

HOOOSIER BARN

C H R O N I C L E

Preserving Indiana's Heritage, One Barn at a Time

A PUBLICATION OF



**INDIANA BARN
FOUNDATION**

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Maplelawn Farmstead

BY CHRIS GARVEY

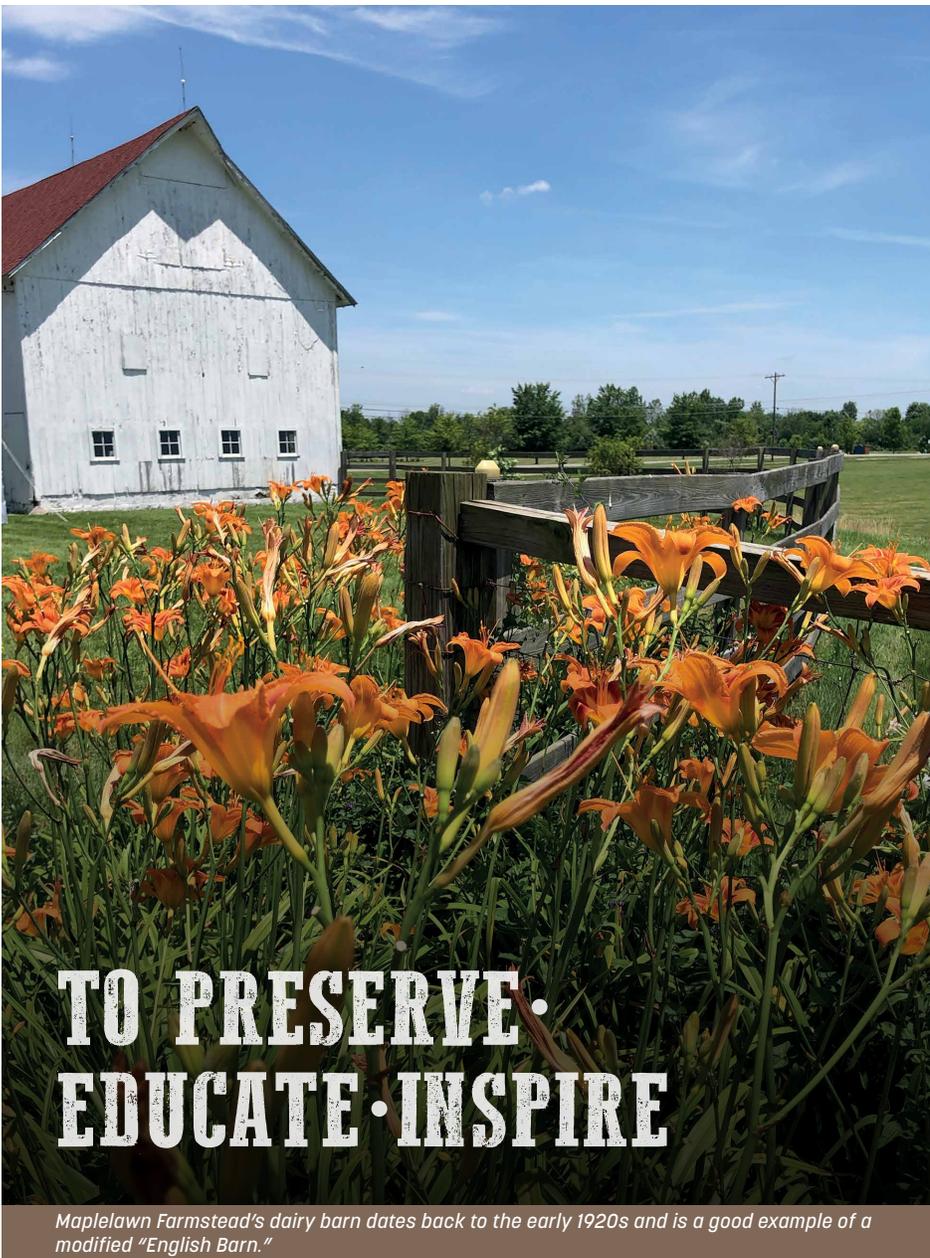
The Zionsville Historical Society held a meeting in 2003 to gather community input on a land purchase recently made by the town. The local parks department had acquired 40 acres of the last remaining farm parcel of Maplelawn Farmstead, to be developed into a community park.

The original farmstead was established by John and Jane Wolf in 1835. In 1900, the Wolf heirs sold the farm to Alfred Elroy and Elmira Moore Scott. The farmstead remained in the Scott family and operated continuously until 2000, when Lester Bradley, the surviving spouse of a Scott heir, Alyce Scott Bradley, died.

The 40-acre parcel contained the original farmhouse, along with an impressive array of several intact English barns and outbuildings, and drew the interest of the Zionsville Historical Society.

In 2002, I had just recently moved to Zionsville, Indiana (Boone County) from Wilmington, Delaware. The Northeast was spending millions of dollars and paying premium prices to reclaim land, connect existing parks and scrambling to create and preserve green spaces. I saw central Indiana as being at the early phase of rapid growth, and losing

continued



**TO PRESERVE •
EDUCATE • INSPIRE**

Maplelawn Farmstead's dairy barn dates back to the early 1920s and is a good example of a modified "English Barn."

Maplelawn Farmstead

continued

green space, farms and barns. (Note: Boone County density increased from 83.8 to 133.1 people per square mile between 1980 and 2009. Neighboring Hamilton County had grown from 206.1 to 701.8 in the same period.)

I attended the meeting, and enthusiastically joined the Historical Society's subcommittee in 2003 to explore the possibility of preserving the farmstead.

We worked with the Zionsville Parks Board, developed the organization's mission, and focused on our purpose ... "to create experiences which connect people to the rich rural history of the 1930s Great Depression era on an Indiana family farm." To Preserve - Educate - Inspire.

The "Great Depression" time period of Maplelawn's focus is primarily based on two elements: a) the farmstead's buildings and farmhouse are all pre-1930 and provide an excellent opportunity for consistent preservation and restoration projects to that time period, and b) programming, events, and artifacts (household items, furniture, farm items) are still available to complement the 1930s theme.

In 2004, we presented a four-phase strategy focused on Structures (preservation), Scenery (curb appeal), Spirit (events/programming), and Sustainability (financial). The Zionsville Parks Board approved this plan, and we formed a nonprofit 501(c)3.

Our first priority was to stabilize and then start the restoration/preservation phase of the farmhouse and two primary barns. Literally, top to bottom



Maplelawn maintains a "fleet" of antique vehicles: a 1947 Dodge truck, a 1939 Chevy, several vintage John Deere tractors and a hand-crank 1938 Allis Chalmers tractor.

investments have been made to the foundations, and numerous significant repairs have been made to roofs.

Support, collaboration, partnerships and hundreds of volunteers have made it possible to complete these projects. Local Lions, Kiwanis, Optimist Clubs, 4-H clubs, Girl Scout and Boy Scout troops, area school groups, local businesses and the FFA National Days of Service groups have all gotten involved.

The all-volunteer board plans special events, educational and fund-raising activities, and performs buildings and grounds maintenance projects.

In 2011, Maplelawn Farmstead was listed as a Historic District on the National Register of Historic Places.

Any farm, and especially one over 175 years old, has a never-ending list of projects. The work is never "done." We make progress year by year.

The opportunity to preserve the barns and farmstead with a network of community, service clubs, and businesses has enabled progress in restoring and preserving an historic farmstead complex, creating a beautiful park space and an asset for the public. You might have an opportunity like this in your community. There are many ways to preserve history and barns. Maplelawn Farmstead is one example of how Indiana's heritage is being preserved and shared with the community.

"The opportunity to preserve the barns and farmstead with a network of community, service clubs, and businesses has enabled progress in restoring and preserving an historic farmstead."

SAVE THE DATE

INDIANA BARN FOUNDATION 2021 Forum and Annual Meeting

Join us for the 2021 Forum and Annual Meeting of the Indiana Barn Foundation on **SATURDAY, JULY 17** at Maplelawn Farmstead in Zionsville. The program will be held in person and begin at 10:00 a.m. and conclude around 1-1:30 p.m.

The two-track program will allow attendees to be divided into two groups for a 30-45 minute session that will be repeated so everyone can take in both topics. Session 1 will be a guided tour of the site by Maplelawn board members

and IBF board member Tommy Kleckner, Director of Indiana Landmarks Western Regional Office. Session 2 will be a hands-on lesson led by IBF board member and Technical Assistance Committee leader, Duncan Campbell, on how to assess a barn's physical structure, and determine maintenance and repair needs using the Maplelawn barns as examples.

Box lunches and drinks will be provided as part of registration. The IBF annual meeting will follow lunch.

All activities will be outside under the shade of the mature sugar maples and attendance will be limited to 50 people, with advance registration required. The outside meeting with limited capacity will allow us to follow Covid-19 precautions while slowly getting back to standard programming.

Details are still being finalized so watch the IBF website, Facebook page, and your mail for further information and how to register.

WELCOME

OUR NEW INDIANA BARN FOUNDATION MEMBERS

Catherine Brandebourg
Seth Harden
Angel Hofmann
Mark Hursey
Christine May
Brenda Sands
Stephen Stier
Karen Stump

DID YOU KNOW?

Heritage barns are

TAX EXEMPT

in the state of Indiana.

Visit indianabarns.org.

At the bottom of our home page is a link to the tax incentive form. Print, complete and bring to your county assessor's office.



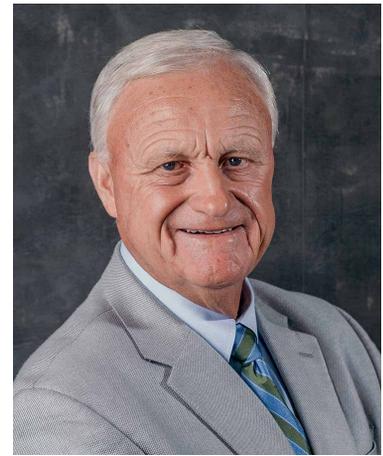
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A Note from the Indiana Barn Foundation President

The pandemic has had a dramatic impact on us all, and the Indiana Barn Foundation has been no exception. We have done our best to adapt and do even more to support the preservation of historic Indiana barns. We learned to do virtual board meetings, had a virtual annual meeting and even a virtual barn tour last fall.

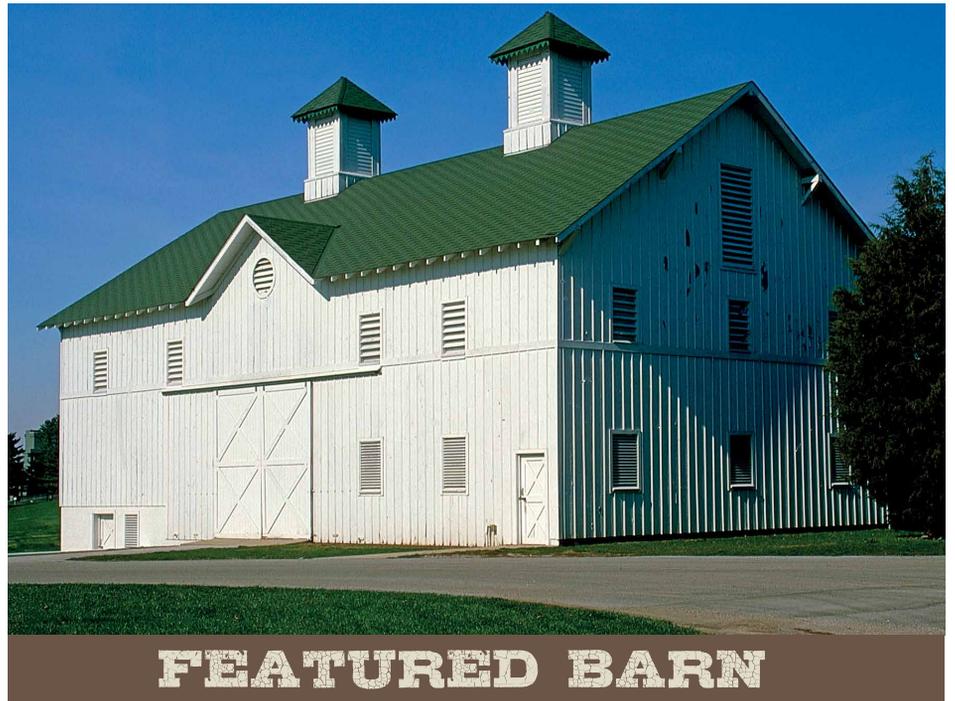
You have probably already noticed the first big change, our revamped newsletter. I hope you like the new look of the newsletter as much as I do. The IBF barn grant winners for 2021 have been determined and will be announced at our annual meeting in July. Yes, we are planning an in-person annual meeting at Maplelawn Farmstead in Boone County on July 17. We are in the process of producing a heritage barn booklet, targeted for release this summer. The intention for this booklet is to help people learn about and more



KENT YEAGER
FOUNDING BOARD MEMBER AND
PRESIDENT OF THE INDIANA BARN FOUNDATION

fully appreciate heritage barns. The IBF Barn Tour is in the final planning stages; it will be September 25 in Allen and DeKalb Counties. Finally, in our list of big goals in the next few months, we are targeting this summer for the launch of the Mauri Williamson Legacy Endowment.

I want to thank you for being a member of the Indiana Barn Foundation and caring about these iconic structures; they are important. We need you to be active supporters now more than ever.



FEATURED BARN

The barn at **Brickyard Crossing Golf Course** in Speedway, Indiana. *Photo provided by Marsha Mohr.*
To view additional beautiful barns, please view our website at www.indianabarns.org.



AGRITOURISM

We are highlighting two agritourism businesses that have brought new purpose to Indiana heritage barns. Learn more about their businesses and preservation efforts.

MALLOW RUN WINERY

6964 WEST WHITELAND ROAD
BARGERSVILLE, IN



*Interview with JOHN RICHARDSON,
owner of Mallow Run Winery*

- Q.** When starting your business, why did you choose to open your business with a heritage barn on your property?
- A.** When we decided to open a winery, we had the barn on the property and decided that it could be renovated and provide a suitable site for a sales/tasting room.

HOURS: Sales/Tasting Room — 12-6 pm daily. (Closed New Year's Day, Easter Sunday, Thanksgiving Day and Christmas Day)

WEBSITE: mallowrun.com

- Q.** What preservation efforts have you made to your barn?
- A.** The old siding was removed and replaced with a "shell" of a product called J-deck, 4 x 8 panels of insulating material. This shell allowed all the barn's timber framework to remain visible in the interior. The floor of the loft was replaced with new timber flooring, and the dirt floor in the basement was lowered 14 inches, which required adding footers at the base of the concrete foundation. A concrete floor was then poured for the basement.
- Q.** What is the architectural style?
- A.** It is a bank barn. Originally, the lower level was for animal stalls, and the hayloft was above.
- Q.** What year was the barn built?
- A.** The barn was built in the late 1870's by my great-great-grandfather George Mallow. Most of the hand-hewn timbers were recycled from an earlier barn built about 1835 on the same site when George and his family came to Indiana from Virginia.
- Q.** What are the advantages of being a business owner with a heritage barn on your property?
- A.** As our property is designated a 150-year Heritage Farm, it is a matter of pride to be able to show the public a bit of our history and stress the importance of agriculture to our culture.

STREAM CLIFF HERB FARM, TEA ROOM AND WINERY

8225 S COUNTY ROAD 90 W
COMMISKEY, INDIANA

*Interview with BETTY MANNING, owner of
Stream Cliff Herb Farm, Tea Room and Winery*

- Q.** When starting your business, why did you choose to open your business with a heritage barn on your property?
- A.** Our barn and farm has been in my family for seven generations. My grandparents lived there when I was growing up. In 1966 I was married and we moved to the farm. We started off with just Christmas craft shows and gradually added more, with the business starting around 1973.
- Q.** What preservation efforts have you made to your barn?
- A.** We have kept up with routine maintenance since we live on the farm and the buildings are all in use. We most recently added concrete flooring to the main barn. We have also converted the corn crib into a wedding chapel, and the winery is in the old blacksmith shop. Our next project will be to put a pottery shop in the 1868 granary.

Q. What is the architectural style?

A. English with lean-tos added.

Q. What year was the barn built?

A. The farm was founded in 1821 by James Harmon, who received it by land grant. We know the barn was built soon after, and took seven years to build. James Harmon was still living on the farm when Morgan's Raiders were at the farm during the Civil War.



HOURS: March 31-July 3: Open 7 days a week
July 7-October 24: Wednesday through Sunday
October 27-December 19: Winery only, Friday through Sunday

WEBSITE: streamclifffarm.com **SOCIAL:** facebook.com/StreamCliff
See web site for additional holidays and special hours

- Q.** What are the advantages of being a business owner with a heritage barn on your property?
- A.** People come from all around to visit our farm. We are able to teach people to grow their own food and garden. We host the Old Barn Markets and weddings in the barn and also hold weddings in the chapel. We love the old buildings, and the hand-hewn beams speak of their age. My daughter runs the restaurant and my son is the horticulturalist and all of the grandkids have worked in the business. We love this land and are trying to make the world a better place.

Understanding Differential Settlement

DUNCAN CAMPBELL
FOUNDING BOARD MEMBER OF INDIANA BARN FOUNDATION

FORCES AT PLAY: In my previous column I suggested ways to read signs of foundation failure and discussed the problems that differential settlement causes, but to remedy settlement, it's important to understand the forces at play that can cause it. If your barn foundation is settling, the settlement is almost certainly uneven (differential). Settlement that is even across the entire foundation is less common, and where it does occur, less worrisome because its effects are spread evenly over the entire structure, putting less stress on the connective joinery of the barn's framework. In uneven settling, however, the downward movement of the foundation is relative from one location to another, stressing and distorting the barn's framework in certain areas only, and is particularly hard on mortise and tenon joints.

NEWTON'S THIRD LAW: It helps to recall Newton's Third Law of Motion: "To every action there is an equal and opposite reaction." Gravity pulls your barn's weight down, while the soils below compress to resist the load with an equal and opposite upward reaction. When the soils below can adequately resist the load, no settlement occurs. If the barn's load increases beyond the soil's ability to resist, however, or external forces change the soil's bearing capacity — flooding or drought, for instance — settlement can occur. Similarly, when part of your barn is removed or its load is otherwise lightened, the structure can heave upward.

CHANGING SOIL CONDITIONS: The most stable soils contain a variety of well-compressed particle sizes, few voids, and minimal organic matter and soluble minerals; these soils tend to be stable over time. But fluctuating circumstances can cause soils to subside, prompting foundation walls or piers to sink or move laterally. Changes in ground water conditions are often responsible. Increased water can erode soil particles

and alter drainage patterns, leaving voids in the soil; excessive drying has a similar effect, shrinking clays and peats, facilitating further soil compression and settlement. Overflowing gutters, broken downspouts, increased field irrigation, rising water tables, flooding, and inadequate drainage can increase water content. New drainage measures, water table instability, drought, adjacent excavation or new construction can dry soils.

UNEVEN LOADING: From day one, a barn's weight bears on the foundation and soils below. During the barn's use, loading inevitably changes. Timbers dry, shrink, and otherwise age, lessening the load; yet the addition of animals, machinery, concrete slabs, or supplementary construction adds weight. Especially in barns, seasonal loading fluctuates by thousands of pounds as hay is loaded in the fall and gradually removed over the feeding months. If the loading is uneven — heavier in some areas — differential settlement can result, further compressing soils and weakening the structure.

REPAIR STRATEGIES: If your barn's settlement affected the structural integrity of the barn and the foundation, address the foundation first, unless safety requires building stabilization. You can repair your foundation in short sections, however it's often necessary to underpin the foundation by widening and deepening it to achieve bearing on a firmer layer of soil. This may involve introducing new soils and compaction methods. Underpinning requires excavating problem areas and pouring new reinforced concrete footings below and sometimes alongside the original foundation or piers, to which they are then tied. Where the foundation has failed structurally, you will have to reconstruct it on top of the underpinning or replace it altogether.

If loading issues contributed to differential settlement, you still need



to fix the foundation, but adjust the loading as well. This may require lessening or redistributing loads, but you may need to reconstruct or reinforce those areas subject to heavy loading. Future loading should be as even as possible.

GET GOOD ADVICE: With historic buildings, minimize interventions and protect/retain original materials wherever possible. Expert advice helps warrant these efforts and assist in determining the cause of your barn's settling. Always consult with a knowledgeable contractor, structural or soils engineer to ensure that your repair strategy is on target.



**FOLLOW-UP
QUESTIONS?**

Submit to
info@indianabarns.org

IN OUR NEXT ISSUE

Deterioration and
repair of the
structural framework



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PROUD AFFILIATE OF



INDIANA LANDMARKS



This 1889 cantilevered bank barn is included in our September barn tour.

**BARN
TOUR**
2021

Our 2021 Barn Tour, scheduled for **SATURDAY, SEPTEMBER 25, 10 AM TO 4 PM**, is developing into an exciting event this year.

The historic barns in **NORTHERN ALLEN AND SOUTHERN DEKALB COUNTIES** open for tour are varied and interesting. You will certainly see some real treasures from the late 1800s to the mid 1900s. You will even have the opportunity to shoot some hoops into a 1960s era basketball hoop in one of the barns.

We are offering other additions this year:

- ★ **FOOD TRUCK** will be available at a farm for your convenience while you travel from barn to barn.
- ★ **RAFFLE** with some very tempting items – more on this later!
- ★ **DOOR PRIZES** for the chosen winners! More on this later!

2021 BARN TOUR PASSPORT TICKETS will be available soon at our website: www.indianabarns.org

You won't want to miss this annual tour. It is a rare opportunity to tour historic barns and more!!

SPONSORED BY:

