

# B

## APPENDIX B: STRUCTURES AND BUILDINGS AT LONG VALLEY FARM and ASSESSMENT OF EXISTING STRUCTURES AT LONG VALLEY FARM

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### Structures and Buildings at Long Valley Farm

- \* denotes National Register of Historic Places contributing buildings/structures
- \*\* denotes buildings/structures built during Robert Wall Christian's occupancy
- + The State Historic Preservation Office has identified the following structures as having contributing historic resources to Long Valley Farm: Farm Seat Garage (#3), Garage/Shop (#20), Water Tower Pump House (#35), Overseer's House (#39), Worker's House #2 (#42), Worker's House #2, Garage (#45), and Main Path Tobacco Barn #2 (#50). These resources will be considered for retention and restoration on a case-by-case basis as the park is developed.

Structures and Buildings at Long Valley Farm to Remain (31 total)

#### Farm Seat

- \* (1) Farm Seat (1937-1938) – restored to include exhibit space, visitor contact station, office space, meeting room, rental, storage, working kitchen and restroom. Exhibits about Robert Wall Christian, James Stillman Rockefeller, Overhills and Fort Bragg will be displayed. Existing historic vegetation and fences to remain.
- \*\*(2) Spring House (1914) – maintained for scenic quality and interpretation. Exhibits about food storage prior to electricity.
- \*(8 &9) Mill Pavilion and Dam Gates (1850-1860, 1920) – restored for rental use, stage, outdoor classroom, scenic interpretation, 200 person occupancy.
- \*(10) Pump House (1938) – external viewing only, scenic, storage.
- \*(12) Mill House and Gates (1938-1940) – historical quality renovation, but non functioning equipment, controlled tours only. Displays and exhibits about mill technology and the importance of mills in rural society. McDiarmid millstones are located within the building.
- \*\*(41) Worker's House #1 (1914) Open for controlled views only - the interior will house exhibits that will show the day to day life of a farm manager's family and daily life on a farm.
- (46) Granary (1944) – external viewing only, scenic value – Sally Henry Life estate
- \*(51) Worker's House #4 (1925; 1962-64) – Ranger Residence or artist-in-residence
- \*(52) Workers House #4 Garage (1930s) – Storage for Ranger Residence or artist-in-residence

#### Agricultural Complex

- \*(15) Granary (1940) – internal exhibits and displays about grain storage, viewed from doorway and windows, informal picnic area under shed roof, storage.
- (16) Tractor Shed (1950) – noteworthy door hardware mechanism. Storage of antique farm equipment and other machinery for exterior viewing only.
- \*(17) Pack House (1940) - internal exhibits about tobacco, viewed from doorway and windows, informal picnic

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area under shed roof. Building materials from the Christian House were reused when this building was constructed.

- \*\*(18) Forge (1914) – internal exhibits, visitors may walk through.
- \*\*(19) Commissary (1914) - internal exhibits relating to farm communities and farm stores, viewed from doorway and windows.
- \*(21) Fertilizer House (1942) – scenic, exterior viewing only
- (25) Equipment Shed (1955) – renovated to become a restroom.
- \*(26) Great Barn (1940) – Open air rental pavilion with concrete slab. Approximately 250 person capacity. Entry point for all visitors to the Agricultural Complex, indoor and outdoor educational exhibits about farm animals, crops and farm implements.
- (27) Feeder Shed (1952) – Picnic Shelter. Approximately 50-150 person capacity for school groups or reunions.
- \*(28) Equipment Barn (1940) – scenic value, storage, indoor primitive classroom.
- \*(29) Hay Barn (1940) – agricultural interpretation, scenic, storage for events.
- (30) Silo (1966) – iconic structure of the farm, agricultural interpretation, exterior viewing, exhibits, scenic
- (31) Silo shed (1966) – Agricultural interpretation relating to cattle and silage exhibits, scenic, shelter. Approximately 125 person capacity.
- (32) Grain Bin (1976) – scenic, exterior viewing, controlled viewing of inside only.

### **Other:**

- (33) New Farm Manager's House – Park Ranger Residence (currently occupied)
- \*(34) Water Tower (1940) – Scenic value only
- (38) Storage Shed (1945) – Maintenance Complex, storage.
- \*(47) Pack House (1940) – scenic value, event storage
- \*\*(49) Main Path Tobacco Barn #1 (1925) – scenic value, exterior viewing only.
- \*(57, 58) North Pasture Tobacco Barns 1 and 2 (1939-1940) – scenic value and interpretation, renovated to become a restroom and shower facility for group camping area.

### **Buildings/Structures to be Demolished, Recycled or Surplused (26 Total)**

- \*+(3) Farm Seat Garage (1939) – Investigate if materials can be reused or recycled
- (4) Woodshed (1976) - Demolish
- (5) Kennel (1980) – Demolish

- (6) Boathouse – built with materials from old mule barn. Could be used as boat storage, other storage, scenic, material reclamation. Use materials for construction of new boathouse - Recycle
- (7) Gazebo (1985) – Exact replica of gazebo built by Christian, rebuilt to match existing by Miles Williams. This structure could be documented by pictures, etc for exhibit, etc. prior to demolition.
- Boardwalks – replace with safe boardwalk, recycle materials from original boardwalk
- (13) Farm Manager's Residence (1970) – Williams's life estate – Surplus
- (14) Pump House (1970) (investigate if pump house can be utilized prior to demolition)
- \*+(20) Garage/Shop (1942) - Investigate if materials can be reused or recycled
- (22) Playhouse (1972) - Demolish
- (23) Cooler (1980) - Demolish
- (24) Cooking Pit (1980) - Demolish
- \*+(35) Water Tower Pump House (1940) (investigate if pump house can be utilized prior to demolition)
- (36) Hog Shelter/Feeding House (1966) - Demolish
- (37) Machine Shed (1969) - Demolish
- \*\*+(39) Overseer's House (1914) - Investigate if materials can be reused or recycled
- (40) Overseer's House Garage (1970) - Demolish
- \*\*+(42) Worker's House #2 (1914) Sally Henry Life estate, investigate if materials can be reused or recycled
- \*(43) Worker's House #3 Fragment (1925) - Demolish
- (44) Worker's House #2 Pump House (1964) (investigate if pump house can be utilized prior to demolition)
- \*+(45) Worker's House #2 Garage (1939) - Investigate if materials can be reused or recycled
- (48) Bulk Tobacco Barn (1970) - external viewing only, scenic
- \*\*+(50) Main Path Tobacco Barn #2 (1925)
- (53) Worker's House #4 Pump House (investigate if pump house can be utilized prior to demolition)
- (54) Worker's House #5 (1947) - Investigate if materials can be reused or recycled
- (55) Worker's House #5 Pack House (1968) - Investigate if materials can be reused or recycled
- (56) Worker's House #5 Garage (1974 or 1975) - Investigate if materials can be reused or recycled

# **CARVER CREEK STATE PARK**

## **ASSESSMENT OF EXISTING STRUCTURES**

### **at Long Valley Farm**



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# METHODOLOGY, SUMMARY AND GENERAL NOTES

## Methodology

Our method for creating this document was as follows:

1. We reviewed the documents given to us by the park service which included but is not limited to:
  - Development Options Checklist for Existing Structures Document # 59 (06.11.08)
  - National Register of Historic Places Document # 16 (12.20.93)
  - FCAP Plan Document #24 (3.9.09)
2. We met with Susan Hatchell and two park officials on site and discussed each building quickly to determine whether we would assess that structure specifically. A number of buildings were culled during this process for a number of reasons (see page 3: List of Structures Not Assessed for more information)
3. We went to each building took notes, assessing the physical condition, connection to utilities (water, power, etc.), its ADA accessibility, its possible uses and general relationship to the surroundings.
4. We compiled site photographs, notes, and information given to us from the park service and made an assessment of logical actions and repair costs necessary to allow new uses.
5. All building numbers reference back to the National Park Services original numbering system.
6. There are 29 contributing structures (see map on page 4) and 29 non-contributing structures (see map on page 5).
7. The maps on pages 6 & 7 show enlarged areas of the farm seat and agricultural complexes, respectively.

## Summary

As a general conclusion, given its location and existing historic structures (most notably the Long Valley Farm Seat (#1), the Mill Pavilion (#8,9), the Mill House and Gates (#12), the Great Barn (#26) and the Agricultural Complex) we feel there is significant potential for the site to become a unique addition to the park system which engages a broad spectrum of user groups from school children to families to military personnel.

Our analysis is a first step in that assessment of overall programming and thus we have given multiple suggestions for potential new uses whenever possible and appropriate. We do not preference one suggestion over another because each suggestion is equally possible and often requires the same cost. Therefore, this assessment should be utilized as a tool in a more specific and directed attempt to program the entire park. For instance, we made a map of the Farm Seat and Agricultural Complex which shows the occupancy limits of each building. This map can test possible scenarios and uses for that complex to begin organizing the arrangement of those uses most effectively. In other words, we have attempted to provide a thorough, clear, and concise summary of the buildings so that the park can do a rigorous cost-benefit analysis for its planning.

There could be a number of open-air educational, rental or camping shelters or depending on the eventual layout and maintenance plan, the facility might require one or multiple maintenance structures. Likewise, depending on the organizational/staffing plan one or multiple staff offices might be required.

At this time the general direction we are headed is to have the agricultural complex be used as a collection of buildings for visiting school groups. The main Rockefeller house at the farm seat would have a more cultural/historical/museum emphasis. It could also be used as a rental locations for events such as weddings and family reunions.

## **General Notes**

1. Many of the structures have dirt floors and depending on the new use may require a poured in place concrete slab. A rough estimate of cost for providing this base concrete floor is \$5.00 a square foot.
2. Occupancy numbers have been calculated for the structures within the Farm Seat and the Agricultural Complex and are denoted on the maps on page 6 and 7. Occupancy numbers deemed important for other structures are noted in the text.
3. The following are excepts from an email dated May 27, 2010 from Ted Hazen.

The records of the Campbell Water Wheel Company (1920-1960) are at the Hagley Museum and Library in the Soda House building in Greenville, Delaware.

Mailing address: Hagley Museum and Library, PO Box 3630, Wilmington, DE 19807-0630  
Phone: (302) 658-2400.

"The starting point to determine if a mill can be restored is an onsite inspection of the mill. I normally charge 40 dollars an hour or 350 a day, plus expenses (from Central Pennsylvania). Then I can put together as part of that charge a document to suit your needs.

There are only about 6 to 8 mills in the US that have been restored to look like they did in any part of their history. A number of mills have been restored incorrectly because of lack of proper knowledge or technical information. This has even happened as far back as the 1930's when mill restoration began. The problem is you have this mindset of "replace in-kind" rather than rip it out and begin again.

My web site: Pond Lily Mill Restorations. I have supplied extensive, illustrated information on the history and technology of flour milling in America, and the restoration of watermills, with bibliography. There is over 78MB of information on such topics as: Old Mills & Mill Restoration; The History of Flour Milling in Early America; Oliver Evans & the Automation of Flour Mills in America; Millstone Dressing Tools; The Technology of Mills; Artifacts Found in Early American Mills; A History of the Fitz Water Wheel Company; A Miller's Tale & Folklore of the Mill; Interpretation for Old Mills and Historical Places; The Millwright & His Trade; Historically: How to Site a Mill; Readings from the Miller's Bookshelf & Additional Sources; The Reconstruction of Esom Slone's Mill in Virginia's Explore Park (now closed); A Guide to Old Mills and Mill Restoration; How to Construct a Traditional Wooden Water Wheel, and Water Wheel Albums; plus other additional useful information."

### Pond Lily Mill Restorations

<http://www.angelfire.com/journal/pondlilymill/index.html>  
<http://www.angelfire.com/journal/pondlilymill/menu.html>

### 4.. Possible granting institutions, also from Mr. Hazen.

"I would try the Kellogg Foundation, all of the big flour mill companies foundations, like General Mills, Pillsbury, down to the Martha White and that flour milling company in Statesville, North Carolina. And don't forget the Rockefeller Foundation.

Basically you need a non-profit foundation 501(c), and have the site on the State and Federal Register of historic places. So in today's world you might be better off to have some one form a "friends of the mill group" (with a non-profit status & cooperating agreement with the state), and have them apply for money rather than the state park system ask for money. "

# GLOSSARY

**Contributing:** An integral part of a historic complex of buildings. While not all contributing structures are historically significant by themselves, each played an integral role in the daily functioning of the farm seat or agricultural complex.

**Non-Contributing:** A non-integral or latter addition to a historic complex of buildings which if removed would not detract from the historical significance of the site.

## Terms used describing the physical condition of structures:

**Pull-Out:** Horizontal or vertical wood siding which has begun to come loose from the supporting structure and no longer fully protects the structure or sub-layers from weather.

**Rot:** Moisture damage to wood which causes it to break down and become structurally unsound and also no longer weather tight.

## Terms Used Describing Possible New Uses of Structures:

**Artisan Studio:** Rental studio used by a local artisan working in an appropriate medium and opened to the public during designated hours for educational purposes.

**Educational:** Has significant educational value that requires entering the structure, although portions of the inside can be cordoned off for controlled viewing and safety reasons.

**Camping Shelter:** Open-air shelter suitable for small groups of 2 - 5 people camping overnight who have brought all necessary equipment other than a tent or other shelter.

**Maintenance:** Structure for the storage of tools and equipment necessary to maintain the park grounds.

**Material Reclamation:** Removing materials from a structure before demolition to re-use on another building.

**Park Offices:** Office space for park employees.

**Park Residence:** Permanent residence for park employees.

**Pavilion:** Open-air shelter for free public daily or seasonal use. This refers specifically to Building 8, the Mill Pavilion.

**Rental Shelter:** Open-air shelter suitable for family picnics, school field-trips, business or organizational outings, weddings and other large parties depending on size of shelter.

**Rental Facility:** Fully enclosed, conditioned space suitable for all season gatherings.

**Scenographic:** Contributes aesthetically to the surrounding complex of buildings and unless otherwise indicated would not be entered.

**Scenographic - Educational:** Contributes aesthetically to the surrounding buildings and also serves as a historical artifact of particular interest which can be used for teaching purposes.

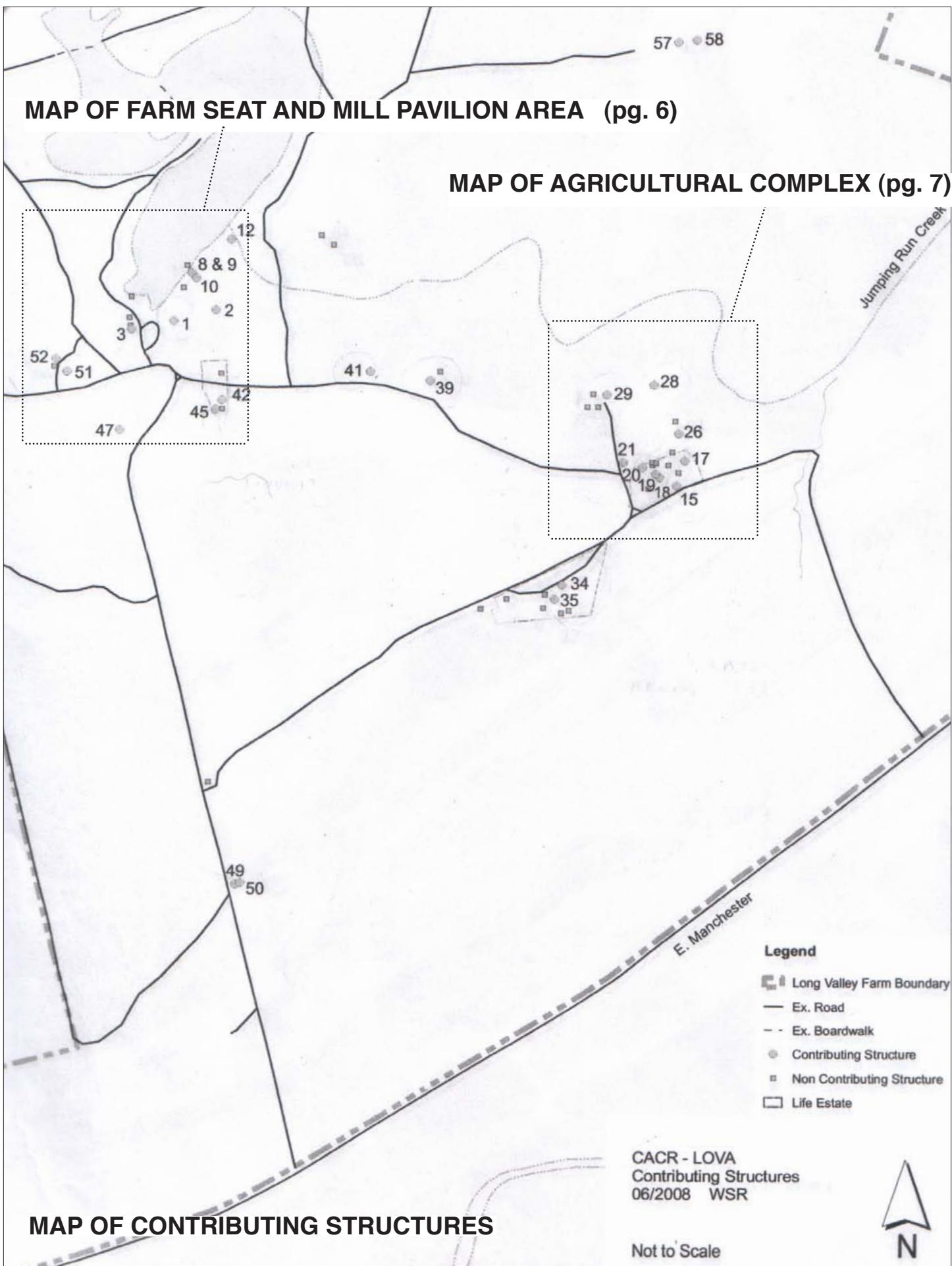
**Storage:** Storing materials that need to be locked when not in use or are not used on a regular basis such as chairs, table coverings, lights, maintenance equipment and materials.

**Visitor Contact Station:** An ancillary park building that may serve a number of smaller or singular purposes such as: visitor information packets, bathroom facilities, water fountains, and staff offices and parking.

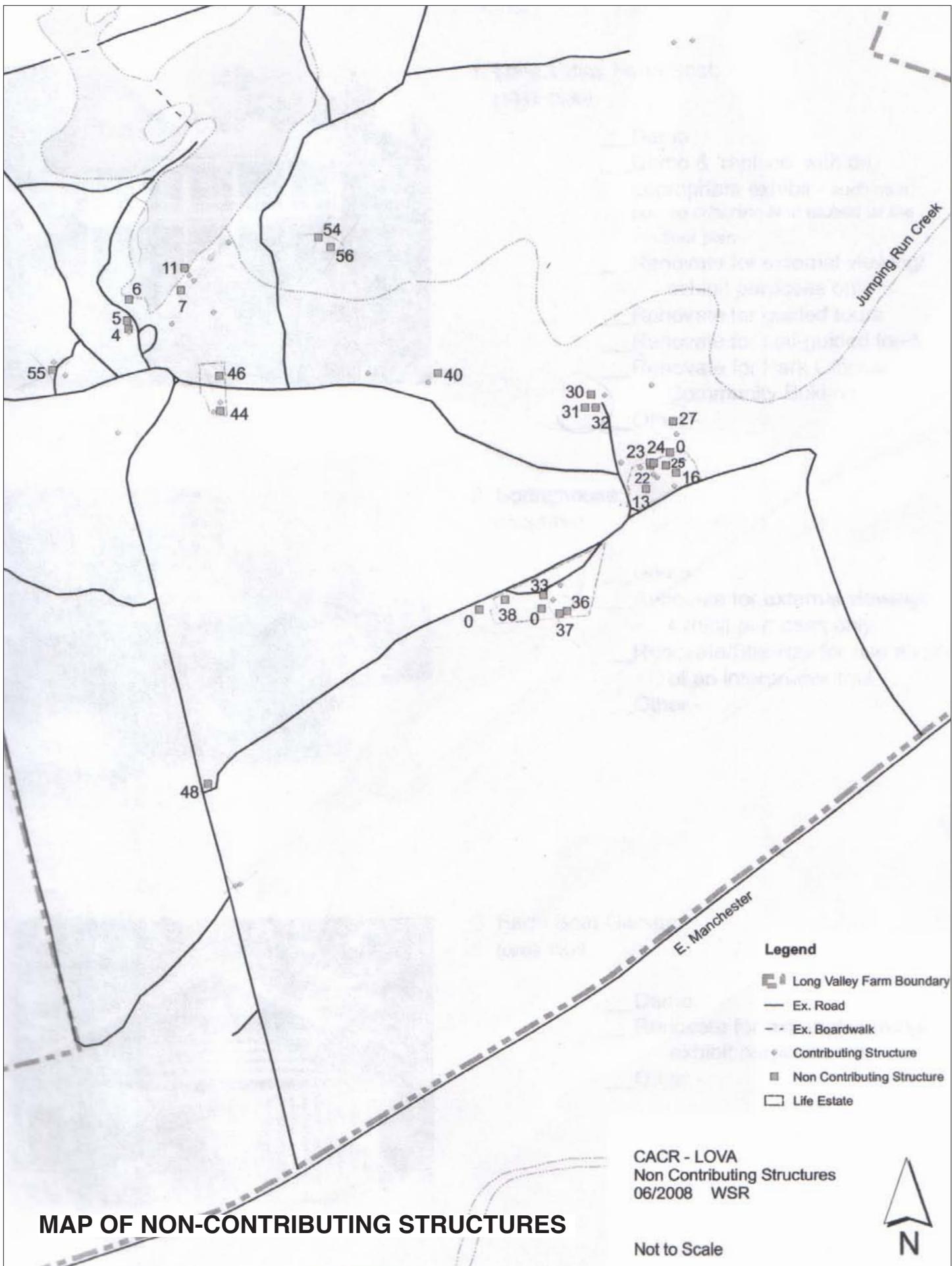
**Visitor Center:** The main park building which could provide information, rental space, bathroom and water facilities, exhibit space, meeting rooms, kitchen, staff offices and parking.

## NOTE REGARDING PHASING OF WORK.

Please keep in mind that project work should be grouped whenever possible to save on transportation costs and benefit from scales of economy in terms of materials and demolition material removal costs.



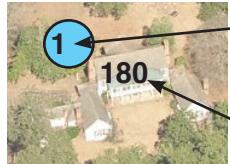
**MAP OF CONTRIBUTING STRUCTURES**





## MAP OF FARM SEAT AND MILL PAVILION AREA WITH OCCUPANCY NUMBERS

- Potential Open-Air Pavilion / Shelter  
(no bathrooms or mechanical)
- Potential Enclosed Shelter / Storage / Park Maintenance (refer to assessments)  
(no bathrooms or mechanical)
- Potential Visitor Contact Point / Welcome Center / Offices (refer to assessments)  
(conditioned space / possible bathrooms)



Building Designation Number (keyed to both contributin and non-contributing maps and building assessments)

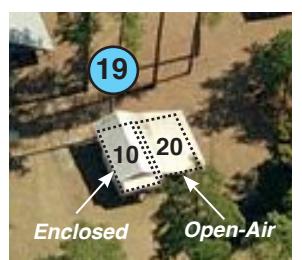
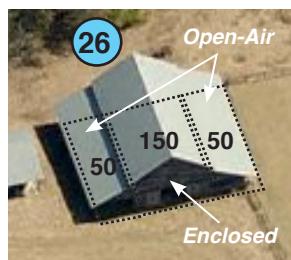
Approximate seating capacity (standing capacity is twice sitting capacity)



## MAP OF AGRICULTURAL COMPLEX WITH OCCUPANCY NUMBERS

● Potential Open-Air Shelter  
(no bathrooms or mechanical)

● Potential Visitor Contact Point / Welcome Center / Office  
(conditioned space / possible bathrooms)



Approximate seating capacity (standing capacity is twice sitting capacity)

Building Designation Number (keyed to both contributin and non-contributing maps and building assessments)

## **LIST OF STRUCTURES THAT WERE NOT ASSESSED DURING THIS REVIEW**

**Reason for not assessing structure (as discussed on site with Department of Natural Resources representative):**

- A. Currently owned or utilized by a private resident
- B. Non-Contributing
- C. Beyond repair or unuseable
- D. Decision had already been made by the Department of Natural Resources on structure's renovation or use

### **Structures at the Farm Seat**

- 4. WOODSHED (NON-CONTRIBUTING 1976) - B

### **Structures at the Agricultural Complex**

- 13. FARM MANAGER'S RESIDENCE - A,B
- 14. PUMP HOUSE - B, C
- 22. PLAYHOUSE (NON-CONTRIBUTING 1972) - A,B
- 23. COOLER (NON-CONTRIBUTING 1980) - B
- 24. COOKING PIT (NON-CONTRIBUTING 1980) - B
- 25. EQUIPMENT SHED (NON-CONTRIBUTING 1955) - B

### **Structures near existing Maintenance/Storage Shed #38**

- 33. NEW FARM MANAGER'S HOUSE (NON-CONTRIBUTING 1992) - B
- 34. WATER TOWER (CONTRIBUTING 1940) - C
- 35. WATER TOWER PUMP HOUSE (CONTRIBUTING 1940) - C
- 36. HOG SHELTER / FEEDING HOUSE (NON-CONTRIBUTING 1966) - A,B
- 37. MACHINE SHED (NON-CONTRIBUTING 1969) - A,B
- 39. OVERSEER'S HOUSE (NON-CONTRIBUTING 1914) CHRISTIAN'S HOUSE - A,B,

### **Other Structures**

- 40. OVERSEER'S HOUSE GARAGE (NON-CONTRIBUTING 1970) - A,B,D
- 41. WORKER'S HOUSE #1 (CONTRIBUTING 1914, MOVED & EXPANDED 1938) - A
- 42. WORKER'S HOUSE #2 (CONTRIBUTING 1914) - A
- 43. WORKER'S HOUSE #3 FRAGMENT (NON-CONTRIBUTING 1925, PARTIALLY DISMANTLED) - A,B
- 44. WORKER'S HOUSE #2 PUMP HOUSE (NON-CONTRIBUTING 1964) - A,B
- 45. WORKER'S HOUSE #2 GARAGE (CONTRIBUTING 1939) - A
- 46. GRANARY (NON-CONTRIBUTING 1944) Isolated from farm. - B
- 49. MAIN PATH TOBACCO BARN #1 (CONTRIBUTING 1925) - C
- 50. MAIN PATH TOBACCO BARN #2 (CONTRIBUTING 1925) - C
- 53. WORKER'S HOUSE #4 PUMP HOUSE (NON-CONTRIBUTING 1960) - B
- 54. WORKER'S HOUSE #5 (NON-CONTRIBUTING 1947) - B
- 55. WORKER'S HOUSE #5 PACK HOUSE (NON-CONTRIBUTING 1968) - B
- 56. WORKER'S HOUSE #5 GARAGE (NON-CONTRIBUTING 1974 OR 1975) - B

# 1. LONG VALLEY FARM SEAT

CONTRIBUTING  
1937-1938  
James Rockefeller Residence



## Foundation System:

Brick and concrete block, concrete slab floor

Condition: fair

Notes: standing water in basement, potential water issue on north-east brick terrace at wall connection (trapped leaves and moisture between brick terrace and house)

## Structural System:

wood frame

Condition: fair

Notes: areas of rot

## Cladding System:

Horizontal masonite board (painted)  
Condition: good

Notes: possible asbestos

## Roof System:

wood frame and asphalt shingles  
Condition: fair to poor

Notes: moss growth in areas

## Hazardous Materials:

Check for asbestos in siding, plumbing, HVAC systems, and flooring (kitchen especially)

## Plumbing:

functioning, upgrades likely in areas

## Electrical:

functioning, needs further upgrades

## HVAC:

radiators (untested), no AC

**Accessibility:** Entries and bathrooms on ground floor are not ADA compliant but could easily be made compliant. Stair railing encroaches into stair path and would require new handrail (treads are compliant).

**Historical Value:** As the preferred vacation home of James Rockefeller and its prior use on a farmstead utilizing scientific methods the house has significant value. See "National Register of Historic Places Form" 12-20-93 #16 for additional information.

We had a preliminary conversation with Jeff Adolphsen, Restoration Specialist, from the State Historic Preservation Office. From our conversation it appears that they would be in favor of restoring as many buildings as possible. He would appreciate a meeting at our earliest convenience to discuss the entire project with both he and Renee Gledhill-Earley, Environmental Review Coordinator for SHPO.

## Possible Use:

- Park offices
- Educational / Museum
- Meeting Room
- Rental facility
- Park Visitor Center

## Other notes:

- 3 large and 1 small chimney, fair condition with plant growth
- Some fire detection and alarm system
- No exit lights or signs
- Fence in disrepair with areas of collapse

**G-1. FCAP Recommendation:** renovate and restore to

## 1. LONG VALLEY FARM SEAT

period architecture; full asbestos abatement if necessary; full replacement of all electrical, mechanical, plumbing HVAC components.

**FCAP Cost:** \$650,000

**FCAP: Priority:** 5 Years

**M-1. FCAP Recommendation:** replace fuel oil fired burner and electric hot water heater and check underground fuel oil tank for leaks

**FCAP Cost:** \$300,000

**FCAP: Priority:** Immediate

### ECA Recommendation & Opinion of Project Cost:

#### DETAIL NOTES

1. overgrowth and deterioration to chimneys
2. moss growth on roof
3. overgrowth and siding deterioration



1.



2.



3.

1. Renovate exterior and interior (including plumbing, electrical, mechanical, and HVAC), add offices and rental facilities w/ public restrooms: \$670,000 - \$900,000

2. Upfit for catering kitchen: \$90,000 - \$150,000

3. Upfit for museum: requires museum specialist for costing. Could be upward of \$200,000 depending on the level of interpretive displays

4. Structural review only if used for assembly: \$2,000

5. Review with State Historic Preservation Office.

4. stair and main hallway

5. basement door at stairs with moss, standing water and vine growth

6. large kitchen



4.



5.



6.

## 2. SPRINGHOUSE

CONTRIBUTING  
1914



**Foundation System:** concrete footing, masonry apron

Condition: fair

Notes: overgrowth on both inside and outside

**Structural System:** 2x4 wood frame

Condition: fair

Notes: none

**Cladding System:** 2x6 horizontal wood lap board

Condition: poor

Notes: significant siding pull-out and rot, corner boards need replacing

**Roof System:** pyramidal hip roof with asphalt shingles

Condition: fair

Notes: none

**Plumbing:** none (unknown whether this is an active spring or if water is simply standing water)

**Electrical:** none

**HVAC:** none

**Accessibility:** none, door threshold is raised, door opening may be too narrow as well

**Historical Value:** As an original part of homestead and what appears to be a working natural spring, this building has significant historical value.

**Possible New Use:**

- Scenographic
- Educational: opportunity to teach about water conservation, springs, aquifers, and water degradation

**FCAP Recommendation:** drain water from concrete box, install cover; reattach and replace siding; trim back vegetation outside and inside

**FCAP Cost:** \$6,000

**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Restore exterior, verify water tightness, make secure: \$6,000

### 3. FARM SEAT GARAGE

CONTRIBUTING  
1939



**Foundation System:** concrete apron perimeter footing with a dirt floor  
Condition: fair  
Notes: cracks and plant growth

**Structural System:** 2x4 wood frame  
Condition: good  
Notes: one leak, but no major flaws

**Cladding System:** horizontal wood lap board  
Condition: fair  
Notes: some pull out

**Roof System:** joists and rafters with metal roofing  
Condition: fair  
Notes: one visible leak

**Plumbing:** none

**Electrical:** none seen

**HVAC:** none

**Accessibility:** yes

**Historical Value:** As a contributing building to the original homestead it has significance and its rustic aesthetic adds general character to the site.

**Possible New Use:**  
- Scenographic  
- General Storage  
- Boat Storage  
- Boat Rental Office

**Footprint:** 18' x 14'

**Other notes:** Doors on garage are attached on hinges but no longer structurally rigid. To maintain aesthetic coherence we suggest reusing current boards to make new doors, adding wheels to non-hinge end of doors and adding a concrete slab just outside the building

**FCAP Recommendation:** renovate and restore to historical quality  
**FCAP Cost:** \$12,000  
**FCAP Priority:** 3 years

**ECA Recommendation & Opinion of Project Cost:**  
1. Repair exterior siding, reinforce roof and patch, fix door: \$12,000

## 5. KENNEL

NON CONTRIBUTING  
1980



**Foundation System:** concrete slab

Condition: fair

Notes: some cracking

**Structural System:** 2x4 wood frame

Condition: fair

Notes: none

**Cladding System:** vertical wood board and batten

Condition: fair

Notes: areas of rot and pull out

**Roof System:** exposed wood joists with metal roofing

Condition: fair

Notes: hole in north end

**Plumbing:** yes, (working pump outside)

**Electrical:** yes

**HVAC:** none

**Accessibility:** none, door thresholds are very close to ground and could easily be made ADA compliant

**Historical Value:** As a non-contributing building it doesn't have any historical value.

**Possible New Use:**

- Park offices
- Bathroom shelter
- Material reclamation
- Storage

**FCAP Recommendation:** demolish structure and grade site to safe condition

**FCAP Cost:** \$3,000

**FCAP Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Demolish and reclaim siding for use on new building. Add new restroom building in same location to re use existing water lines, use reclaimed siding (200 SF): \$40,000
2. Demolish and build new restroom and office building in same location, use reclaimed siding (400 SF): \$70,000

## 6. BOATHOUSE

NON CONTRIBUTING  
1978



**Foundation System:** cinder block on ground

Condition: poor

Notes: some blocks falling off (see image above)

**Structural System:** 2x4 wood frame

Condition: fair

Notes: none

**Cladding System:** vertical wood board and batten

Condition: fair

Notes: none

**Roof System:** joists with asphalt shingles

Condition: fair

Notes: none

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** yes

**Historical Value:** As a non-contributing building it has minimal intrinsic historic value, though it does fit in visually with the farm seat garage and thus appears to be an integral part of the farmstead.

**Possible New Use:**

- General storage
- Boat storage with rolling boat trailer
- Material Reclamation

**Footprint:** 18' x 12'

**FCAP Recommendation:** demolish structure and grade site to safe condition

**FCAP Cost:** \$3,000

**FCAP Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Demolish and reclaim siding: \$4,000
2. Repair foundation, mold damage, and shingles for use as boat or general storage: \$3,000

## 7. SUMMER HOUSE GAZEBO

NON CONTRIBUTING  
1985



**Foundation System:** none

**Structural System:** 4x4 wood posts

Condition: fair

Notes: none

**Cladding System:** 2x4 gap board

Condition: poor

Notes: some boards falling in, plant growth

**Roof System:** 2x4 pyramidal roof and gap board

Condition: poor

Notes: some boards falling in, plant growth

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** yes

**Historical Value:** none

**Possible New Use:** Its use would remain a shade shelter but with ample tree coverage and the mill pavilion close by it is unnecessary.

**FCAP Recommendation:** none

**FCAP Cost:** none

**FCAP Priority:** none

**ECA Recommendation & Opinion of Project Cost:**

1. Demolish: \$250

# 8,9. MILL PAVILION + DAM GATES

CONTRIBUTING  
1850-1860; reworked 1920's



## Foundation System:

board form concrete piles  
Condition: good  
Notes: none

## Structural System:

timber frame  
Condition: fair  
Notes: uprights are 14" square, cross beams are 12"x14"

## Cladding System:

horizontal wood lap board  
Condition: poor  
Notes: significant holes and pullout

## Roof System:

joists and rafters with asphalt shingles  
Condition: poor  
Notes: significant bows in roof and flitch splicing on inside

## Floor System:

overspanned wood boards on joists  
Condition: fair  
Notes: though structurally intact, the floor is unsafe for high occupancy

## Plumbing:

none  
Notes: electrical box in southeast corner (untested)

## HVAC:

## Accessibility:

none, easily made ADA accessible  
**Historical Value:** As a contributing structure over 150 years old which shows historic dam technology, this pavilion has significant historical value aesthetically and educationally.

## Possible New Use:

- Rental Pavilion (200 person occupancy)
- Public Pavilion
- Educational Programs
- Scenographic

**FCAP Recommendation:** trim vegetation back; repair or replace deteriorated siding, flooring, railing, and structural members; re-grade perimeter to prevent erosion; upgrade and rewire electrical systems

**FCAP Cost:** \$87,000

**FCAP: Priority:** Immediate

## ECA Recommendation & Opinion of Project Cost:

1. Structural analysis for safety: \$2,000
2. Repair siding and roof, rebuild floor, trim vegetation, re-grade perimeter, upgrade electrical, make ADA accessible: \$110,000

## 8. MILL PAVILION

### DETAIL NOTES:

1. foundation with moss growth
2. flitch splicing roof rafter
3. electrical box

4. concrete pile foundation
5. lever arm for dam gate



1



2



3



4

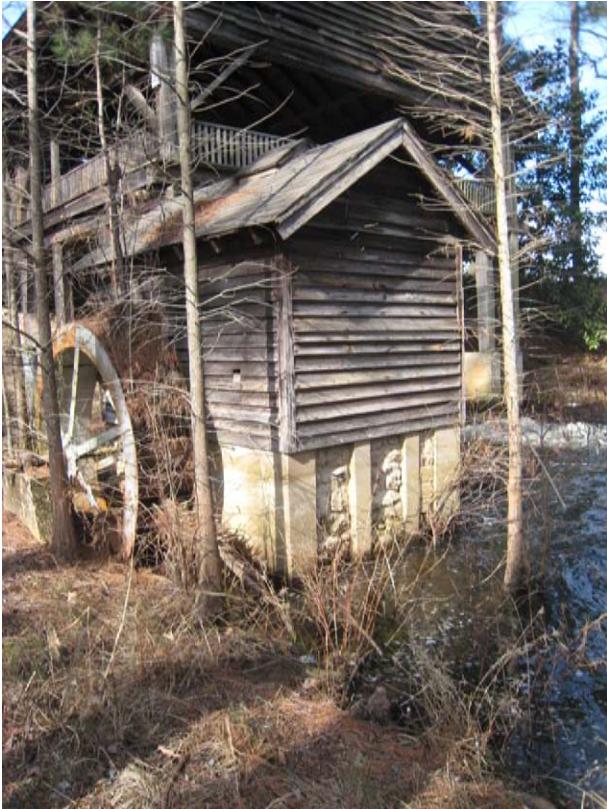


5

# 10. PUMP HOUSE

CONTRIBUTING  
1938

## GENERAL OBSERVATIONS



### Foundation System: poured concrete

Condition: fair

Notes: none

### Structural System: 2x6 wood frame

Condition: fair

Notes: none

### Cladding System: horizontal wood lap board

Condition: fair

Notes: none

### Roof System: rafters and asphalt shingles

Condition: fair

Notes: some debris and stains on roof

### Plumbing: none

### Electrical: yes

### HVAC: none

**Accessibility:** none, ADA accessibility is possible but may require a structure large enough that it significantly diminishes the rustic aesthetic.

**Historical Value:** As a contributing member of the homestead and an interesting piece of historic technology the building and attached water-wheel have significant historical value.

### Possible New Use:

- Scenographic
- Storage
- Education

**FCAP Recommendation:** trim back vegetation; reattach or replace deteriorated siding and door; sandblast water-wheel and finish both wheel and housing

**FCAP Cost:** \$15,000

**FCAP Priority:** Immediate

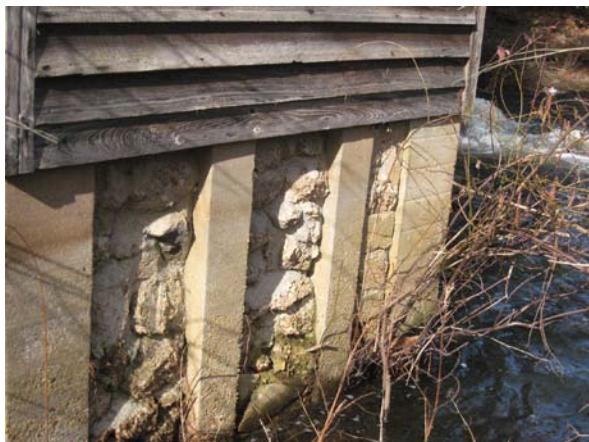
### ECA Recommendation & Opinion of Project Cost:

1. Trim vegetation, repair exterior, remove screen door, make secure, sandblast and refinish water-wheel (non-operational) \$15,000

## 10. PUMPHOUSE

### DETAIL NOTES:

1. foundation
2. elelctrical connection



1



2

# 11. DIVING PLATFORM

NON CONTRIBUTING  
1960s



**Foundation System:** none

Condition: none

Notes:

**Structural System:** wood timber

Condition: fair

Notes: though stable, the timbers are immersed in water

**Cladding System:** none

Condition: none

Notes: none

**Roof System:** none

Condition: none

Notes: none

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** none

**Historical Value:** As a non-contributing structure built in the 1960's its historic value is tied mostly to the story of Rockefeller using it every morning to swim across the lake.

**Possible New Use:**

- None: not appropriate for use and making it scenographic would require so much railing it would ruin its scenic quality

**FCAP Recommendation:** none

**FCAP Cost:** none

**FCAP: Priority:** none

**ECA Recommendation & Opinion of Project Cost:**

1. Document and demolish.

## 12. MILL HOUSE & GATES

CONTRIBUTING  
1938-1940



### **Foundation System:** poured concrete slab

Condition: fair

Notes: some cracking, chipping, moss growth on inside

### **Structural System:** 2x6 wood frame

Condition: fair

Notes: none

### **Cladding System:** horizontal wood lap board

Condition: very poor

Notes: holes, pull out, and moisture damage

### **Roof System:** joists and rafters with metal roofing

Condition: good

Notes: new roof (unknown date), minor repairs needed

### **Plumbing:** none seen

### **Electrical:** cut off (see lower left image above)

### **HVAC:** none

**Accessibility:** none, could be made ADA accessible with significant effort

**Historical Value:** As a contributing structure and still possibly functioning mill this building has both aesthetic and technological historical significance.

### **Possible New Use:**

- Scenographic
- Educational: some work required to get mill working again

**FCAP Recommendation:** renovate structure to historical quality, fence area to prevent unauthorized entry

**FCAP Cost:** \$600,000

**FCAP Priority:** 5 years

### **ECA Recommendation & Opinion of Project Cost:**

1. Repair exterior for exterior viewing only, non-functioning mill machinery, with ropes/fences to cordon off: \$100,000
2. Same as FCAP: Minimum of \$600,000 for historical quality renovation, still non functioning machinery.
3. Structural and historical review needed whether restored for exterior viewing only or for interior tours and operations: \$5,000. Please see note number 3 on page 2.

## 12. MILL HOUSE & GATES

### DETAIL NOTES:

1. mill
2. foundation detail
3. water-wheel



1



2



3

4. basement, mill mechanical system



4

# 15. GRANARY

CONTRIBUTING  
1940



**Foundation System:** concrete piers

Condition: good

Notes: none

**Structural System:** 2x4 wood frame

Condition: good

Notes: none

**Cladding System:** horizontal wood lap board

Condition: poor

Notes: paint peeling, corner boards missing, openings without glass

**Roof System:** joists and rafters with metal roofing

Condition: good

Notes: none

**Plumbing:** unknown

**Electrical:** none

**HVAC:** none

**Accessibility:** none, though could easily be made ADA compliant

**Historical Value:** A contributing structure to the original, working farmstead.

**Possible New Use:**

- Scenographic
- Storage
- Park offices
- Educational
- Visitor Contact Station with ADA accessible bathrooms: \$70,000

**FCAP Recommendation:** replace front entry platform, reattach or replace deteriorated siding; scrape, sand, clean, and paint siding; reattach and seal metal roof

**FCAP Cost:** \$15,000

**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Same as FCAP: \$15,000
2. Structural analysis for inhabiting: \$1,000
3. Visitor contact station with ADA accessible bathrooms: \$80,000

## 15. GRANARY

### DETAIL NOTES:

1. foundation
2. paint peeling from siding
3. entry porch damage, siding damage



1



2



3

# 16. TRACTOR SHED

NON CONTRIBUTING  
1950



**Foundation System:** concrete block skirt

Condition: fair

Notes: some cracking

**Structural System:** 2x4 wood frame

Condition: good

Notes: none

**Cladding System:** metal siding

Condition: fair

Notes: small holes, window with missing pane

**Roof System:** wood truss and metal roofing

Condition: good

Notes: none

**Plumbing:** none

**Electrical:** none seen

**HVAC:** none

**Accessibility:** yes

**Historical Value:** Non-contributing member of farmstead, however, noteworthy door hardware mechanism.

**Possible New Use:**

- Scenographic
- Rental Shelter
- Educational Shelter (capacity approx. 25 people)

**FCAP Recommendation:** no repairs or renovations recommended due to good condition

**FCAP Cost:** \$0

**FCAP Priority:** none

**ECA Recommendation & Opinion of Project Cost:**

1. Repair siding as needed: \$1,000
2. Cracked existing concrete slab could be replaced: \$2,000.
3. Additional electrical service and fans so that building could be rented or used for environmental education classes: \$6,000

# 17. PACK HOUSE

CONTRIBUTING  
1940



**Foundation System:** masonry skirt and masonry pier  
Condition: fair to poor  
Notes: caving in at portions (upper right photo)

**Structural System:** 2x4 wood frame  
Condition: fair  
Notes: none

**Cladding System:** corrugated metal (vertical)  
Condition: fair to poor  
Notes: windows in poor condition, missing panes

**Roof System:** joists and rafters with metal roofing  
Condition: fair to poor  
Notes: east roof is giving way at corner

**Plumbing:** unknown

**Electrical:** none seen

**HVAC:** none

**Accessibility:** none, could easily be made ADA accessible

**Historical Value:** Has value both as a contributing member of original farmstead and as a rustic looking building.

## Possible New Use:

- Storage
- Artisan Studio
- Scenographic
- Education/Interpretation shelter area (capacity approximately 30)

**Footprint:** 20' x 24'

**FCAP Recommendation:** restore or replace entire structure

**FCAP Cost:** \$30,000

**FCAP Priority:** 5 years

## ECA Recommendation & Opinion of Project Cost:

1. Repair exterior: \$15,000
2. Renovate interior, replace windows and doors: \$15,000
3. Add power, lighting, plumbing and HVAC if used for people: \$80,000

# 18. FORGE

CONTRIBUTING  
1914



## Foundation System: none

Condition: none

Notes: none

## Structural System: 2x8 wood frame directly into ground

Condition: fair

Notes: building is leaning over, though appears stable

## Cladding System: horizontal wood gap board

Condition: fair

Notes: the gap boarding allows wind to blow through the structure and has likely kept it from being blown over in high winds.

## Roof System: joists and rafters with metal roofing

Condition: fair

Notes: none

## Plumbing: none

## Electrical: none

## HVAC: none

## Accessibility: yes

**Historical Value:** As a rustic, contributing member of original farmstead the building has significant historical value.

## Possible New Use:

- Rental Pavilion
- Public Pavilion

Capacity is approximately 100 people but they would possibly be in four different sections of the building depending on how many structural adjustments were made.

**Footprint:** approx. 40' x 50'

**FCAP Recommendation:** reattach or replace deteriorated siding and supports, scrape, sand, and refinish siding; install bracing between structural members to secure building.

**FCAP Cost:** \$6,000

**FCAP: Priority:** Immediate

## ECA Recommendation & Opinion of Project Cost:

1. Structural assessment: \$1,000
2. Repair exterior siding, make structurally secure: \$10,000
3. Electrical and lighting upgrades: \$4,000
4. If desired, new slab with slope to grade for ADA accessibility: \$10,000

# 19. COMMISSARY

CONTRIBUTING  
1914



**Foundation System:** concrete piers and wood skirt

Condition: fair

Notes: none

**Structural System:** 2x4 wood frame

Condition: fair

Notes: none

**Cladding System:** vertical wood board and batten

Condition: fair

Notes: none

**Roof System:** rafters with metal roofing

Condition: fair

Notes: entry awning falling apart, shed rafters over spanned

**Plumbing:** none seen

**Electrical:** none, cut off

**HVAC:** none

**Accessibility:** no, could be made ADA accessible with some effort but could be visually distracting

**Historical Value:** Has historical value as a contributing structure to original farmstead.

**Possible New Use:**

- Scenographic
- Public Shelter (under canopy only)
- Education Shelter (under canopy only)  
(Capacity approx. 20 people)

**Footprint:** 20' x 16'

**FCAP Recommendation:** none given

**FCAP Cost:** none

**FCAP Priority:** none

**ECA Recommendation & Opinion of Project Cost:**

1. Repair and repaint exterior, brace overhang, make secure: \$7,000
2. Repair interior and add fans (no HVAC) additional: \$3,000

## 20. GARAGE / SHOP

CONTRIBUTING  
1942



**Foundation System:** cement block skirt on three sides, slab on grade  
Condition: fair  
Notes: none

**Structural System:** 2x4 wood frame  
Condition: fair  
Notes: 4' O.C. framing

**Cladding System:** corrugated metal (vertical)  
Condition: fair  
Notes: none

**Roof System:** wood truss and metal roofing  
Condition: fair  
Notes: 4' O.C. framing

**Plumbing:** none seen

**Electrical:** wired (untested)

**HVAC:** none

**Accessibility:** yes

**Historical Value:** As a contributing structure to farmstead the building has historical value. It is not particularly rustic looking however and does not contribute to the scenographic quality of the farmstead.

**Possible New Use:**

- Rental Shelter
  - Public Shelter
  - Education
- Capacity approx. 80 people

**Footprint:** approx. 40' x 30'

**FCAP Recommendation:** replace wood frame windows; scrape, sand, clean, and repaint siding; reattach and seal metal roof

**FCAP Cost:** \$5,000

**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Repair exterior, clean, remove tools, add lighting (assuming wiring works) and ceiling fans (no HVAC): \$10,000 This would still be a very rustic pavilion.
2. Demolish: \$2,000

# 21. FERTILIZER HOUSE

CONTRIBUTING  
1942



## Foundation System:

brick and sprayed concrete piers  
Condition: fair  
Notes: slab on grade adjacent to building approx. 10'x20'

## Structural System:

2x4 wood frame walls and trusses  
Condition: fair  
Notes: wall and roof at 36" O.C., floor is 2x10 at 15" O.C.

## Cladding System:

horizontal wood lap board  
Condition: poor  
Notes: many pieces missing or rotten

## Roof System:

wood truss with metal roofing  
Condition: good  
Notes: none

## Plumbing:

## Electrical:

## HVAC:

**Accessibility:** none, could be made ADA accessible at great difficulty and would reduce the charming appearance.

**Historical Value:** Has value only as a contributing part of the farmstead group.

## Possible New Use:

- Scenographic
  - Education - for exterior only.
- If made accessible it could only hold 15 people. ADA ramp not recommended by Architect.

**Footprint:** 30' x 12'

**FCAP Recommendation:** replace front entry steps; re-attach or replace siding and doors; replace and seal metal roof where necessary; scrape, sand, clean, and repaint siding

**FCAP Cost:** \$10,000

**FCAP Priority:** Immediate

## ECA Recommendation & Opinion of Project Cost:

1. Repair exterior, add siding, make secure: \$10,000

# 26. GREAT BARN

CONTRIBUTING  
1940



**Foundation System:** poured concrete base (barn) and pyramidal concrete piers (sheds)

Condition: fair

Notes: cracking (see photo #4), needs french drain along shed drip line (see photo #3)

**Structural System:** 2x4 wood frame

Condition: fair

Notes: none

**Cladding System:** horizontal wood lap board

Condition: poor

Notes: some boards missing or pulling out

**Roof System:** 2x8 joists and rafters (16" O.C.) with metal skip sheathing

Condition: fair to poor

Notes: portions have significant damage (see photo #2)

**Plumbing:** none

**Electrical:** none, wires cut

**HVAC:** none

**Accessibility:** yes

**Historical Value:** Has significant value not only as part of original farmstead, but as one of the larger and more iconic buildings on the site.

**Possible New Use:**

- Rental Shelter
- Public Shelter (under flanking sheds only)
- Park Visitor Center

**Approximate Dimensions:** 60' x 30' main barn  
60' x 15' flanking sheds (2)

**Capacity:**

Approximately 150 people in the main central space and additional 50 people in each wing, for a total of 250 people. This is not taking into consideration any sort of support or office facilities.

**FCAP Recommendation:** rebuild structure, reuse current materials if possible; fence off structure to prevent unauthorized entry

**FCAP Cost:** \$250,000

**FCAP: Priority:** 5 years

## 26. GREAT BARN

### ECA Recommendation & Opinion of Project Cost:

1. Structural analysis: \$4,000
2. Repair exterior only: \$250,000
3. Open air rental pavilion with slab, power, lighting, and bathrooms: \$315,000
4. Welcome center with conditioned offices, meeting areas, displays, and restrooms (one flanking shed to remain open air with slab and perceable septic site assumed nearby): \$650,000

### DETAIL NOTES:

1. shed covering
2. metal roof damage
3. fence and shed
4. foundation cracks
5. inside, roof
6. underside of roof



1



2



3



4



5



6

## 27. FEEDER SHED

NON CONTRIBUTING  
1952



**Foundation System:** concrete slab

Condition: fair, some cracks, structurally good

Notes:

**Structural System:** poles

Condition: fair, structurally good

Notes: one pole has come unattached but doesn't appear to effect stability at this date

**Cladding System:** none (open air)

Notes:

**Roof System:** wood rafters and joist, metal roofing

Condition: very good

Notes:

**Plumbing:** none

**Electrical:** none seen

**HVAC:** none

**Accessibility:** yes (access will need to be provided)

**Historical Value:** Though not part of original farmstead, the shed is visually integrated and adds general character to the site.

**Possible New Use:**

- Rental Shelter
- Public Shelter accomodating 50 -150 people
- Educational Shelter

**Approximate capacity:** 50-150 people Note that the capacity varies so much because of the odd proportions of the building which would limit certain types of activities.

**Approximate dimensions:** 25' x 50'

**FCAP Recommendation:** replace or renovate entire structure

**FCAP Cost:** \$10,000

**FCAP: Priority:** 5 years

**ECA Recommendation & Opinion of Project Cost:**

1. Repair concrete slab and poles: \$6,000
2. Electrical and lighting upgrades: \$10,000

## 28. EQUIPMENT BARN

CONTRIBUTING  
1940



**Foundation System:** concrete block skirt and dirt floor

Condition: fair

Notes: none

**Structural System:** 2x4 wood frame

Condition: good

Notes: none

**Cladding System:** metal siding

Condition: good

Notes: a few small holes in metal siding, rear doors in major disrepair

**Roof System:** wood trusses with metal roofing

Condition: good

Notes: none

**Plumbing:** none

**Electrical:** none seen

**HVAC:** none

**Accessibility:** yes

**Historical Value:** Has value as a contributing structure to the farmstead. In and of itself it is not functionally nor aesthetically noteworthy but it is in good condition.

**Possible New Use:**

- Scenographic
- Rental Shelter
- Storage
- Restroom

**Approximate capacity:** 100 people

**FCAP Recommendation:** replace damaged metal siding and roof panels; repair or replace rear doors; trim back foliage adjacent to structure

**FCAP Cost:** \$3,000

**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Repair exterior and rear door: \$3,000
2. If a rental shelter were desired , utility services will be required. Over \$250,000 for a conditioned space, with restrooms lighting and finishes including concrete floor.

## 29. HAY BARN

CONTRIBUTING  
1940



**Foundation System:** poured concrete and dirt floor

Condition: fair

Notes: none

**Structural System:** 2x4 wood frame

Condition: fair to good

Notes: appears structurally sound, old repairs apparent

**Cladding System:** metal siding

Condition: fair

Notes: doors were untested but likely require some repairs to work properly

**Roof System:** trusses with metal roofing

Condition: good

Notes: small hole on west side of roof

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** yes

**Historical Value:** Important piece of the silo complex in the Northwest corner of the farmstead.

**Possible New Use:**

- Scenographic
- Rental Shelter
- Storage
- Educational Shelter

**Approximate dimensions:** 54' x 30'

**Approximate capacity:** 100 people

**FCAP Recommendation:** reattach or replace damaged metal siding and roof panels; repair livestock doors and gates; trim back foliage adjacent to structure

**FCAP Cost:** \$3,000

**FCAP Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Same as FCAP: \$3,000
2. Electrical upfit (lighting and fans only, no AC, no plumbing): \$10,000
3. Slab: \$8,000

# 30. SILO

NON CONTRIBUTING  
1966



**Foundation System:** boardformed concrete

Condition: fair

Notes: none

**Structural System:** pre-cast concrete panels, metal tension rings

Condition: fair to good

Notes: none

**Cladding System:** (see structural system)

**Roof System:** metal dome

Condition: poor

Notes: rust covering entire roof

**Plumbing:** none

**Electrical:** none, wires cut

**HVAC:** none

**Accessibility:** none

**Historical Value:** Although not a contributing structure to the original farmstead, it is an integral part of the farm and has a strong iconic value as a recognizable farming structure.

**Possible New Use:**

- Scenographic - Educational
- Educational: allow controlled viewing inside silo

**Approximate dimensions:** 24' diameter, 50' high

**FCAP Recommendation:** replace roof

**FCAP Cost:** \$5,000

**FCAP Priority:** 5 years

**ECA Recommendation & Opinion of Project Cost:**

1. Repair metal roof, restore concrete panels, and create secured viewing: \$12,000

# 31. SILO SHED

NON CONTRIBUTING  
1966



**Foundation System:** concrete slab and piers

Condition: fair

Notes: none

**Structural System:** 4x6 square poles on feed roof

2x4 wood frame on shed

Condition: fair

Notes: none

**Cladding System:** metal siding

Condition: poor

Notes: rusted, some pieces torn or falling off

**Roof System:** rafters with metal roofing

Condition: fair

Notes: some joists falling off on feed roof

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** none, could be made ADA accessible.

**Historical Value:** While not a contributing member of original farmstead, it is visually integrated into the group of silo buildings in the Northwest corner of the farm.

**Possible New Use:**

- Scenographic - Educational
- Rental Shelter
- Public Shelter
- Educational Shelter

**Approximate capacity:** 125 people

**FCAP Recommendation:** repair or replace floor, trim, and wood framing; reattach and seal metal siding and roofing

**FCAP Cost:** \$3,500

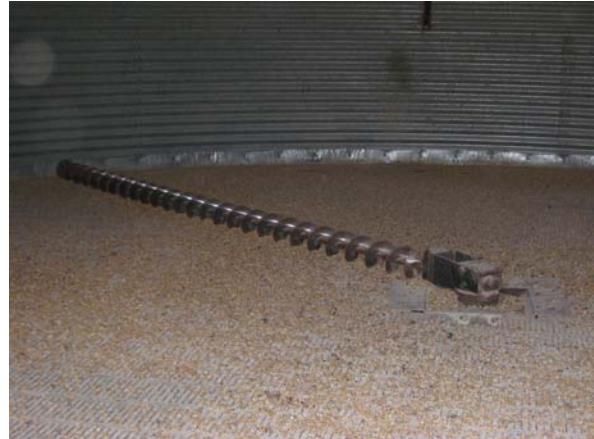
**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Same as FCAP: \$3,500
2. For assembly spaces leave open air, no AC, no plumbing. Add only fans and electric: \$8,000

## 32. GRAIN BIN

NON CONTRIBUTING  
1976



**Foundation System:** slab on grade

Condition: fair

Notes: none

**Structural System:** self supporting corrugated metal, tension ring at top

Condition: fair

Notes: none

**Cladding System:** corrugated metal

Condition: poor

Notes: rusting

**Roof System:** metal

Condition: fair

Notes: rusting

**Plumbing:** none

**Electrical:** untested

**HVAC:** none

**Accessibility:** none, could be made ADA accessible with difficulty

**Historical Value:** While not a contributing structure to the original farmstead, it is an integral part of the farm and has a strong iconic value as a recognizable farming structure.

**Possible New Use:**

- Scenopgraphic
- Educational: controlled viewing of inside

**Approximate dimensions:** 24' diameter, 20' high

**FCAP Recommendation:** replace metal walls and roof

**FCAP Cost:** \$20,000

**FCAP Priority:** 5 years

*Note: FCAP report says "grain bin is in good condition", then recommends replacing the walls and roof which would mean rebuilding the entire grain bin*

**ECA Recommendation & Opinion of Project Cost:**

1. Repair exterior, trim foliage, create secured viewing: \$6,000

# 38. STORAGE SHED

NON CONTRIBUTING  
1945



**Foundation System:** slab on grade

Condition: good

Notes: none

**Structural System:** steel rigid frame

Condition: good

Notes: none

**Cladding System:** metal siding

Condition: good

Notes: none

**Roof System:** steel rigid frame, roofing system not visible (probably membrane)

Condition: good

Notes: low slope on roof

**Plumbing:** unknown

**Electrical:** yes

**HVAC:** unknown

**Accessibility:** yes

**Historical Value:** None

**Possible New Use:**

- Storage
- Maintenance facility

**FCAP Recommendation:** upgrade electrical systems to meet code

**FCAP Cost:** \$1,875

**FCAP: Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Same as FCAP: \$1,875
2. Build fence and plant screening to enclose maintenance facility: \$14,000

# 47. PACK HOUSE

CONTRIBUTING  
1940



**Foundation System:** concrete block piers, concrete apron with crawl space. Wood floor over joists.

Condition: fair

Notes: holes in apron on north side

**Structural System:** 2x8 wood frame

Condition: fair

Notes: 2 stories (bowed 2nd story floor)

**Cladding System:** vertical metal 5V siding

Condition: fair

Notes: none

**Roof System:** joists and rafters with metal 5V roofing

Condition: fair

Notes: none

**Plumbing:** none

**Electrical:** none, cut off (see bottom left photo)

**HVAC:** none

**Accessibility:** none, West side could easily be made ADA accessible, East side could be made ADA accessible with difficulty.

**Historical Value:** Has value as a contributing member of the agricultural complex but is rather remote.

**Possible New Use:**

- Scenographic
- Storage

**Approximate dimensions:** 24' x 30'

**FCAP Recommendation:** replace roof, wood door, and windows; repair metal siding

**FCAP Cost:** \$45,000

**FCAP Priority:** 5 years

**ECA Recommendation & Opinion of Project Cost:**

1. Clean debris out of inside, cut back over grown trees in drip line, repair exterior only, and secure: \$30,000
2. Demolish: \$5,000

# 48. BULK TOBACCO BARN

NON CONTRIBUTING  
1970



**Foundation System:** concrete block, dirt floor

Condition: fair

Notes: cracking

**Structural System:** 2x4 wood frame inside, 2x8 doubled

porch posts

Condition: good

**Cladding System:** vertical metal siding

Condition: fair

Notes: overgrowth of plants may be hiding damage and causing wear on siding

**Roof System:** joists and rafters with metal roofing

Condition: fair

Notes: none

**Plumbing:** none

**Electrical:** none

**HVAC:** none

**Accessibility:** yes (under shed), there is a raised threshold between shed and barn which could be made ADA accessible but could be unsightly if only a ramp were used.

We'd prefer to either view the interior from the shed at the threshold or raise the grade.

**Historical Value:** While not a contributing member of the localized farmstead its aesthetic fits in well with other historic buildings and visually anchors the intersection, and helps to tell the story of the larger farmstead.

**Possible New Use:**

- Scenographic
- Visitor Contact Station
- Educational - for approximately 40 students

**Approximate dimensions:** barn 24' x 16',  
shed 16' x 16', concrete pad 24' x 16'

**FCAP Recommendation:** clear debris from around barn; reattach and seal metal roof panels; repaint swinging plywood doors; repair side eaves

**FCAP Cost:** \$3,000

**FCAP Priority:** Immediate

**ECA Recommendation & Opinion of Project Cost:**

1. Remove overgrowth, repair exterior, repair doors: \$4,000
2. Unstaffed, unconditioned visitor contact station (orientation and educational signage, benches, gravel path only): \$5,000.
3. Add slab on grade: \$3,000

## 48. BULK TOBACCO BARN

### DETAIL NOTES:

1. inside of barn
2. back of barn with broken door
3. siding and overgrowth

4. adjacent concrete pad to East



1



4



2



3

# 51. WORKER'S HOUSE #4

CONTRIBUTING  
1925, 1962-1964

## GENERAL OBSERVATIONS



### Foundation System: concrete block

Condition: fair

Notes: cracks

### Structural System: 2x4 wood frame

Condition: fair

Notes: none

### Cladding System: horizontal wood board (painted)

Condition: fair

Notes: chipping, areas of rot

### Roof System: joists and rafters with 5V metal roofing

Condition: fair

Notes: chimney is in fair condition

### Interior Finishes: carpet and painted gypsum board

Condition: fair to poor

Notes: carpets need replacing and walls need new paint

### Plumbing: yes

### Electrical: yes

### HVAC: air conditioner (heat-pump) tucked under crawl space

### Accessibility: none, could be made ADA accessible

**Historical Value:** Although it's designated as a contributing building, given its location and building date it does not add any significant functional or scenic quality to the homestead.

### Possible New Use:

- Park Offices
- Ranger Residence
- Artisan Residence

**FCAP Recommendation:** replace deteriorated porch flooring, exterior siding and trim; repaint siding and trim; scrape, sand, clean, seal, and repaint metal roof; install insulation at the floor system crawl space

**FCAP Cost:** \$55,000

**FCAP Priority:** Immediate

**FCAP Recommendation:** replace all plumbing and HVAC equipment; check carbon monoxide levels before reoccupying building

**FCAP Cost:** \$25,000

**FCAP Priority:** 1 year

### ECA Recommendation & Opinion of Project Cost:

1. Exterior repairs only: \$55,000
2. Interior repairs (ready for ranger residence): additional \$25,000

## 51. WORKER'S HOUSE #4

### DETAIL NOTES:

1. screen porch ceiling and growth
2. porch ceiling
3. AC unit

4. doorway rot



1



4



2

3

# 52. WORKER'S HOUSE #4 GARAGE

CONTRIBUTING  
1930

## GENERAL OBSERVATIONS



### **Foundation System:** concrete block and masonry

Condition: poor

Notes: cracking, some bricks dislodged causing structural damage to wood structure

### **Structural System:** 2x4 wood frame

Condition: poor

Notes: South wall has come off foundation

### **Cladding System:** horizontal wood boards (painted)

Condition: fair

Notes: chipping

### **Roof System:** joists and rafters with metal roofing

Condition: fair

Notes: none

### **Plumbing:** none

### **Electrical:** none

### **HVAC:** none

### **Accessibility:** yes

**Historical Value:** Although it's designated as a contributing building, given its location and building date it does not add any significant functional or scenic quality to the homestead.

### **Possible New Use:**

- Scenographic
- Storage
- Demolition
- Ranger Residence Storage

### **FCAP Recommendation:** unclear

### **FCAP Cost:** unknown

### **FCAP Priority:** unknown

### **ECA Recommendation & Opinion of Project Cost:**

1. Demolition: \$1,000

2. Reseat on foundation, repair exterior, make secure:  
\$3,000

## 52. WORKER'S HOUSE #4 GARAGE

### DETAIL NOTES:

1. wall completely off foundation
2. wall coming off foundation



1



2

# 57. NORTH PASTURE TOBACCO BARN #1

CONTRIBUTING  
1937-1938



## Foundation System: dirt

Condition: fair  
Notes: none

## Structural System: CMU block

Condition: fair  
Notes: none

## Cladding System: raw block

Condition: fair  
Notes: tree growing on North side may cause deterioration over time

## Roof System: 2x4 rafters with metal roofing

Condition: poor  
Notes: rotten rafters and large holes in roof (see photos)

## Plumbing: none

## Electrical: none

## HVAC: none

## Accessibility: yes

**Historical Value:** As a contributing member of the farmstead with a specific function as a tobacco drying barn with some of the drying structure still in place the building has significant historic value.

## Possible New Use:

- Scenographic - exterior only
- Education
- Camping Covering
- Restroom and shower house for campers

**Approximate dimensions:** 16' x 16', 16.5' high

**FCAP Recommendation:** replace roof; install doors on openings; restore tier poles and tobacco barn to period architecture

**FCAP Cost:** \$10,000

**FCAP: Priority:** Immediate

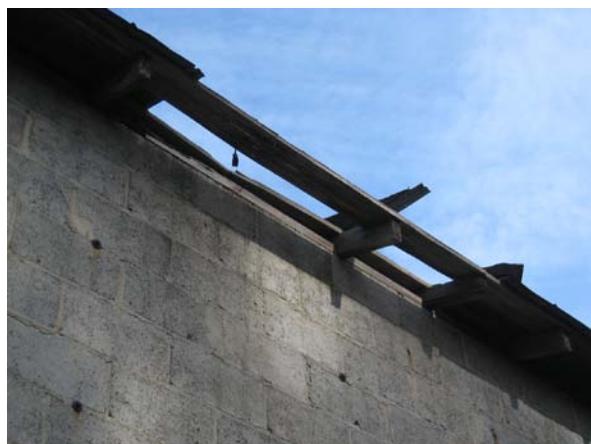
## ECA Recommendation & Opinion of Project Cost:

1. Repair roof, clear brush away, add pathway: \$6,000
2. Add restrooms and showers: \$40,000-\$90,000 (depending on access to water, sewer, septic) (Alternative means are possible such as composting toilets and solar hot water and could reduce costs as well as add to the environmental educational aspects of the campground)

## 57. NORTH PASTURE TOBACCO BARN #1

### DETAIL NOTES:

1. exterior roof, missing boards
2. interior space, low entrance, drying boards
3. roof structure, rot and holes



1



2



3

# 58. NORTH PASTURE TOBACCO BARN #2

CONTRIBUTING  
1939-40



## Foundation System: dirt

Condition: fair

Notes: none

## Structural System: CMU block

Condition: good

Notes: none

## Cladding System: raw block

Condition: good

Notes: tree growing on North side may cause deterioration over time

## Roof System: 2x4 rafters, metal roofing with opening along ridge

Condition: good

Notes: roof must be patched soon or it will quickly fall into disrepair

## Plumbing: none

## Electrical: none

## HVAC: none

## Accessibility: yes

**Historical Value:** As a contributing member of the farmstead with a specific function as a tobacco drying barn with some of the drying structure still in place the building has significant historic value.

## Possible New Use:

- Scenographic - exterior only
- Education
- Camping Shelter
- Camping showers + bathrooms

**Approximate dimensions:** 16' x 16', 16.5' high

**FCAP Recommendation:** replace roof; install doors in openings; restore tier poles and tobacco barn to period architecture

**FCAP Cost:** \$10,000

**FCAP: Priority:** Immediate

## ECA Recommendation & Opinion of Project Cost:

1. Repair roof, clear brush away, add pathway: \$5,000
2. Add restrooms and showers: \$40,000-\$90,000 (depending on access to water, sewer and septic)

Alternative means are possible such as solar hot water which may add to the environmental educational aspects of the campground but will not reduce the renovation costs.

## 58. NORTH PASTURE TOBACCO BARN #2

### DETAIL NOTES:

1. roof detail
2. interior space and drying boards



1



2