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

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"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
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.

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.
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.”

The Secretary of the Interior’s Standards for Rehabilitation

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
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
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

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

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

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:
   
   \[ \text{adjusted basis} = A - B - C - D + E \]
   
   - \( A \) = 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
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

Note: Your local county contact may be able to assist you with further information
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
  Aquasco, 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) 876-0999
  grevoak1@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@prging.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.haylesandhowe.com
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 Brooklets Avenue
  Easton, MD 21601
  office: (410) 819-3112
  cell: (410) 829-7183
  5wittes@goeaston.net

- 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) 271-3802
  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
  canderson@weiconstruction.com

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