



March 31, 2022

Karen Marshall
Kennett Township Historical Commission
801 Burrows Run Road
Chadds Ford, PA 19317

Proposal: Spar Hill Farm – Stabilization Recommendations and Cost Estimates
Proposed Fee: \$6,500.00

Dear Karen

R&B is pleased to present the proposal to develop scopes of work and cost estimates for the stabilization of the most significant buildings on the site known as Spar Hill Farm. The fee for this work is \$6,500.00 (approx. \$540.00 per building/structure). We will recommend the retention and enhancement of the following buildings and structures:

1. Smoke House
2. Main House
4. Metal Silo
6. Silo Base
7. Concrete Stone Wall and Open Silo Foundation
9. Gable Equipment Shed
10. Pony Barn
12. Small Shed
14. Metal/Concrete Fencing
21. Springhouse (misnamed as Small Shed in Breckstone report)
23. Open Quonset Shed
25. Wood Bridge (identified and numbered by R&B)
26. & 27. Livestock Ramps (identified and numbered by R&B)

The other buildings on site could be taken down, but this would represent a loss to the overall historical integrity of the farm. This loss could be mitigated by retaining and stabilizing the foundations of these structures and by providing some type of interpretive measures to memorialize the history of this important farm. We can provide guidance and comment on these if needed.

We will prepare these scopes based on the philosophy of ensuring the long-term preservation of the structures, retaining historic features, and securing them against unlawful entry, but while doing as little as possible to the buildings. We will supplement these scopes with recommended upgrades of work



where appropriate. For example, the 10. Pony Barn has a lot of windows in poor condition. Replacing broken sash for 21 windows has a significant cost. An option to consider would be the installation of a wire-mesh panels over the windows. This would prevent access while retaining ventilation, which is necessary to control moisture and limit the risk of rot. As a recommended upgrade, we will list what repairs would be needed and their costs. Similarly, the structure is not in need of repainting at this time. Several years could pass before this is needed. However, the historic fabric would be better preserved, and the appearance would be improved, if it was painted. Thus, we can include repainting as an upgrade to the scope of work. Taking this approach gives the township additional information to consider when planning future work for the complex of buildings.

The 25. Wood Bridge is in questionable condition and may require significant repairs before it could be used by trucks that are large enough to handle the demolition of 22. Garage and 24. Open Shed. To facilitate the demolition and disposal of those two structures, another means of egress may have to be identified or supplemental support may be needed to strengthen the bridge.

We will review the condition of 24. Open Shed. We suspect that that demolition is warranted due to its limited historical significance, limited future utility, and poor condition.

Several of the buildings are clad with or contain asbestos containing materials. These are found in non-friable materials, and thus a lower level of remediation can be employed in their removal and disposal when compared to asbestos in a friable material (such as fibrous pipe insulation), which requires abatement by licensed abatement contractors. The location and types of these materials will be noted in the scopes of work.

Please note that all of these will be budgetary figures and will be based on what the costs are expected to be if the work is undertaken now. Labor and materials costs are in a high state of flux at present. It is understood that it may take time to start any of the work we may propose, so, it should be expected that the actual costs will be different when any proposed work is undertaken. These budgetary figures will not be based on Prevailing Wages.

Please feel free to contact us to discuss any of the content of this proposal. Also, let us know if there are any additional items that we should consider and address.

Respectfully submitted,

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a long horizontal stroke that tapers off to the right.

Matthew Roberson
President