

Conditions Assessment and Treatment Recommendations

THE KING FARM

Woodstock, Vermont

Vermont Land Trust

prepared by
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Note: Since January 2006, some of the work items have been completed. A revised assessment was prepared in June, 2009, which concluded the cost of renovations today to be \$303,000.

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appendix (the following are web link, not pages in this report)

The Secretary of the Interior's Standards for Rehabilitation

List of the *Preservation Briefs*, published by the National Park Service

INTRODUCTION

This conditions assessment and treatment recommendations report for the King Farm in Woodstock, Vermont has been prepared for the Vermont Land Trust by Jeremiah Parker, Parker Restoration, Shoreham, Vermont and Mary Jo Llewellyn, Architectural Historian, Montpelier, Vermont. Site visits were made on September 7 and November 23, 2005, at which time photographs were taken. The purpose of the report is to provide the Vermont Land Trust with a comprehensive picture of the condition of the eleven buildings that comprise the Farmstead and to provide a prioritized list of treatment recommendations.

The King Farm in Woodstock, Vermont was listed on the National Register of Historic Places in 1996 as a Farmstead. All of the eleven buildings and structures on the property, as well as the land historically associated with the farm, are considered to be contributing to the historic Farmstead. Much of the land and five of the buildings, the 1793 portion of the farmhouse, the c.1793 portion of the barn, the c.1795 Carriage/Wagon Barn/Milk House, the c.1795 Ash House, and the c.1800 Corn House/Granary date from the original settlement period and are reflective of typical, diversified subsistence farming activities. Despite the later historic changes made to the Farm House, Main Barn, and Wagon/Carriage/Milk House, these five buildings alone are a wonderful, generally well preserved example of an early Vermont Farmstead. The Ash House and Corn House/Granary are especially significant because they are rare survivors of building types that were frequently altered for new uses or torn down when their intended purposes became obsolete.

The 19th century apparently saw only one major addition to the collection of 18th century buildings when the Sheep Barn was constructed c.1840. Sheep farming, initially for wool and later in the century for stock breeding, was a primary agricultural activity in Vermont in the middle decades of the century. The presence of the Sheep Barn on the King Farm indicates the evolution of the farm from subsistence to include specialized agriculture. The c.1862 remodeling of the Farm House included the construction of a wall dormer on the front elevation. Steeply pitched, centered wall dormers are representative of the Gothic Revival style of architecture that was popular in Vermont and the U.S. in the mid-19th century.

The farm's evolution continued in the early 20th century. Hiram Udall King (1848 – 1907) left the farm to become a successful educator in Connecticut. The King Farm continued as a working farm but also became a summer home and Gentleman's farm for Hiram King. He undertook a major renovation of the Farm House and incorporated the original English Barn and an early Horse Barn into a much larger structure. The Wagon/Carriage Barn was relocated to its current site when the main barn was enlarged. The Ice House was also constructed c.1908, probably to serve the needs of the larger house and guests, as well as for cooling milk produced in the barn. The Tent platform and Club were also constructed by Hiram King, and although these are not historic agricultural buildings, they are representative of the more leisurely lifestyle of Gentleman farmers and their families.

The evolution of the farm continued on into the middle of the 20th century. A portion of the Wagon/Carriage barn was renovated as a Milk House c.1930, probably in response to sanitation and processing requirements enacted c.1920. Two sheds for machine storage were constructed

c.1940, when motorized agricultural equipment began to appear on Vermont farms. One was soon enlarged and remodeled as the Workshop. The second was converted to a Horse Shed for draft horses c.1980.

The collection of agricultural and other historic buildings on the King Farm spans almost 200 years. Although historic changes have been made to some of the buildings, two of the oldest are generally unaltered from their original construction. The architectural and historic significance of the Farmstead is increased by the fact that its buildings are representative of the evolution of farming in Vermont from the early settlement period through the mid-twentieth century. Although the King Farm is not unique, it is certainly one of only a small number of historic farmsteads that provide such a complete picture.

Future use of the King Farm has not been determined. Because the property is so significant, Historic Preservation practice encourages and supports the repair and maintenance of all the existing structures. Repair and maintenance efforts must also always be prioritized, as some of the buildings are more architecturally and/or historically significant than others. Generally, 18th century structures are more significant than younger buildings. Buildings that exhibit features that are representative of one or more distinct architectural styles are generally more significant than Vernacular or utilitarian buildings, although intact historic agricultural buildings that display specific construction techniques or that were built for defined specific purposes are frequently very significant.

Based on physical evidence, and on information provided by the National Register nomination for the farm and by the “Vermont Historic Preservation Plan, Agricultural Theme” (Vermont Division for Historic Preservation, May 1990) the buildings can be prioritized according to architectural and historic significance.

Highest Priority: Farm House, Main Barn, Ash House, Corn House/Granary, Milk House, Sheep Barn and Ice House

The Ash House and the Corn House/Granary are very old (late-18th century) and are good, intact examples of building types that are now fairly rare.

The Farm House, Main Barn and Milk House are very old buildings (late-18th century) to which historic changes and additions have been made.

The Sheep Barn is old (mid-19th century), and is a good, intact example of a now fairly rare building type.

The Ice House is an early 20th century building type that is also now fairly rare. The Ice House appears to be nearly unaltered and is therefore a good example of its type.

Second Priority: Tent, Club House, and Workshop

The Tent and Club House are not historic agricultural buildings types and do not exhibit significant architectural features but are historically significant because of their association with the King family and with the evolution of the Farmstead in the 20th century.

The Workshop is not an historic agricultural building type because its purpose is only peripherally related to farming, but it is a type commonly found on farms. It is also significant because of its association with the King family and the evolution of the farm in the 20th century. The Workshop probably has good potential for reuse.

Third Priority: Horse Shed

The building type “Shed” is not listed in the “Vermont Historic Preservation Plan, Agricultural Theme”, as an historic agricultural building type, but the simple, utilitarian building form has been found on farms for many years. The Horse Shed lacks architectural distinction, is not especially old, and is a very common building type. It is significant because of its association with the King family and the evolution of the farm in the 20th century.

CONDITIONS AND TREATMENT RECOMMENDATIONS

Several conditions/treatment recommendations are common to all of the buildings:

Electrical Service

Disconnect the electrical service to all the buildings, except the house, immediately. Install new electrical service underground via conduit sized to accommodate new proposed use. A ground fault outlet can be installed next to the no-frost water hydrant in the stable, should heat tape be required.

Negative Grade / Drainage / Moisture Control

Generally, the buildings on the farm are in relatively good condition, although all are being impacted by negative grade around their perimeters and by poor drainage. Correction of the grade and drainage improvement should be completed as soon as possible. A site plan identifying the path of drainage will be prepared as part of this report in the spring. Prior to undertaking the grade/drainage improvement work, contact Dig Safe, determine the location and depth of existing septic, well, waterlines, and underground fuel tanks.

Fire Extinguishers

Provide sufficient 10# ABC fire extinguishers for each building.

Storage Plan

A written storage plan will help manage and control the use of storage areas. As long as the property owner is non-resident, combustibles and hazardous materials should not be stored in any of the buildings. Do not store materials that will attract rodents. Do not concentrate loads that may stress floor joists. A copy of the Storage Plan that identifies the location of all flammable and hazardous materials stored on site should be shared with the local fire department and with the owner’s insurance company.

Metal Roof Repair

The buildings are roofed with three types of metal roofing: single-lock standing seam, pressed metal shingles and corrugated steel. All three types of roofing and their associated flashings are loose in various locations. Tightening the metal will involve a combination of methods. These

include opening seams and adding tabs to the standing seam and pressed shingle roofs, screwing down flashings and crimping joints. Once the metal is affixed securely it should be wire-brushed, wiped down with mineral spirits, and primed and painted with Henry Aluminum Roof Coating.

Framing Repair

Deteriorated framing should be repaired or replaced in kind, using Hemlock, a rot-resistant species of wood. Use solid material that matches the dimensions of the historic framing members. Joinery should also be reproduced to match the historic joinery. Do not use built-up timbers. It is recommended that all timbers that contact stone, concrete, or dirt should be treated with Borate, a non-toxic wood fungicide and preservative.

Deteriorated wooden elements such as trim and siding should also be replaced in kind, using new material that matches the dimensions, profile and reveal of the historic features.

Sash Repair

The wooden sash should be repaired as needed. Any missing or seriously deteriorated muntin bars should be replaced with new material that matches the dimensions and the profile of the original as closely as possible. Treat all bare wood with 50/50 linseed oil/turpentine prior to glazing and priming. The finish paint should extend up onto the glass approximately 1/16 of an inch as a seal. Black or very dark green is the recommended color for sash paint.

Highest Priority Treatment Recommendations

Four of the common conditions/treatment recommendations have been identified as Highest Priority for all buildings on the property:

Electrical Service
Negative Grade / Drainage / Moisture Control
Fire Extinguishers
Storage Plan

When the future use for the property is determined, a priority of tasks for each building can be established that is reflective of the new use.

All work performed at the King Farm should comply with the *Secretary of the Interior's Standards for Rehabilitation*, a copy of which is attached.

A listing of the *Preservation Briefs*, technical pamphlets published by the National Park Service, Technical Preservation Services, is also attached and available on-line.

Anticipate a 6% increase per year in construction costs.

FARM HOUSE

The current configuration of the Farm House represents three distinct periods of architectural design. The house that was constructed c. 1793 was a Federal style dwelling with typical Classical design elements. The house was a south facing, 1 ½ stories, five-bay-wide, and eaves-front main block with a smaller rear wing. A steeply pitched, gable-roofed Gothic wall dormer was added on the front elevation in the early 1860s. In the middle decades of the 19th century, architectural taste swung away from the Classical towards several Romantic styles, including Gothic Revival. The interior door and window surrounds in the Federal period house were apparently also changed, as the existing trim in that portion of the building, including the bull's eye corner blocks at the upper corners of the trim, are typical of the last third of the century. Architectural design made another predictable swing back towards the Classical at the end of the 19th century. Colonial Revival design became very popular all over the country and was used for many building types. The very large addition made to the north elevation of the Farm House c.1908 was constructed in the Colonial Revival style.

The size of the Farm House may be both an asset and a detriment as new uses are considered for the King Farm. Any use or occupancy other than single-family residency will require a State of Vermont Labor and Industry review. A review under any other use will require substantial work associated with Life Safety issues, such as egress and accessibility, prior to occupancy.

Currently there are no lead regulations for single-family dwellings. A lead review by the Vermont Department of Health could be triggered by a review by Labor and Industry or by a tenant. A disclosure statement about the presence of lead in the house is recommended for any tenant lease negotiation.

The Farm House appears to have been generally well maintained and is in good condition, with two exceptions. The most pressing need for the building is drainage improvement and moisture control. The existing grade around the entire perimeter is poor (photos 25, 27 – 32, 42, and 45). On the south (front), east and north elevations the negative grade is due to lack of maintenance. At the rear elevation, the negative drainage is exacerbated by the hill behind the house. The Tent is sited so close to the SW front corner of the house that its roof sheds water into the clapboards and the foundation of the larger building. A concrete apron, covered with crushed stone has been poured along the rear foundation wall and the western half of the front wall. The concrete was presumably added to prevent water infiltration, but if the joint between the concrete and the foundation is not sealed, it can really increase the water infiltration. The crushed stone was probably added to reduce splash back onto the walls, but it was laid up over the water table trim boards at the base of the walls, trapping moisture against the trim and sills behind them.

The crushed stone, concrete and all planting adjacent to the house will have to be removed in order to establish positive grade. The Tent should be moved away from the house. The recommendation to relocate the Tent is described under Item 11.

The existing finish grade around the perimeter of the house is too close to the wood frame and siding (photos 25, 27 - 29, 31, 44, 45). Prior to re-grading, lower the level of the soil against the foundation so that the new finish grade will be at least 6" below the bottom of the wood. The new finish grade will exacerbate the issue of positive grade at the perimeter but it is critical that

the distance between the wood and the ground be increased. As part of the work to reduce the amount of water that enters the basement through the foundation, the exterior surface of the foundation should be re-pointed to a depth of 12" below the new finish grade. Pull the soil away from the foundation and re-point the wall. The re-pointing mortar must match the historic mortar in texture, color, aggregate, composition, strength, porosity and tooling. Only loose and deteriorated mortar should be re-pointed. Mortar in good condition should not be removed or re-pointed. Back fill against the foundation to the new finish grade, and re-grade for positive drainage.

Installation of a 6 mil polyethylene vapor barrier on the dirt floor in the crawl space under the original section will help reduce condensation on the frame.

A significant amount of water is getting into the full basement under the c.1908 addition. Water/moisture in the basement is partially if not completely a direct result of external site issues, including the hill behind the house (photos 24, 29, 30, 45, 46 and 48). The cellar window wells are deteriorated and contribute to the water infiltration. The cellar windows are not operable, and therefore cannot be used to ventilate the space (photos 24, 27, 30).

Positive grade will help to reduce the amount of water entering the basement, but will not solve the problem of ground water behind the house. Install a continuous interior perimeter drain that flows by gravity through the currently unused sump box in the middle of the basement to daylight under the foundation. The sump box that serves the furnace should be connected to the same 4" drainpipe. The interior perimeter drain will catch water that flows through the foundation wall. The sump pumps should be monitored regularly and fitted with float alarms. Installation of an air circulation fan and humidistat are also recommended. The interior surface of the brick and stone foundation should also be re-pointed. The window wells should be repaired or replaced in kind and equipped with drains that run to daylight (See at sketch 2). The basement windows should be repaired or replaced in kind and made operable.

The second priority for the Farm House is the repair to the chimney in the original section that serves three fireplaces. The over mantle around the fireplace in the rear NW room is bowing out, indicating that the smoke chamber and breast of the chimney have failed. The condition should be monitored for further movement and stabilized if the movement continues. A monitor should be installed on the fireplace brickwork as soon as possible (photos 51 - 53). The over mantles in the front rooms are not bowed out at this time. The damaged chimney must be supported on steel needles before it is repaired. The three fireplace box/smoke chambers, breasts and saddles must be dismantled and reconstructed. This work is costly and disruptive and will take approximately 4 weeks to complete. Do not re-flash this chimney until it is stabilized.

All of the chimneys need to be re-pointed above the roofline, and re-flashed. The re-pointing mortar must match the historic mortar in texture, color, aggregate, composition, strength, porosity and tooling. Only loose and deteriorated mortar should be re-pointed. Mortar in good condition should not be removed or re-pointed. Any replacement brick must match the original brick in size, color, texture and other visual qualities as closely as possible. The corbelled design of the chimney on the original section of the house suggests that the chimney was reconstructed in the second half of the 19th century, perhaps when the Gothic wall dormer was added. Regardless, the chimneys were probably not constructed at the same time, so the bricks and mortar may not all be

of the same composition, strength and hardness. Therefore, specific re-pointing mortars must be prepared for each chimney.

The thimble cap in the attic chimney is deteriorated (photo 56).

Carpentry and Framing Repair

The exterior building envelope is in good condition with the exception of lower portions that are in contact with the ground or concrete and crushed stone. Replace any deteriorated water table boards and caps after the perimeter grade has been lowered. When the water table boards are removed, inspect the condition of the sills behind them. Deteriorated sills should be repaired/replaced as needed. There is minor deterioration of other trim, especially at the addition. This damaged material should also be repaired or replaced in kind. Wooden door sills should be sealed with a penetrating oil sealer, and then painted. Miscellaneous repairs are also required on exterior walls.

There are several generations and types of support posts in the cellar. Replace any failed, built-up or metal posts with 6" x 6" Hemlock posts and add support to beams at any weak joists. The new posts should be set in 2" x 2" x 8" Locust foot pads as moisture barriers.

There is a separation of the floor and wall at the south side of the east entry door. The separation is probably caused by some sort of deterioration or weakness in the joinery of the wall and floor frames. The mortise and tenon joinery can be repaired by removing flooring and sub-flooring to expose the frame.

Roof

The pan seams of the older standing seam roof on the southwest roof slopes have opened in various locations. Some seams have been torn by ice and/or ice removal (photos 35 and 37). The older roof is also in need of paint.

The newer standing seam roof on the south slope of the original house and on the east side of the c.1908 addition, and the asphalt roof on the porch appear to be in good condition, although water-damaged ceilings at several locations inside the house suggest that there is some failure of roof/end wall flashing. Repair all flashing associated with the newer standing seam roof.

The seams of the older standing seam roof should be re-crimped and caulked with Pheoneseal. The lower edges of all valleys should be extended by 2". All valley flashing joints should be caulked with Pheoneseal. The old metal should be cleaned, patched, primed and painted with metal paint.

The pressed metal shingle roof was installed directly over wood shingles. Lack of a drip edge and moisture in the wood shingles has rotted the roofing boards at the eaves associated with the pressed metal. The long joint between the pressed metal shingle roof and the standing seam roof should be inspected and sealed.

All the flashing associated with all chimneys should be removed and re-installed using lead-coated copper flashing (photos 34 – 36, 38 – 40). There are several generations of failed flashing

at the chimneys so it will be difficult to get a consistent detail because of the range of roofing materials.

The horizontal surfaces of the gable-end cornice returns (photo 41) are very vulnerable to water-damage and should be flashed with lead-coated copper. Any unused chimney should be capped.

Windows and Doors

The sidelights that flank the front door of the original section of the house are covered with home made storm panels. The storm panels are architecturally inappropriate and may be trapping moisture that could damage the historic sidelights. The homemade storm panels should be removed and replaced with interior storm windows. The contemporary aluminum combination storm/screen windows installed on the French doors on the east elevation should also be replaced with architecturally more appropriate wooden storms specifically fabricated for the doors.

Replace the deteriorated bulkhead door and repair the interior door at the bottom of the bulkhead to working condition. All other exterior doors should be made operable.

The attic sash in the west gable end has fallen out of the opening and is on the attic floor. Repair the sash as needed and re-install it in the opening.

Provide screens for both gable-end windows for summer ventilation in the attic.

Repair or replace sash in the basement windows. Provide screens for summer ventilation of the basement.

The existing aluminum combination storm/screen windows are adequate but will perform better if they are cleaned and repaired as needed, and lubricated annually with silicone spray.

A licensed electrician should inspect all wiring in the house and disconnect any that does not meet current code. Minimal electrical work should also include the installation of ground fault outlets and hard-wired smoke detectors where required.

DIVISION 1: Building Management

Develop a storage plan. Do not store combustibles in the building.
Do not store moisture-retaining materials in the basement. 200

Install a fire extinguisher at the attic, cellar, and all at-grade exterior doors. 672

Develop future use options. 320

DIVISION 2: Site

Create positive grade. 6,370

Lower grade at foundation perimeter to a minimum of 6" below wood. 4,821

Install 6 mil polyethylene vapor barrier in crawl space under original section of the house. 197

DIVISION 4: Masonry

1. Foundation

Repair cellar window wells, install drains to daylight. See sketch 2. 4,821

Install continuous interior perimeter drain. Provide an underground exterior line to drain furnace sump and perimeter sump to daylight. Install air circulation fan and humidistat.
Install float alarms on furnace and perimeter drain sump pumps. 9,720

Re-point exterior surface of the foundation.
Re-point all stone and brick on the interior surface of the foundation in the full-height basement. 7,420

2. Brickwork

Re-point the chimneys above the roofline. 1,209

Cement new thimble cap in place. 63

Support the weight of the damaged chimney on steel to facilitate repair 6,082

Dismantle and reconstruct three fireplace box/smoke chambers, breasts and saddles. 56,160

DIVISION 6: Carpentry

Replace deteriorated water table and cap as needed. Inspect condition of sills behind deteriorated water table boards. Perform minor wall repairs at the addition. Seal door sills. 2,885

Miscellaneous wall repairs all exterior. 971

Replace failed cellar posts. Add support beams at weak joists. 1,422

Repair wall post/frame frame joinery at east entry. 1,879

DIVISION 7: Roof

Re-flash all chimneys. 3,108

Repair, seal and paint older standing seam roof.
Extend valley flashing tails, seal valley seams. 2,930

Repair/replace roof/end wall flashing associated with the newer standing seam roof. 1,260

Flash gable returns. 795

Metal pan roof needs substrate work at the eaves, inspect the joint with the standing seam metal. 3,360

DIVISION 8: Windows and Doors

Add kerf-cuts to the bottom surface of the windowsills so prevent water from running down the clapboards. 210

Provide interior storm panels for south entry sidelights. 2556

Provide wooden storm windows for French doors on the east elevation. 3,016

Provide new cellar hatch door. Repair the door at the bottom of the hatch. 2,161

Re-install attic sash. Provide screens for both attic sashes. 167

Repair/replace cellar sash. Provide screens for cellar sash. 1,481

Repair of aluminum combination storm/screen units. 763

Make all doors operable. 2,371

DIVISION 16: Electrical

Inspect wiring. Install ground fault outlets and hard-wired smoke detectors where required. 3,113

Farm House Total \$129,947

MAIN BARN

The original barn on the property appears to have been a typical 30' x 40' gable-roofed English style barn. The National Register nomination also states that the original farm included a Horse Barn that was located east of the house. In the early 20th century, c 1908, a large addition was made to the English barn. The Colonial Revival style addition included the re-framing of the gable roof as a gambrel roof and the relocation of the Horse Barn to just west of the English barn, where it was incorporated into the west wing of the newly enlarged main barn. The gable-roofed Ground Level Stable addition that projects from the north elevation of the English barn was reportedly also constructed c.1908. The early frame of the English barn is still visible within the larger structure.

The Main Barn appears to be in fairly good condition. Costs associated with its repair reflect the size of the building rather than the severity of its condition. The most serious concern is poor drainage, especially on the north and west elevations. The situation is exacerbated by the slope of the land that pitches down towards the SE interior corner between the English barn section and the Ground Level Stable addition (photos 60, 62 and 81). If this area continues to be used as a barnyard with livestock, regular maintenance of the corrected grade will be required.

When the early Horse Barn was incorporated as part of the wing addition to the main barn, its floor system was apparently removed. The concrete floor in the west wing was poured on grade and is now heaved and cracked. The deteriorated concrete may be stressing the frame and also makes the space difficult to use. The concrete should be removed as part of the site work to improve drainage and grade. Concrete removal, in association with timber-frame repair and re-instated floor system will help improve the grade on the west elevation and will stabilize the structure at ground level.

The tall, dry-laid stone foundation wall at southeast corner of the main barn has migrated outward from freeze-thaw action so that the sill is no longer well supported (photos 58 and 59). The timber-frame should be supported on cribbing while the wall is rebuilt under the sill.

Negative drainage, soil build-up and concrete encapsulation have resulted in deterioration of the sills in several locations around the perimeter of the barn (photos KF2_18, 59, 62, 63, 64). Any concrete that comes into contact with sills should be removed. Any deteriorated sills, associated post bottoms, and wall studs should be replaced in kind. Re-instate a wood floor system in the west wing.

The frame of the English barn is also deteriorated at several locations. The top plate has failed at the intersection with the Horse Barn. Two dropped swing beams (interior tie beams) are missing, perhaps removed to accommodate farm equipment (photos 66 and 67). It is also prudent to assume that the summer beam (interior floor beam), associated joists, and floorboards, long buried under hay, have rotted and must also be replaced.

The Main Barn's Gambrel roof frame and its connections to adjoining roofs may be under-sized for current building codes. All the joints of the roof system should be inspected as they may be loose (photos 71 - 73). Re-fasten the loosened joints in the roof frame, adding support as needed. The rafters can be sistered as needed to increase their capacity.

Poor drainage and splash back from the roof have resulted in some deterioration of the sheathing at the bottoms of the walls (photos 59, 60, 62, and 63). Upon completion of the drainage and framing repairs, the wall sheathing, clapboards and shingles should be replaced in kind to match the adjacent.

The complicated roof on the barn is made up of a number of intersection planes and is therefore susceptible to leaking at roof/wall intersections and slope changes (photos 60, 61, 76, 77 and 79). Photo 74 shows standing seam tab failure from snow and ice movement. Any deteriorated roof valleys should be repaired or replaced. The entire roof should be inspected for loose fasteners, damaged or weakened roof tabs and deteriorated or missing end-wall flashing, and repaired or replaced as needed. Deteriorated roof pans should also be repaired.

The condition of the barn's various doors and windows ranges from good to missing. Each should be repaired in kind as needed and made operable.

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture-retaining materials in the barn. 200

Install a fire extinguisher at each exterior door. 560

DIVISION 2: SITE

Create positive drainage along the north and west elevations. Maintain the positive drainage cyclically. 1,007

Demolish the concrete floor in the west wing. 1,020

DIVISION 4: Masonry

Support timber frame and reestablish the stone foundation wall at the SE corner to support sill. 1,891

DIVISION 6: Carpentry

Remove all concrete in contact with sills, replace all failed sills, post bottoms and wall studs. 5,711

Repair damaged top plate and reinstate two dropped swing beams in the English Barn frame. 2,855

Re-instate summer beam in the English Barn section floor frame. 2,284

Re-instate the floor system and joists in the English Barn section. 9,898

Re-instate joists and floor in the west wing. 4,426

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| Inspect all roof frame joints. Re-fasten all existing and add support as needed. | 2,976 |
| Replace water-damaged sheathing, clapboard and shingles in kind. | 2,072 |
| DIVISION 7: Roof | |
| Repair pan / valley failure. | 462 |
| Inspect condition of roof fasteners, tabs, and wall flashings and repair as needed. | 1,803 |
| Repair pan failure as encountered. | 1,007 |
| DIVISION 8: Doors and Windows | |
| Restore all door and window openings to intended operation. | 6,371 |
| DIVISION 16: Electrical | |
| Disconnect electric. | 120 |
| Re-establish minimal lighting and ground fault outlet for heat tape. Run conduit large enough for future 100 amp service. | 2,931 |
| Main Barn Total | \$ 47,594 |

SHEEP BARN

The Sheep Barn was probably constructed c.1840, when wool production was a major agricultural industry in Vermont. The National Register nomination reports that there were 65 sheep on the King Farm in 1850. The Sheep Barn on the King Farm exhibits features that are typical of what is known about early sheep barns. It is a two-level gable-roofed structure built into a bank. Its three-sided stone foundation is open on one end, so that sheep housed in the dirt-floored lower level were able to run in and out to pasture. The run-in foundation openings in many sheep barns were fitted with doors so that the sheep could be kept outside to increase the growth of their wool. The upper level served as hay and perhaps wool storage. Although most known sheep barns are eaves-front structures, the barn on the King Farm is a gable-front building. The shed-roofed north addition was constructed c.1930 as a garage. Sheep barns are extremely rare because many have been altered for new uses or torn down.

The Sheep Barn has two unique framing details. At the tops of the eave-side walls, key blocks have been driven in from the outside face of the top plate to hold the half-dovetail tenon on the tie beam ends (photos 111 and 112, see also attached sketch 1). Secondly, the rafters in the shed-roofed north addition are notched on their top surface so that they can be held in place by the south side surface of the top plate in the original section (photo 113).

Drainage is relatively good around the barn, although its proximity to the Corn House creates a moisture problem because the south roof slope of the Sheep Barn sheds water and snow into tight confines (photos 89 and 90). Vegetation should be cut back from the barn and maintained. The lower level should be mucked out and maintained as best as possible. Positive grade can be established along the north elevation and on the south elevation, east of the Corn House.

Lack of maintenance and freeze/thaw action have caused the stepped foundation walls on the south and the north elevations to shift and heave (photos 107 and 108). Moisture has also contributed to the deterioration of sills and post bottoms (photos 102, 110 and 116). The lower level support posts and walls are also deteriorated and out of plumb due to contact with the soil and moisture (photos 90, 107 and 114). Portions of the sills and floor system of the loft level are also damaged or weakened.

Deteriorated sheathing on the lower walls should also be replaced in kind to protect the sills. Deteriorated portions of the sheathing should be cut off on an angle, and replaced with new material that is bevel-cut on the opposite angle, so that water is not trapped on a horizontal joint.

The sheet metal roof appears to be in relatively good condition but its fasteners should be inspected prior to repair and painting (photos 105 and 127).

The conditions of the barn doors range from good to missing. The door on the garage shed addition appears to be in good condition. The doors on the west gable front are missing. The opening has apparently been covered with blue plastic sheeting but that is now shredded. Fabricate new double-leafed, wooden doors for the front elevation. Fabricate new wooden double leafed doors for the rear elevation, lower level.

The small window openings in the gable peaks are missing their sash. Re-instate 6-light fixed windows.

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture-retaining materials in the building. 200

Install a fire extinguisher at the loft level and at the run-in stable basement. 210

DIVISION 2: Site

Cut back and maintain vegetation.

Muck out cellar and create positive drainage. 986

DIVISION 4: Masonry

Re-establish stone piers under lower level posts.

Re-build dry-laid stone foundation walls. 2,490

DIVISION 6: Carpentry

Reconstruct the lower level wooden support posts and walls. Correct alignment of the out of plumb walls. 3,893

Repair failed sills and floor system on level one. 3,949

DIVISION 7: Roof

Check fasteners, patch-prime and paint. 1,602

DIVISION 8: Doors and Windows

Re-establish all openings to intended operation including missing front doors on west elevation and lower doors at rear ground level. 2,120

DIVISION 16: Electrical

Disconnect electric. 120

Sheep Barn Total \$ 12,314

CORN HOUSE / GRANARY

The National Register nomination for the farm states that the Corn House/Granary was built c.1800 and may therefore be one of the original buildings on the farm. The design of its timber frame is very similar to the frame in the Sheep Barn. An historic photograph shows the Corn House/Granary east of its present location. Agricultural buildings were commonly moved, and frequently used for various purposes. Granaries and corncribs existed on Vermont farms prior to the Civil War, but after that time, with the rise of commercial dairying and the need to dry and store larger amounts of grain, they became more common. The Roman numerals scribed at each joint (photo 98), frame design and assembly, and wide sheathing boards indicate that the building dates from c.1800, making the Corn House a significant and rare survivor of an early building type.

The current configuration of the Corn House suggests that its eave-side walls were originally sheathed with horizontal boards on the lower portions with vertically-oriented boards spaced apart for air circulation above, as is typical of both Granaries and Corn Cribs. The eave walls have been altered by the removal of much of the sheathing, apparently to make large wagon openings. The south gable end is closed in tight with vertical board and batten sheathing. The north gable is sheathed with boards and battens from the ground to the bottoms of the raking eaves and horizontal boarding above the eaves. The beautiful, wide board vertical sheathing on the gable-ends is probably original material, as is the single entry door on the south gable end. Grain was probably stored in large wooden bins inside the building. A remnant of a bin has been retained in the southwest corner. Granaries and corncribs were usually held up off the ground on stone walls or piers to improve circulation. When the building was moved to its present location, it was sited to take advantage of the slope of the land for easy access on the west elevation, as well as circulation beneath the floor. But it is also possible that by the time the Corn House/Granary was moved, it was no longer being used to store grain, and the added wagon door in the west elevation was made to facilitate other storage. The evolution and purpose of the wide openings in the east elevation is unclear, because in its current location, that elevation is held off the ground.

The drainage is poor at the west and north elevations (photos 92 and 93). The drainage on the north is exacerbated by the close proximity of the Sheep Barn, because its gable roof sheds water against the Corn House. The nine foundation piers under the building have heaved and shifted due to frost action. The negative drainage and shifted piers have allowed the west sill, portions of the north and south sills, and the summer beam (horizontal floor beam in the middle of the floor that supports the floor joists) to rot. The post bottoms on the west elevation are also deteriorated. It appears that approximately 50% of the floor joists and floorboards have failed (photo 93).

The negative drainage can be corrected when the foundation piers and sills are repaired by raising the elevation of the building by 6" (photo 127). Rebuild the 9 foundation piers. Increase the height of the piers under the west wall so that they are 12" tall. Rebuild the 3 piers under the middle of the building and the 3 piers under the rear wall so that they are about 6" above ground. Add 8" x 8" Hemlock pier posts of varying lengths to connect the piers to the sills.

Other timber frame repairs include the top of the NW corner post at the tie beam connection and the tie beam/diagonal brace connection at the south gable (photo 96). The summer beam, joists and flooring are also deteriorated.

The opening in the west wall should be reframed and sheathed to match the adjoining sheathing. The metal roof does not cover the bottom edges of the roof (photo 99). Prior to refastening, patching and priming the roof, add drip flashing on both slopes to extend the metal out over the eaves.

Restore the original door opening and hardware on the south gable end.

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture-retaining materials in the building. 200

Install a fire extinguisher at the exterior door. 105

DIVISION 2: Site

Do not change the grade. Instead, raise the building when stone piers and sills are reinstated. 630

DIVISION 4: Masonry

Rebuild nine stone piers. 840

DIVISION 6: Carpentry

Re-instate failed sills. 2,655

Six pier posts installed to new heights. 694

Repairs to summer beam, joists and floor system. 2,429

Reframe and sheath west wall. 967

Reframe and sheath east wall. 1,934

DIVISION 7: Roof

Add drip flash at eaves, refasten metal, patch prime roof. 1,376

DIVISION 8: Doors and Windows

Adjust south door to free working condition. 126

Corn House / Granary Total \$ 11,956

MILK HOUSE

The National Register nomination for the property states that the Milk House was built c.1795 as a wagon barn and was originally located south of the main barn, closer to the house. When the farmhouse was enlarged c.1908, the small wagon barn was moved to its current location north of the main barn. Due to the slope of the land at the new location, the wagon barn was set on short stone piers on the rear, NW corner and on a stone foundation wall that is three feet tall at the SE front corner.

In the 1920s, as the fluid milk industry grew, minimal sanitation requirements and milk houses in which to store milk away from the stable area became mandatory in the U.S. The eastern bay of the wagon barn was converted to a milk house c.1930. The whitewashed wooden ceiling and walls, concrete cooling tank, concrete floor and windows were added as part of the conversion. The parging on the dry-laid stone foundation on the southeast and east elevations was probably added at the same time. The 18th century frame is still visible in the western portion of the small barn. The relocated wagon barn was in a good spot, just opposite the Ground Level Stable addition to the main barn, for use as a milk house, but the uneven slope in front of the building did not make loading of milk wagons, and later, milk trucks, easy.

A less than ideal siting and a drainage condition that has not been maintained for many years have allowed frost action to heave and dislodge the stone foundation piers and wall (photos 83 – 86 and 138). In addition, soil has built up against the base of the walls on the rear (north) and west elevation and rotted the associated sills, post bottoms and lower sheathing. Because the building is sited into the hill, it will be necessary to lower the grade on those elevations to preferably 6” below the top of the stone foundation and to dig a drainage swale that will take water running down the hill and off the north roof slope away from the walls. The tree growing very close to the NW corner is a Butternut, and it is recommended that the tree not be removed, even though it will make the establishment of the drainage swale move difficult. Dig no closer than 8 feet from the tree to avoid injury to it. Digging around the building should be done by hand. The drainage swale must be maintained annually. Vegetation close to the walls should be cut back and maintained.

Frame and sheathing repairs should be done in kind. Use hemlock, which is rot-resistant, for sill and post bottom replacement. Use replacement sheathing that matches the adjoining sheathing, bevel cutting the pieces to avoid trapping water at the joints.

There is an area of rot at the tie beam/ joist connection in the western half of the milk house, at the former location of a chimney that has been removed. This framing deterioration should also be repaired in kind. Repair the metal roof at the chimney location.

The metal roof shows typical loosening and is in need of paint (photo 82).

The windows and doors are in poor to fair condition (photos 82 – 84 and 138).

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture retaining materials in the building. 200

Install a fire extinguisher at both exterior doors. 210

DIVISION 2: SITE

Create positive drainage and drainage swale. 1,050

DIVISION 4: Masonry

Rebuild stone foundation and piers. 1,304

DIVISION 6: Carpentry

Reinstate failed sills and post bottoms. 2,080

Repair failed sheathing at ground level. 1,380

Reinstate tie beam and joist at chimney. 1,026

DIVISION 7: Roof

Refasten, patch prime and paint. 1,290

DIVISION 8: Doors and Windows

Re-instate to intended use. Re-glaze and paint. 4,900

DIVISION 16: Electrical

Discontinue service to building. 260

Milk House Total \$ 13,700

ICE HOUSE

The Ice House was constructed c.1908. Ice houses were rare in the first half of the 19th century but became more common after 1850. By the 20th century, when dairying was the primary agricultural industry, ice houses were common on Vermont farms, and remained so until electrification made them obsolete. After that time, many ice houses were remodeled or torn down, so that few exist intact today.

The Ice House on the King Farm is typical as it is located near the house (or in the dairy or milk house on other farms). The single-story, gable-roofed, one-room building is the common form of most ice houses. Most were constructed of wood, frequently on concrete foundations. The building on the King Farm was built into the slope, probably to facilitate draining of melted ice. The opening in the west gable, above the entry door, was to facilitate the storing of the top layers of ice, and to shovel in sawdust to cover the ice.

The Ice House appears to be in good condition. The building is built into the hill so that the entry door on the front (west) elevation is approximately 2' above grade. Because the land falls away rather quickly, the poured concrete foundation on the three other elevations is even taller and therefore exposed to freeze/thaw cycles. It is recommended that earth be added against the exposed walls and sloped so that water drains away from the building. Add approximately 1' at the front elevation, 1½' on the eave elevations, and 2' at the rear elevation. The vegetation growing against the foundation should be cut back and maintained so that air can circulate against the wooden walls.

It appears that the Ice House has been recently painted, but the paint on the east elevation is blotchy. The rear wall should be scraped, patch-primed and finish painted.

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture retaining materials in the building. 200

Install a fire extinguisher at the door. 105

DIVISION 2: Site

Add soil around the perimeter, create positive grade, seed and mulch. 620

DIVISION 9: Finishes

Re-paint east elevation. 493

Ice House Total \$ 1,418

ASH HOUSE

The National Register nomination for the King Farm states that the Ash House was constructed c.1795, soon after the farm was established. The small building is therefore one of the oldest structures on the property. Ash houses were used to store ashes for later use in making potash for soap, bleach, and gunpowder. Potash processing was most common during the early settlement period of the late 18th century. The activity had nearly ceased by the late 19th century. The typically small size of ash houses limited their adaptability for new uses, so many did not survive.

The Ash House is a very important component of the King Farm because as a rare survivor, it contributes greatly to the architectural and historic significance of the property. The single opening in the gable end is typical of extant ash houses, but very small size of the building on the King Farm may be atypical. The building has a curious detail on the west elevation, where a sort of brick wedge has been incorporated into the wall. It appears that the wedge was part of the original construction, and was inserted to correct the level of the wall as it was being built.

The Ash House is in Fair to Poor condition. The building rests on a stone slab that extends out beyond the wall plane for several inches on all elevations. The thickness of the foundation stone is unknown. Many year of negative drainage has resulted in the build-up of soil so that the foundation is now nearly entirely buried. Dirt also extends up against the lower courses of brick on all elevations (photos 119 and 123). Dig the soil away to expose the foundation store and to create positive drainage away from the little building. Excavation to correct the grade and drainage should be done by hand. The short field stone retaining wall to the north of the Ash House should be re-established and perhaps extended a bit to the west, as needed, to facilitate the required grade change.

Unfortunately, some of the mortar joints have been re-pointed with mortar that appears to be harder than the soft 18th century brick, although there is little evidence of spalling. Many bricks are loose and in need of re-pointing. Several bricks are missing. The SE corner needs to be rebuilt (photos 119, 122 – 124 and 139). The masonry repair to the Ash House must be performed by a masonry contractor experienced with historic preservation practices because improper re-pointing may seriously damage the building. New mortar must match the historic mortar in texture, color, aggregate, composition, strength, porosity and tooling. Only loose and deteriorated mortar should be re-pointed. Mortar in good condition should not be removed or re-pointed. Any replacement brick must match the original brick in size, color, texture and other visual qualities as closely as possible.

The wood roofing shingles are new and in good condition. The roof frame has shifted to the north, possibly due to vibrations caused by hammering when the new wood shingles were installed. The frame should be picked up and moved to the correct position. The frame must be moved very carefully because the bricks in the deteriorated south gable wall have also moved. Anchor the repositioned roof frame to the brick walls using short metal interior straps that extend down from the plates against the walls. Install the straps on all four sides of the building so that the roof cannot move. The metal straps should simply rest against the brick walls and should not be attached to them.

The Ash House retains most of the original parging on the interior surfaces of the walls (photo 118). As part of the masonry repairs, the existing parging should be repaired in-kind, taking care to save as much of the existing parging/plaster as possible. Any moisture retaining materials should be removed from the interior of the building.

The lovely weathered door has loosened from its forged strap hinges (photo 119). The door and hardware should be repaired before the condition worsens. Re-mortar the pintles attached in the masonry wall.

DIVISION 2: Site

Create positive drainage. 422

Unearth the stone wall to north of the building, extend the wall to west if needed to establish grade change. 430

DIVISION 4: Masonry

Reinstate loosened bricks; re-point all brickwork, replace missing or broken brick. 1,863

Correct shift in roof framing and anchor against the brickwork. 373

Re-parge interior. 467

DIVISION 8: Doors and Windows

Restore door and hardware. 426

Ash House Total \$ 3,981

WORKSHOP

The workshop was constructed c.1940 as a shed-roofed garage for farm machinery. The garage was converted into a workshop when a shed-roofed addition was built against its east elevation. The building types Garage/Machine Shed and Workshop are not listed as Agricultural Property Types (Vermont Historic Preservation Plan, Agricultural Theme), but buildings that serve those purposes became common in the 20th century as large, motorized farm equipment became available. The Horse Shed was also constructed as a machine shed c.1940, possibly when the garage was converted into the Workshop. The open plan of the Workshop provides a useful, utilitarian space as reuse plans for the farm are considered. And although the building is probably not individually eligible to the National Register, it is an important component of the Farmstead.

Negative drainage has resulted in movement of the foundation piers and in rotten sills and associated post bottoms. The vegetation around the building perimeter should be cut back and maintained (photos 128 and 129). Excavate at the base of the walls as needed to lower the grade at approximately 6" below the sills, and slope the soil so that water will flow away from the building. Dig a drainage swale between the Workshop and Horse Shed to catch the water that flows from the roofs of both buildings. Dig the swale so that the water is directed between the Workshop and the Corn House and Sheep Barn. Re-build any heaved or collapsed foundation piers.

The chimney at the rear of the Workshop is in very poor condition and should be demolished (photo 130). A direct vent propane furnace is recommended if future use of the Workshop requires that it be heated.

The sill along the front (east) elevation is deteriorated, as are associated post bottoms, joists and flooring. Sills along other sides may also be rotten. These should be replaced in kind, using rot-resistant hemlock for the framing members.

The metal roof should be inspected, refastened and painted. The flashing at the junction of the two roof slopes should also be inspected and repaired as needed.

The six-over-six sash windows in the south wall of the south addition are quite old and are glazed with lovely old glass. Six-over-six sash was popular in Vermont from c.1830 until c.1865, so it is possible that the recycled sash were removed from the Farm House when it was remodeled c.1862. The sash is badly in need of repair, re-glazing and paint.

DIVISION 1: Building Management

| | |
|---|-----|
| Develop a use / storage plan. Do not store combustibles or moisture-retaining materials in the building | 200 |
| Install a fire extinguisher at each door. | 210 |

DIVISION 2: SITE

Create positive grade. 796

DIVISION 4: Masonry

Remove chimney. 87

Re-establish stone piers. 486

DIVISION 6: Carpentry

Repair rotted sills and floor framing. 1,841

Miscellaneous sheathing repairs. 486

DIVISION 7: Roof

Check fasteners and patch/prime and paint. 1,493

DIVISION 8: Doors and Windows

Reinstate all to intended use. 691

Glaze and paint sash. 3,150

DIVISION 16: Electrical

Discontinue service to the building, install new underground
50 amp service panel, lights and ground fault breakers. 2,019

Workshop Total \$ 11,459

HORSE SHED

The Horse Shed is a contributing structure in the King Farm National Register Farmstead because it is over 50 years old and because it helps to complete the picture of a farm that has evolved over many years. Built c.1940 as a machine shed and remodeled c.1980 as a stable for draft horses, the small, gable-roofed building is constructed of rough-sawn, dimensional lumber, as can be expected of a mid-20th century, utilitarian building.

It is unlikely that the shed would be considered individually eligible to the National Register, as it lacks architectural distinction and has not attained significant age. The building is historically significant for its association with the King family, but because the shed is a very common, 20th century building form, it is perhaps the least significant structure in the complex. However, if the horse shed is demolished, a building form that is common to most farms will be missing from the complex, thus impacting the historic integrity of the Farmstead to some degree.

The floor system is rotted and resting on the ground. The nature and condition of the foundation is unknown. The shed's under-sized frame is simply nailed together and lacks sufficient bracing. The horizontal framing member at the top of the south wall is insufficiently supported mid-span and is sagging. The shed-roofed addition to the south side of the building is also under-supported so that its roof is sagging, and may collapse under a heavy snow load. If the shed addition fails, it will put added stress on the poorly supported main south wall. There is also insufficient support under the header on the north elevation. The building is racked due to lack of sufficient diagonal bracing (photos 132 and 133). 1" x 6" boards have been nailed to the wall studs to provide some temporary bracing. The recommended work items will repair the Horse Shed so that it can be used safely.

The Horse Shed should first be documented photographically if the decision is made to demolish the building. The documentation should follow the guidelines "Photographic Documentation Standards for Historic Structures", available from the Vermont Division for Historic Preservation.

DIVISION 1: Building Management

Develop a use / storage plan. Do not store combustibles or moisture-retaining materials in the shed. 200

Install a fire extinguisher at the main entry. 105

DIVISION 6: Carpentry

Install new sills, joists, and floor system on stone piers. 4,560

Replace the south header at the interior post and other miscellaneous framing. 526

Introduce additional diagonal bracing to stabilize the under-designed frame. 591

Horse Shed Total \$ 5,982

CLUB HOUSE

The original portion of the Club House was built near the house in 1906 as a playhouse for the King children. In 1912 it was moved to its current location and enlarged for use as summer housing for the farm's resident farmer. In 1914 the building was enlarged again when the north block was constructed. At the same time, running water, a porch and a privy were added, so that the building could be used as a guesthouse. The Club building is architecturally undistinguished and, like the Tent, is not an agricultural building type. Both buildings are listed on the National Register as contributing structures in the King Farmstead because of their association with the King family and with the evolution of the property from a diversified subsistence farm to a Gentleman's farm. The Club House was built for use in the warm months, and to rehabilitate it to year-round use would not only be very costly, but would also require significant alterations to the structure.

The Club House appears to have been un-used and except for new metal roofing on the north addition, un-maintained for many years. The grade on the east elevation is too high and should be lowered enough so that water flows away from the building. Some of the stone foundation piers have heaved and shifted so that the Club is not adequately supported. Rebuild the piers to hold the building 6" above the ground. Positive drainage around the building perimeter allows soils to drain. Dry soil does not expand when frozen. Cut back and maintain the grass and other vegetation that is growing close to the building.

The frame of the southern block appears to be in relatively good condition but roof leaks on the north block have resulted in areas of deteriorated roof frame and a water-damaged, deteriorated floor system. The new roof may have stopped the leaks, but it was installed without first repairing the water-damaged roof boards, frame and rafters. The new metal was also installed without a drip edge. The new metal can be carefully removed in order to repair the weakened roof frame. The roof frame, and any involved rafters and sheathing, should be repaired in kind. The metal can then be reinstalled with a drip edge. The entire floor system and any associated stud/post bottoms should also be replaced in kind.

The pressed metal roof shingles appear to be in good condition but are showing some rust and need to be refastened (photo136).

Some of the existing wood shingles have deteriorated so that they no longer function to protect the wall sheathing and frame (photos 134 - 136). Replace deteriorated shingles with new white Cedar shingles that match the dimensions and reveal of the historic shingles. Selective replacement of dry, weathered Cedar shingles is very difficult. Replacement of all the shingles may be required to provide a weather resistant building envelope. The walls on the north addition are simply covered with tar paper that is torn and weathered. It is reasonable to assume that shingles were the intended wall sheathing for the north block as well. Install new cedar shingles to match those on the south block.

Until a new use for the farm is determined, it is probably most prudent to recommend that the building be stabilized and made water-tight. The work to repair the roof and floor frames of the north addition can be postponed for the present but will be required when the building is put back into use.

DIVISION 1: Building Management

Develop use / storage plan. Do not store combustibles or moisture-retaining materials in the building. 200

Install a fire extinguisher at both exterior doors. 220

DIVISION 4: Masonry

Rebuild the stone piers. 849

Cap chimney. Use simply a flat stone that will be kept in place by its weight. 123

DIVISION 6: Carpentry

Reinstate wood floor system in the north block. 4,296

Reinstate wood shingle siding 3,981

Install wood shingles on the north addition. 2,612

DIVISION 7: Roof

Refasten pressed metal shingles, patch-prime and paint roof on southern block. 1,314

Remove the new metal roof on the north block. Replace all deteriorated roof framing; sheathing and rafter tails, reapply metal roof. Trim off the long edges of the new metal and add a drip edge. 3,368

DIVISION 8: Doors and Windows

Restore all doors and windows to their original intended use. 3,981

DIVISION 15: Mechanical

Plumbing; discontinue seasonal plumbing. Remove the piping and close up the holes in the building. 37

DIVISION 16: Electrical

Discontinue electric service. 180

Club House Total \$ 21,161

TENT or Summer House

The National Register nomination states that the Tent was built c. 1906, for use as sleeping and dining quarters by the King family when the farmhouse was being renovated. The structure was initially simply a wooden platform on which a canvas tent was erected, a practice common in the hiking/outing community that was gaining popularity in the early 20th century. When the work on the house was completed, the family apparently decided to keep the platform and added studs, the roof structure and screening. The NR nomination states that the arch-headed storm windows on three of the four sides originated on the King house in Connecticut and were moved to Vermont in 1914 and installed over the screening in cooler months. The date of the lattice is not known but it does not appear to be historic. At some point the platform was made longer when the “porch” was added to the south end.

Architecturally, the structure lacks distinction, although the transparency of the recycled arch-headed sash and the lattice is visually interesting. The Tent is much more interesting and significant historically because of its association with the King family. The Tent, like the Club, was constructed as part of the farm’s refocus as a “Gentleman’s farm”, and although use of the Tent is limited to warm weather months; its preservation is therefore warranted.

The Tent is sited so close to the SW corner of the house that its roof sheds water onto the walls and against the foundation of the larger building. The concrete pad and crushed stone placed against the south and rear (west) house foundation appear to be an attempt to keep water coming from the tent roof, as well as from down the hill behind the house, away from the building. The concrete and pea stone are actually contributing to the deterioration of clapboards, and perhaps sills and post bottoms, and should be removed as part of the work recommended for the Farmhouse.

A drainage swale at the SW corner and along the rear wall of the house will eliminate some of the drainage problem but will not address the water that sheds from the Tent roof. Although the National Register discourages the moving of historic buildings, in this case, the Tent is causing damage to a much more significant building. Therefore it is recommended that the Tent be relocated to the top of the hill west of the house. When the structure is moved it should be orientated so that the existing compass points are maintained. Relocation of the Tent to the top of the hill will help to ensure positive drainage away from its foundation piers. The historic location of the Tent, and its relationship to the house, should be documented photographically before it is moved. The photo-documentation should also include the area west of the house. The documentation should follow the guidelines “Photographic Documentation Standards for Historic Structures” available from the Vermont Division for Historic Preservation.

After the new site for the Tent is prepared, construct eight 2’ x 2’ x 2’ tall stone piers that extend 8” above the ground. Place the Tent on the piers.

The current appearance of the Tent is a conglomeration of added layers, including plywood and lattice, which are not historic. The arch-headed sash are historic but even their installation was makeshift. Therefore, because of the high cost of the recommended work items for the complex,

and because no new use has been determined for the Tent, it is recommended that the structure be relocated and simply re-screened. This will require the repair of the dimensional lumber wall frame prior to attaching new screening. The arch-headed sash can be stored on the Tent's collar ties.

The porch door should be made operable.

DIVISION 1: Building Management

Develop a building/drainage and landscape/site plan for the re-location of the Tent to the west. 1,300

Install the fire extinguisher on the inside surface of the porch door frame. 105

DIVISION 2: SITE

Prepare the new site. 800

Move the building. 4,768

DIVISION 4: Masonry

Create 8 new stone piers. 1,883

DIVISION 6: Carpentry

Remove plywood and lattice, repair the dimensional lumber wall frame. 1,140

DIVISION 8: Doors and Windows

Re-screen openings. 897

Make door free working. 126

Tent Total \$ 11,019