

## A 'fitting' barn



Stairs are made of 2-inch oak planks.



An old-fashioned barn raising occurred several months ago as the beginning of a bank barn to match an existing replica farmhouse.



A view of the loft reveals the barn's simple structure.

# Storage area matches replica farmhouse

By Paula Wolf

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Ten years ago, Don Dale's reproduction of a 200-plus-year-old Lancaster County stone farmhouse won first place in the Best of Show category at the American Institute of Building Design's national design competition in Portland, Ore.

The house, built in West Lampeter Township for the late Chuck Grove, a Lancaster lawyer, and his wife, Cindy, in 1980, was a replica of the Baer house near Landisville, which was constructed around 1761.

Now, with the replica farmhouse under new ownership, Dale has finished a second reproduction project: the raising of a two-story timber-frame bank barn, reminiscent of the 1700s, to complement the historic-looking home.

A certified professional building designer, Dale has handled renovations of existing old barns but has never designed one from scratch.

The 2,560-foot barn, which will be used for storage, is made mostly of salvaged stone and wood, with a few new materials thrown in. Though it looks like an 18th-century barn, it has several modern conveniences, including insulation, air conditioning and heat.

Dale said Robert Hamilton, owner of the replica farmhouse, came to him with the barn idea in late 1995.

Hamilton, who operates Hamilton Equipment, Ephrata, "said he wanted to build a storage barn," Dale said. "We looked at the design of the land and chose to build a bank barn with two stories

in the front and one in the back."

As with the house, the goal was to make the barn appear as if it had been built at least two centuries ago. "And we wanted the proportions of the barn to fit the house as well as the contour of the land.

Paul Risk Associates, Quarryville, was the general contractor. Lancaster County Timber Frames, Lititz, did the timber framing. Other subcontractors included masonry contractor Lester P. Eshelman Inc.; electrical contractor A.E. Keener, Willow Street; and Groff's Heating, Air Conditioning & Plumbing Inc.

Started in March, the project was completed in early November.

Just as the gray limestone on the house was salvaged from an old warehouse, the stone for the barn came from another barn in Mount Joy, Dale said.

The barn's timber frame structure is supported by hemlock. The forebay, or overhang, is tongue-in-groove pine siding. It's painted white.

On the inside, "a lot of the wood came from Sylvan Brandt in Lititz," Dale said. "He salvages old barns."

The downstairs flooring is 1-inch pine boards "installed with the original steel-cut nails," he said. The upstairs flooring and steps are made of 2-inch oak planks. "We had them power-washed to clean all the dirt." Despite its age, the oak is very sturdy, Dale said.

"We wanted to keep the old wood but make the stairs wide enough so people could carry materials up and down." The thick wood railing also looks original, he said.



The barn has Posey windows with simulated divided light. The windows in the rear are designed to let light stream in, Dale said. "The natural lighting is tremendous."

"There's a third floor loft that's accessed by a set of wooden stairs that work on a pulley system. The antique wood pulleys, purchased from Renninger's, lower the stairs when someone wants to use them and raise them to the loft when they're not in use.

The roof includes hand-split cedar shingles to match those on the farmhouse. Unlike original old barns, this barn has a full basement with a concrete floor. It contains mechanical equipment, such

as the heating, ventilating and air-conditioning systems, and the electrical panel.

The grill, floor registers and strap hinges keep the 1700's theme. Handmade by Coldren, a company in North East, Md., that specializes in older styles, they are forged in the firm's foundry.

One of the more interesting pieces is an antique door bolt from England Coldren refinished for the barn. Signed "J. Harper Jr.," it dates from the early 19th century.

The front door is 3 inches thick and insulated, Dale said. Because the barn is insulated throughout and meets other criteria, it's very energy-efficient, he said.

The inside walls are drywall

coated with plaster. The rounded, uneven corners produced by the brush finish "make it look older," Dale said.

He said he plans to enter the barn in the Timber Frames Guild of North America convention and the American Institute of Building Design competition next year.

"This is my first timber-frame project," Dale said. Timber framing, with its open floor joists and open ceilings, is becoming increasingly popular for home construction — not just barns, he added.

"The cost is not a whole lot more. The appeal is having the timbers exposed. People are going back to a rustic look."