centers

Event Center

Exotic animals/livestock
shelters

Farm Brewery

Farm Distillery

Farm Stand

Farm Support Business

Farm Winery

Farmers Market

Flea Market

Garden Center or Farm
Supply Store

Horse stables

Low cost housing

Nursery (Retail or
Wholesale)

Orchard processing

Organic farming operations

Public Events/ Public
Assemblies on Farmland

Rental Facilities on Farms

Roadside market

Spiritual or Educational Day
Retreat

Storage

Grain

Equipment

Boat & Trailer

Veterinary Hospital

Maryland Rehabilitation Tax Credits Historic Buildings

The Maryland Heritage Structure Rehabilitation Tax Credit Program is administered by the Maryland Historical Trust and provides Maryland income tax credits equal to 20% of the qualified capital costs expended in the rehabilitation of a “certified heritage structure.” The credit is available for owner-occupied residential property (homeowner) and income-producing property (commercial).

Applying for tax credits is a three-part process. Applicants that have been approved have a 24-month window to complete the “qualified rehabilitation”.

The rehabilitation must conform to the Secretary of the Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust.

For more information please visit their website:
http://mht.maryland.gov/taxcredits_resources.html



Plumer-Cranford Barn
Before, During and After
Rehabilitation Photos
Barn to be used for Agritourism and
Education
Photos by: Kirsti Uunila

10% Income Tax Credit for Older, Non-Historic Buildings

In addition to the 20% credit for income-producing historic buildings, there is also a 10% tax credit available for non-historic buildings built before 1936. This credit applies to buildings that are *not* listed in the National Register of Historic Places, or that do *not* contribute to a historic district. The credit is administered by the IRS and there is no review process. Historic farm owners who rehabilitate their buildings for continued farming use may qualify for this credit. As with the 20% credit, the rehabilitation must be “substantial,” exceeding either \$5,000, or the adjusted basis of the property, whichever is greater. The property must be depreciable and non-residential.

The 20% and 10% credits are mutually exclusive. If your building is historic you can only apply for the 20% credit.

Source: Federal Tax Incentives for Historic Buildings Poster (October 2008)



Federal Historic Preservation Tax Incentives Program (20% Tax Credit)

Four Basic Requirements:

- (1) The historic building must be listed in the National Register of Historic Places or be certified as contributing to the significance of a "registered historic district."
- (2) After rehabilitation, the historic building must be used for an income-producing purpose for at least five years. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.
- (3) The project must meet the "substantial rehabilitation test." In brief, this means that the cost of rehabilitation must exceed the pre-rehabilitation cost of the building. Generally, this test must be met within two years or within five years for a project completed in multiple phases.
 - (a) The following formula may help you determine if your project will be substantial;
A-B-C-D+E= adjusted basis
A= purchase price of the property (building and land)
B= the cost of the land at the time of purchase
C= the cost attributed to buildings other than the barn
D= depreciation taken on barn for tax purposes
E= cost of capital improvements made to the barn since its purchase
- (4) The rehabilitation work must be done according to the Secretary of the Interior's Standards for Rehabilitation. These are ten principles that, when followed, ensure the historic character of the building has been preserved in the rehabilitation.

What expenses are eligible and what expenses are ineligible to receive credit for which the 20% tax credit can be claimed in a rehabilitation project?

Some eligible items include:

Walls, Partitions, Floors, Ceilings, Permanent coverings, such as paneling or tile, Windows and doors, Components of central air conditioning or heating systems, Plumbing and plumbing fixtures, Electrical wiring and lighting fixtures, Chimneys, Stairs, Escalators, elevators, sprinkler systems, fire escapes, Other components related to the operation or maintenance of the building

Some ineligible items include:

Appliances, Cabinets, Carpeting (if tacked in place and not glued), Decks (not part of original building), Demolition costs (removal of a building on property site), New construction costs or enlargement costs (increase in total volume), Fencing, Feasibility studies, Financing fees, Furniture, Landscaping, Leasing expenses, Outdoor lighting remote from building, Parking lot, Paving, Planters, Porches and porticos (not part of original building), Retaining walls, Sidewalks, Signage, Storm sewer construction costs, Window treatments



Anderson Barn

Before and After Rehabilitation Photos

Barn used for hay storage

Photos by: Kirsti Uunila



The Federal Application

Part 1 is the Evaluation of Significance of the property

Owners of buildings located in a historic district or buildings eligible for listing in the National Register of Historic Places must complete Part 1 of the application to determine if the building contributes to the significance of the historic district. If the National Park Service determines that the building does contribute to the significance of the historic district, the National Park Service issues a decision that the building is a certified historic structure. The National Park Service bases its decision on the Secretary of the Interior's Standards for Evaluating Significance within Registered Historic Districts. The Part 1 application form must have been submitted and approved by the National Park Service before the Part 3 application form, "Request for Certification of Completed Work," is submitted.

Note: Properties that consist of a single building and are individually listed in the National Register are automatically certified historic structures and do not need a Part 1 form.

Part 2 is the Description of Rehabilitation Work

All owners of a certified historic structure who are seeking the 20% tax credit for the rehabilitation work must complete a Part 2 application form, which is a description of the proposed rehabilitation work. The National Park Service reviews the description of the proposed rehabilitation for conformance with the Secretary of the Interior's Standards for Rehabilitation. If the proposed work meets the Standards, the National Park Service issues a preliminary decision approving the work. Or, the proposed work may be given a conditional approval that outlines specific modifications required to bring the project into conformance with the Standards.

Part 3 is the Request for Certification of Completed Work

After the rehabilitation work is completed, the owner must submit a Part 3 application form requesting final approval of the completed work. The National Park Service evaluates the completed project and compares it with the work proposed in the Part 2 application form. If it meets the Standards, the National Park Service approves the project as a certified rehabilitation eligible for the 20% rehabilitation tax credit.

To download the complete Application Package:

[Microsoft Word Format](#)

[PDF Format](#)

[Instructions](#)

or <http://www.nps.gov/history/hps/tps/tax/hpcappl.htm>

For more information please visit the [Guide to the Federal Historic Tax Incentives Program for Income-Producing Properties](#)

Sources: http://www.nps.gov/history/hps/tps/tax/incentives/essentials_1.htm

http://www.nps.gov/history/hps/tps/tax/download/intro_barns.pdf

Note: Your local county contact may be able to assist you with further information



Reid Barn
Before and After Rehabilitation Photos
Barn used for Storage
Photos by: Kirsti Uumila
& Barbie Milling



Tobacco Barn Contractors

- A-Frame Construction, Inc.
Greg Knott
Prince Frederick, MD 20678
(443) 532-6465
- Ben Yoder, Roofer
(301) 704-1659
- Bill Pilcher
Historic Restoration Painting
15 South Reed Street
Bel Air, MD 21014
(410) 420-9136
- Bleak Hill Restorations, Inc
Josh Lewis
(202) 428-0754
fax: (410) 257-7652
bhrestorations@comcast.net
- Colonial Woodwrights
Jeff Thompson
P.O. Box 16
Aguasco, MD 20608
(301) 653-7868
jthompson@hvfdems.org
www.colonialwoodwrights.com
- Craftworks Design, Inc.
William T Gladmon
8801 Frank Tippett Road
Upper Marlboro, MD 20772
(301) 868-3599
- Craftwright Timber Frames
Glenn James
100 Railroad Avenue
Westminster, MD 21157
(410) 876-099
greyoak1@aol.com
www.craftwrighttimberframes.com
- Culbertson Restoration of Maryland
Stephen A Johanson PE
152-F Blades Lane
Glen Burnie, MD 21060
(410) 760-2000
- Daniel Filippelli
Preservation/Restoration Consultant
7001 Croom Station Road
Upper Marlboro, MD 20772
(301) 627-1870
dcfip@aol.com
- Dell Corporation
J Bryan Blundell
P.O. Box 1462
Rockville, MD 20849
(301) 279-2612
jbb@prginc.com
www.dellcorp.com
- Dog Street Design, Inc.
P.O. box 4277
Annapolis, MD 21403
(410) 353-9418
dogstreet@mac.com
www.dogstreetdesign.com
- Fitzgerald's Heavy Timber Construction, Inc.
10801 Powell Road
Thurmont, MD 21788
(301) 898-9340
timber@heavytimber.net
www.fitzgeraldtimberframes.com
- George Yonnone Restorations (Est 1970)
P.O. Box 482
Great Barrington, MA 01230
(413) 441-1478
george@gyrestorations.com
www.gyrestorations.com
- Hayles & Howe, Inc.
Ornamental Plasterers
2700 Sisson Street
Baltimore, MD 21211
(410) 462-0986 x 20
mordo@haylesandhowe.com
www.hayesandhowe.com



Hance Barn

Before, During and After Rehabilitation
Photos

Barn used for Farm Equipment Storage
Photos by: Kirsti Uunila



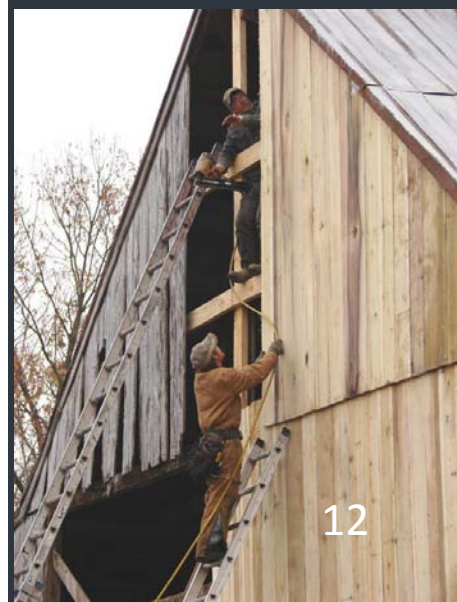
Tobacco Barn Contractors

- Lewis Contractors
Tyler Tate, P.E. Director Business Development
Olivia Jacobson, Marketing Coordinator
55 Gwynns Mill Court
Owings Mills, MD 21117
(410) 356-4200
info@lewis-contractors.com
<http://www.lewis-contractors.com>
- Historic Restoration Specialists, Inc.
David Gibney
P.O. Box 266
Smithsburg, MD 21783
(301) 824-1047
d.gibney@myactv.net
- Hoffman Painting and Refinishing, Inc.
P.O. Box 429
Pipersville, PA 18947
(215) 766-3544
- Mark Besterman
Mt. Penn, PA
(610) 373-5553
- O'Rourke and Kiorpes, Inc.
Solomons, MD 20688
(410) 326-2466
- R Drake Witte Historical Restorations
Historic Masonry
207 Brookletts Avenue
Easton, MD 21601
office: (410) 819-3112
cell: (410) 829-7183
5wittes@goeaston.net
- Mike Robinson
(410) 610-3129
- Terry Robinson
(410) 535-0255
- Roy and Mark Brubacher
(240) 925-1767
- Structural Group
Mark Howell
7455 New Ridge Road, Suite T
Hanover, MD 21076
(410) 796-5000
mhowell@structural.net
www.structural.net
- Tensul-Wall Building Systems, Inc.
1625 Shakespeare Street
Baltimore, MD 21231
- Thomas Miller Contractors
P.O. Box 7064
Lancaster, PA 17604
(717) 396-7897
- Veusura Associates, LLC
William T. Sherman
1214 Louis Avenue
Annapolis, MD 21403
(410) 271-5802
veusura@verizon.net
www.veusura.com
- Walbridge Built, Inc
8008 Bloomfield Road
Easton, MD 21601
410-822-4501
rwalbridge@verizon.net
- Walbrook Mill and Lumber Company
Restoration Woodwork
2636 West North Avenue
Baltimore, MD 21216
(410) 462-2200
www.walbrooklumber.com
- Woodford Brothers, Inc.
Dave Kotash
(800) 653-2276
www.woodfordbros.com
- Worcester Eisenbrant, Inc.
Erik Anderson
2100 Gable Avenue
Baltimore, MD 21230
(410) 644-6580
eanderson@weiconstruction.com

Please get in touch with your local county contact for help in locating an Amish contractor



Hance Barn
Before, During and After Rehabilitation
Photos
Barn used for Farm Equipment Storage
Photos by: Kirsti Uunila



Other Websites to Visit

(When viewed as a PDF, these are active links)

- [The National Register of Historic Places](#)
- [20 Preservation Briefs: The Preservation of Historic Barns](#)
- [Recommendations for Appropriate Repairs to Historic Barns & Other Agricultural Buildings](#) by: Richard Lazarus
- [Historic Barns: Working Assets for Sustainable Farms](#)
by: Edward Hoogterp
- [*Barn Again!*](#)
- [Historic Preservation- Taking Care of Your Tobacco Barn-
Maintenance Tips From Farmers](#)
- [State of the Tobacco Barns of Southern Maryland](#)
by: Teresa Wilson
- [Illustrated Guidelines for Rehabilitating Historic Buildings](#)
- [Calvert County Codes; Chapter 57: Historic Districts](#)
- [Historic Preservation Guidelines for St. Mary's County](#)



Peasley Farm, photo by Barbie Milling



Brochure designed by
Barbie Milling, 2010

