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July 5, 2017

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10 Front Street
Exeter, NH 03833

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Dear Kristen,

IMMEDIATE PAST CHAIR
KATHY BOGLE SHIELDS
CANTERBURY

I have enclosed Ian Blackman's mini-assessment report on the Raynes Barn. We both apologize for the delay in getting this to you.

IAN BLACKMAN
CHICHESTER

Ian felt the site visit went very well and was impressed by the Exeter Conservation Commission's stewardship of the barn. And he was pleased to be the bearer of good news that the foundation was in better condition than originally thought.

DAVID CHOATE
RYE

MICHAEL DUFFY
MANCHESTER

We applaud your interest in preserving this late 19th century barn and continuing its use for community gatherings and town events. We hope you find the report to be a useful tool in developing a rehabilitation and maintenance plan for the structure.

JEFF INGRAM
WESTMORELAND

TRACY KOZAK, AIA
PORTSMOUTH

Please keep us informed of your progress and feel free to call if you need further assistance or have questions.

NICHOLAS MITCHELL
WARNER

REBECCA MITCHELL
STRATHAM

Sincerely,

JAYME SIMOES
CONCORD

Beverly Thomas
Beverly Thomas
Program Director

LISA F. THOMPSON
CONCORD

BENJAMIN WILSON
HOPKINTON

EXECUTIVE DIRECTOR
JENNIFER GOODMAN



New Hampshire Preservation Alliance - Barn Assessment Worksheet

Owner(s): Exeter Conservation Comm Date: 6/2/17
 Farm Name: Raugus Barn
 Address of Barn: 61 Newfields Rd. Town: Exeter.
 Mailing Address (if different): 10 Front St. Town: Exeter

Brief History of Barn/Farm/Property:

Original Barn built by Chase U. Sears for horse livestock on way to Market in Brighton Mass. Became a dairy barn in late 1800's to 1970 with basement converted for dairy herd with Modern Stanchions and clean-out systems. on concrete floor.

Use page 3 if additional space is required.

Barn Style: Yankee Approximate Date of Construction: 1890

Approx. Dimensions: 42 x 900 Framing: hewn, up & down, circular sawn, stick, mixed

Main Barn Doors: sliding, hinged, offset Nails: handmade, cut, wire

Cellar Access? yes, no Active Agricultural Use? yes, no, if yes, what? _____

Interesting Features: Dairy operation in basement (Gutter cleaner + stanchions)
undersized timbers and framing with round peg turned legs
Indicate possible catalyog barn - foundation older than present frame



Barn Owner: Tom of Everts
 Barn Consultant: Tom Beckman

Phone #: 344-5991

New Hampshire Preservation Alliance - Barn Assessment Worksheet - page 2

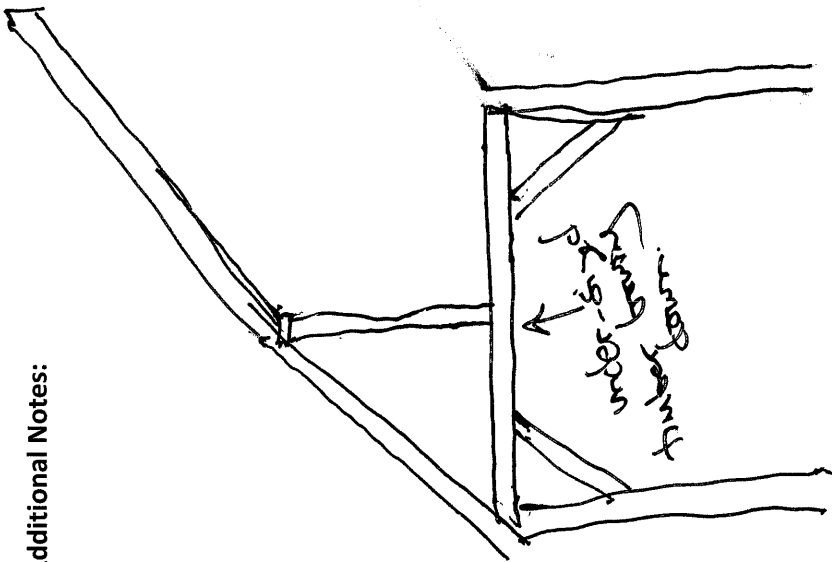
	Building Material	Condition: poor/fair/good/excellent	Specific Problems	Suggested Repairs	Rough Estimate for Repairs
Framing	timbers and stick rafters are 2x6's	Good	large left hand bay has undersized top dirt with post to intermediate plate at roller joint. The dirt is hanging over the roof board.	Bracing to first floor timber or add knee brace to post from joint between joint and post to roller plate.	\$10,000
Foundation	Stone	Good	Concrete has been poured on the inside of the foundation to facilitate stall cleaning	Remove Concrete on inside of foundation.	Sweat equity
Grading/Slope/Vegetation		Good	drainage has been installed on the up-slope side of the barn and extends to dry wells in the basement.	Keep vegetation mowed around the barn and monitor the dry wells and pipe exit to daylight to make sure it is moving water away from bldg.	Sweat equity
Exterior sheathing/Siding	Clayboards	Poor	Gable-end frame (roof) has deteriorated the most some to be re-sided with 1/2" x 6" boards. Both sides of the barn should also be dealt with and also in poor condition at this time (stein side frame)	Re-side back gable (making re-siding 25,000-50,000 per side and gable.	
Windows/Doors	Interior sliders Mix of 6 1/2" stick	Poor	Interior Sliders expose the flooring and frame @ the main entrances. Thus area should be inspected and work done before winter.	Protect Framing @ corners with flashing and replace thresholds with moisture resistant wood or pressure treated. Replace or repair roller joints and bars.	part of ext. above per-side
Roof	asphalt	Good	Roof vent sheathed with plywood going to rafters which leaks barn in basement position. Also asphalt does not shed snow or ice as metal which would be advantageous with present roof.	Install Metal roof over present asphalt that reached its life span	\$30,000



Barn Owner: Tom & Sister

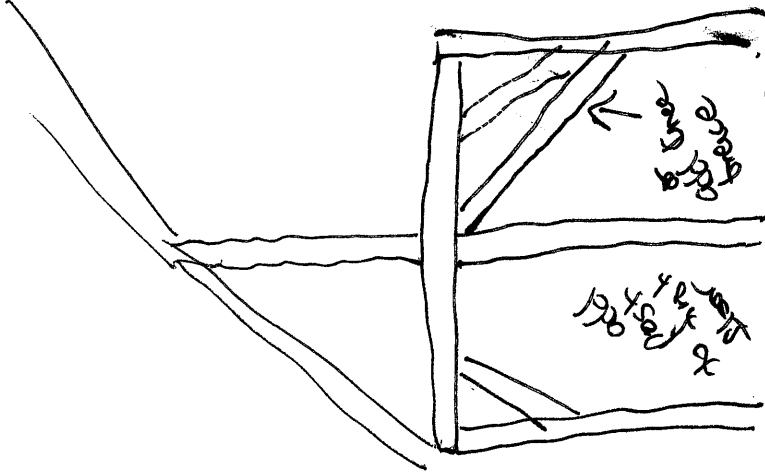
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Additional Notes:



Framing of large bay along side of barn

It can be reached @ 603-344-5995 if there are any questions @ blackman@tds.net



Solution to Framing in large bay

It should be remembered that the barn has survived this long and probably would be alright w/o added framing (metal roof with help)