



Spar Hill Farm



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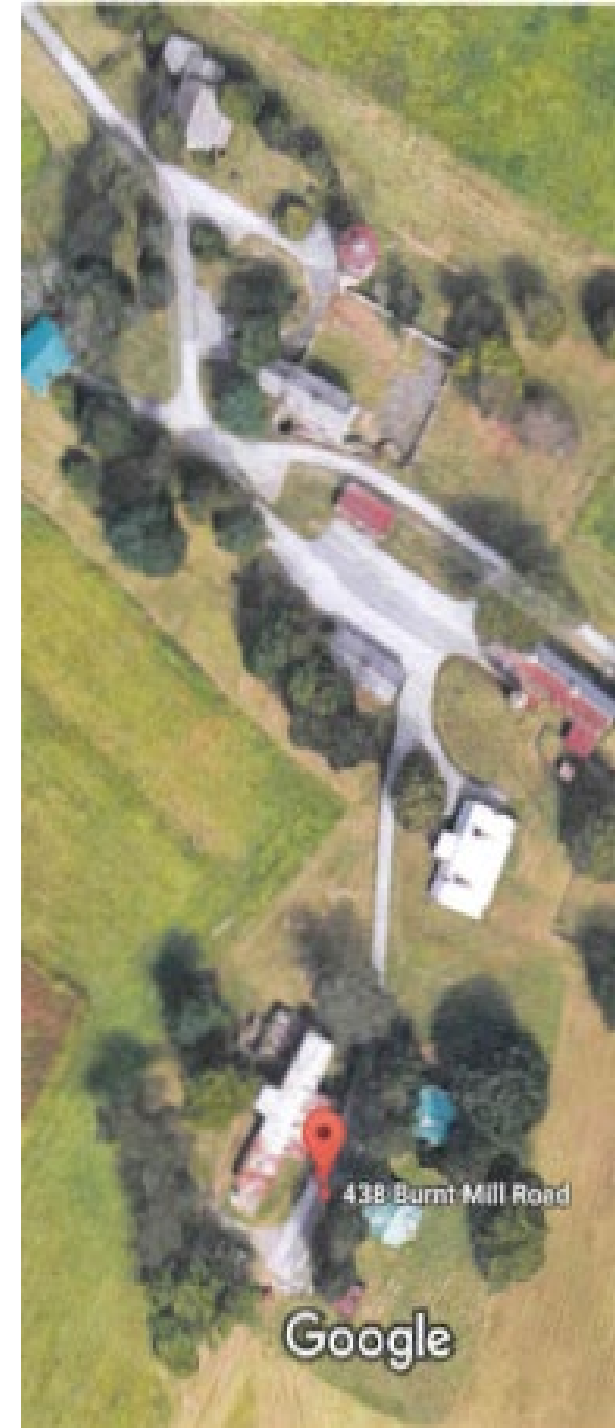
circa 1940



The Historic Way Farm, i.e. Spar Hill Farm

circa 1848

- Kennett Township began its history in 1705 as a largely Quaker agricultural community augmented by the many mills that were powered along the Red Clay Creek. Commerce grew quickly since the Great Nottingham Road ran through the township connecting southern Chester County with Philadelphia (today's Route 1.)
- Looking at our past, one could easily characterize the heritage of our township as agricultural, innovative, and adaptable.
- It's no wonder when we consider our historic Spar Hill Farm, that we can see our past reflected in what was once not only our most productive farm but most innovative. In its over 200-year history, the farm represents all of the major agriculture periods for the township and region. It offers us the opportunity to teach our residents many valuable lessons about their shared past – the first being when you drive into the gates that our forefathers butchered dinner in their front yard. Never take an unnecessary step.



The Historic Way Farm, i.e. Spar Hill Farm

circa 1848

- The many cultural resource studies listed on the next page provide ample evidence of the history and evolution of the farm, its integrity as a locally significant historic resource, and its importance to the story of our township.
- It meets our local historic resource criteria because it exemplifies our cultural/economic heritage, it is a local landmark and is a distinctive place.
- The Kennett Historical Commission has worked with the township staff on this proposal to preserve and interpret Spar Hill Farm to meet our community development objective to maintain and protect historic structures, sites and landscapes to preserve the context of the Township's heritage and character.



The Historic Way Farm, i.e. Spar Hill Farm

circa 1848

- Professional documentation:

- Chester County Historic Resource Survey, 1982
- Kennett Township Historic Resource Survey, Wise Preservation Planning, 2009
- Historic Resource Survey Form, A.D. Marble, 2016
- Spar Hill Farm Condition and Recommendations, Breckstone Architecture, 2019
- Spar Hill Farm Presentation, Lars Farmer, Historical Commission chair, presentation, 2021
- Spar Hill Farm Stabilization Recommendations & Cost Estimates, Restoration Carpentry, 2022



The Historic Way Farm, i.e. Spar Hill Farm

circa 1848

Background for Reviewing These Slides

- These slides discuss each of the Spar Hill Farm structures reviewed by Matthew Roberson (R&B) & included in his report to Kennett Township dated May 9, 2022.
- For each structure there are two slides. For reference, the first pictures the structure and its location at Spar Hill Farm. The second includes relevant facts about the structure, demolition vs. stabilization costs, and the KTHC's recommendations.
- The R&B report has been provided separately. It contains the details about the steps included in stabilization and any upgrades. It may be referred to during this discussion.



Notes on Cost Estimates

- The KTHC is requesting that each structure be photographed and historically documented (\$85/structure). Included in costs for demo but recommended for all.
- All cost estimates are from the R&B report and/or Diplomat Deconstruction + 28% to account for prevailing wage requirements and bonding costs that are required for Second Class Townships.
- The estimates attempt to include required environmental remediation but that will be further vetted with our engineers while writing the scope of work(s).
- Only the bidding process can determine the final costs.
- Following Board guidance, scope of work(s) will be written and brought back to the board for approval to seek bids.
- Our Public Works team may be able to handle the demolition of some of the small structures, which would be a savings vs. costs provided. This will also be worked out while writing the scope of work(s).



1. Smoke House

circa 1848



1. Smoke House

circa 1848

Reasons to Stabilize

- Extant smoke houses are rare in Chester County in their original location
- The smoke house location in front of the farmhouse is representative of 1800s courtyard farming

Other Observations

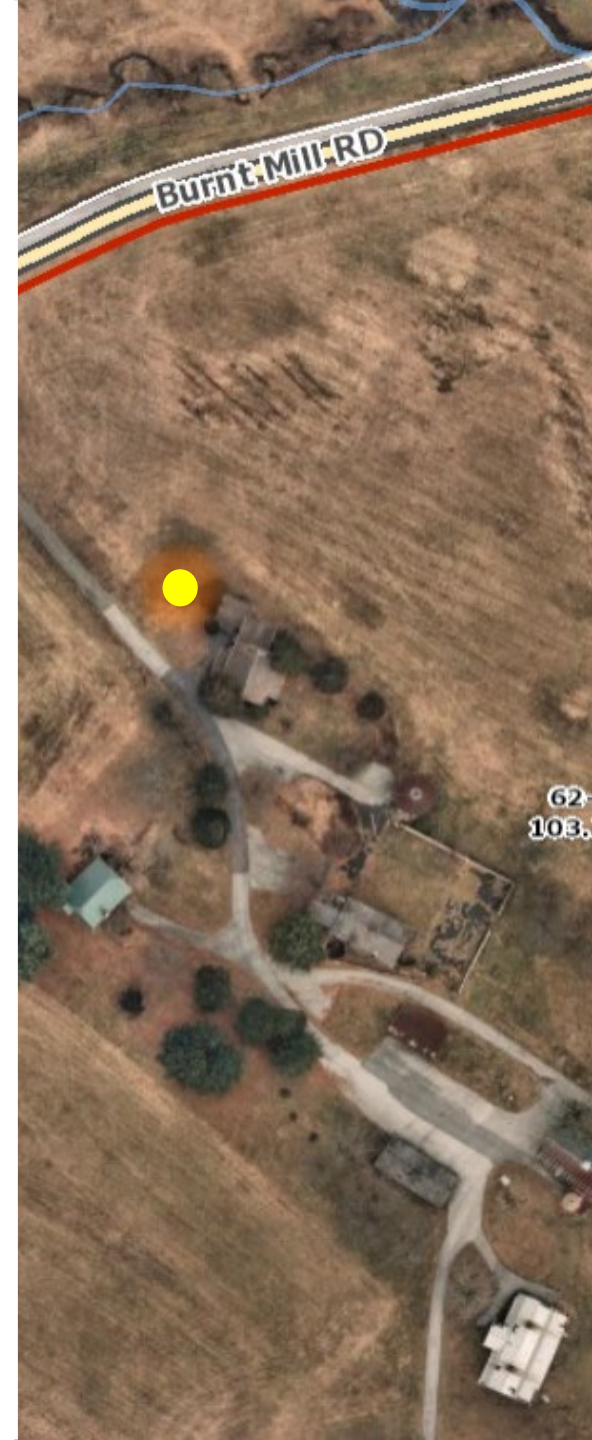
- KTHC recommends retaining the current door for its rich character

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
\$2,419	\$12,206	\$1,270	\$12,206

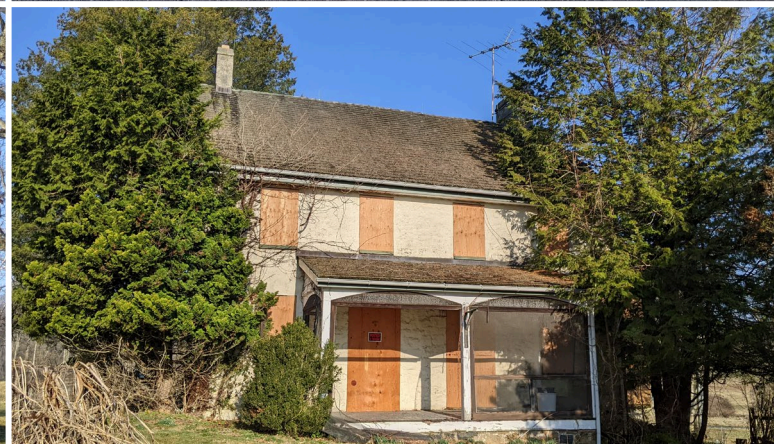
RECOMMENDATION: Stabilize (No Upgrades)

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



2. Main House

circa 1848



2. Main House

circa 1848

Reasons to Stabilize

- The main residence defines Spar Hill as an historic farmstead
- The location and orientation of the main house is representative of 1800s courtyard farming
- The house can be stabilized and can potentially be made serviceable in the future

Other Observations

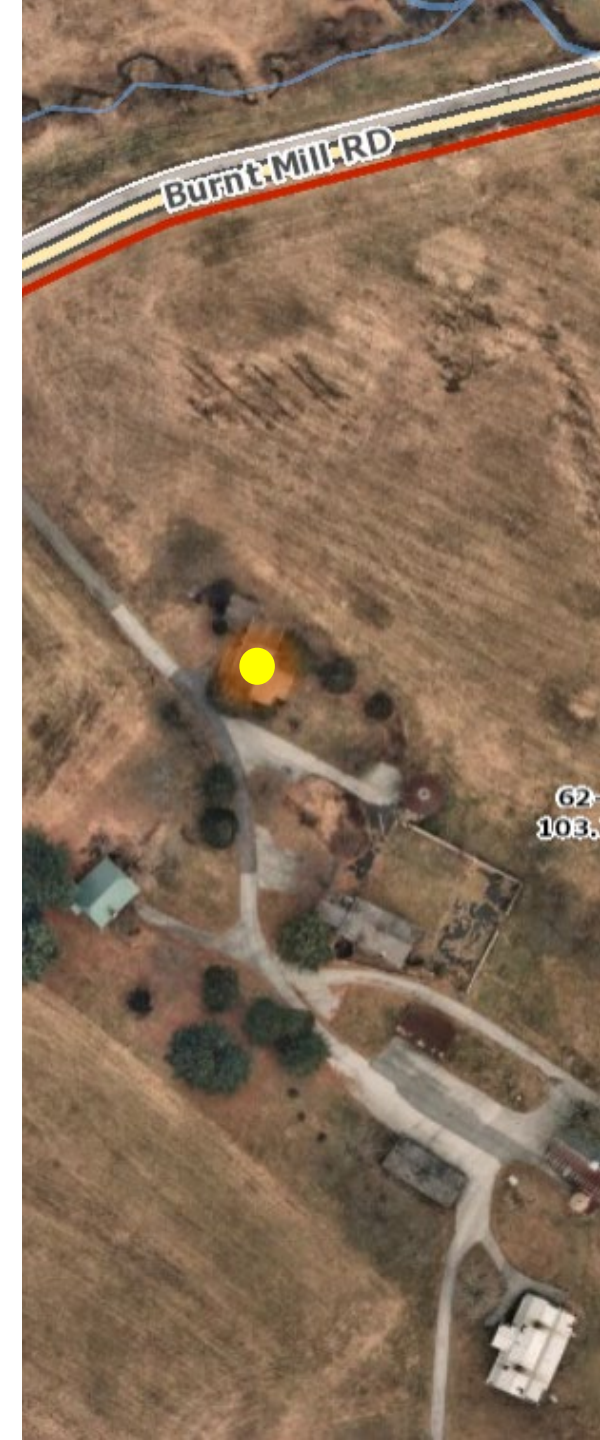
- Vinyl sheets over windows will improve the appearance of the house and make it appear inhabited

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
\$25,670	\$19,234	\$9,040	\$28,274

RECOMMENDATION: Stabilize with Vinyl Sheet Upgrade

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



3. Carriage House and Residence

circa 1848/changed to residence circa 1940



3. Carriage House and Residence

circa 1848/changed to residence circa 1940

Reasons to Retain Walls

- The location and orientation of the original carriage house is representative of 1800s courtyard farming/retaining the foundation has historic significance
- The structure was converted to a residence around 1940 diminishing its historic value

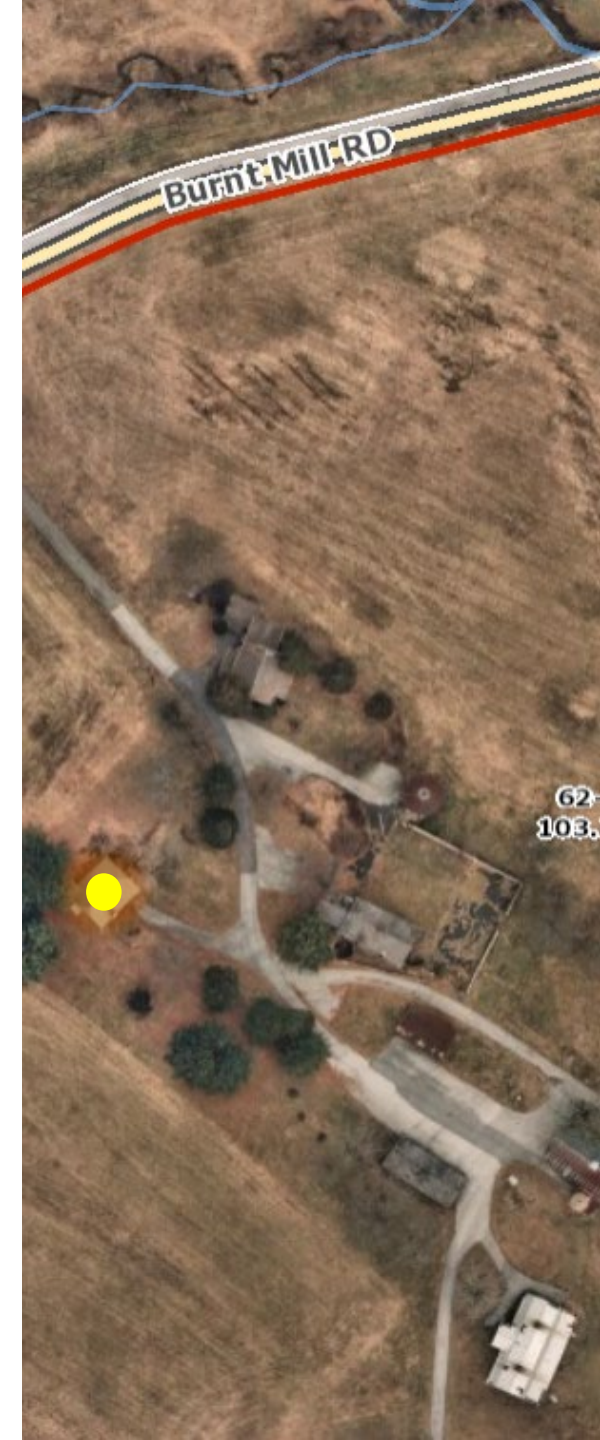
Comparative Costs**

Demolition	Stabilize	Upgrade	Recommendation
\$36,589	*	N/A	\$36,589

RECOMMENDATION: Demolish Building / Stabilize Stone Foundation Walls

*Recommendation includes cost of demo and stabilization of foundations walls.

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



4. Metal Silo

circa 1930



4. Metal Silo

circa 1930

Reasons to Stabilize

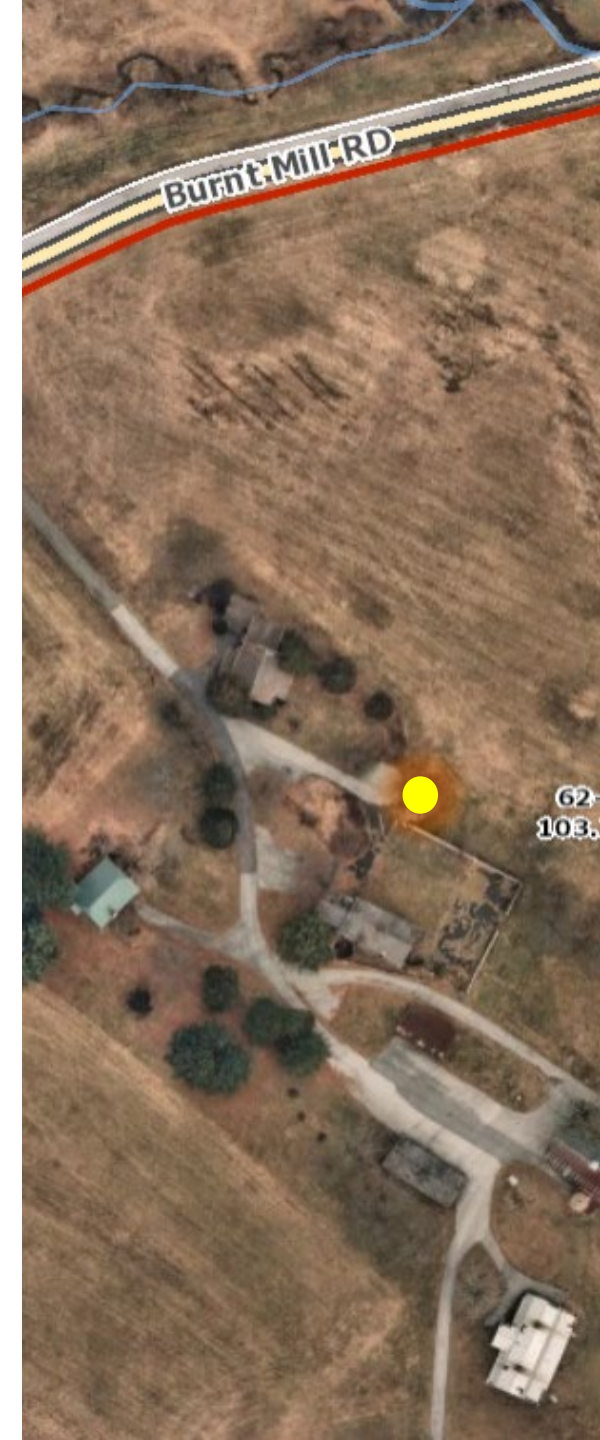
- Silo is highly recognizable to public as a mainstay of the farm
- Structure is in serviceable condition

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
\$15,616	\$15,488	\$21,376	\$15,488

RECOMMENDATION: Stabilize (No Upgrades)

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



5. Barn

circa 1925



5. Barn

circa 1925

Reasons to Demolish

- The Structure is unsound
- Building is replacement to original barn and is of limited historic value

Other Observations

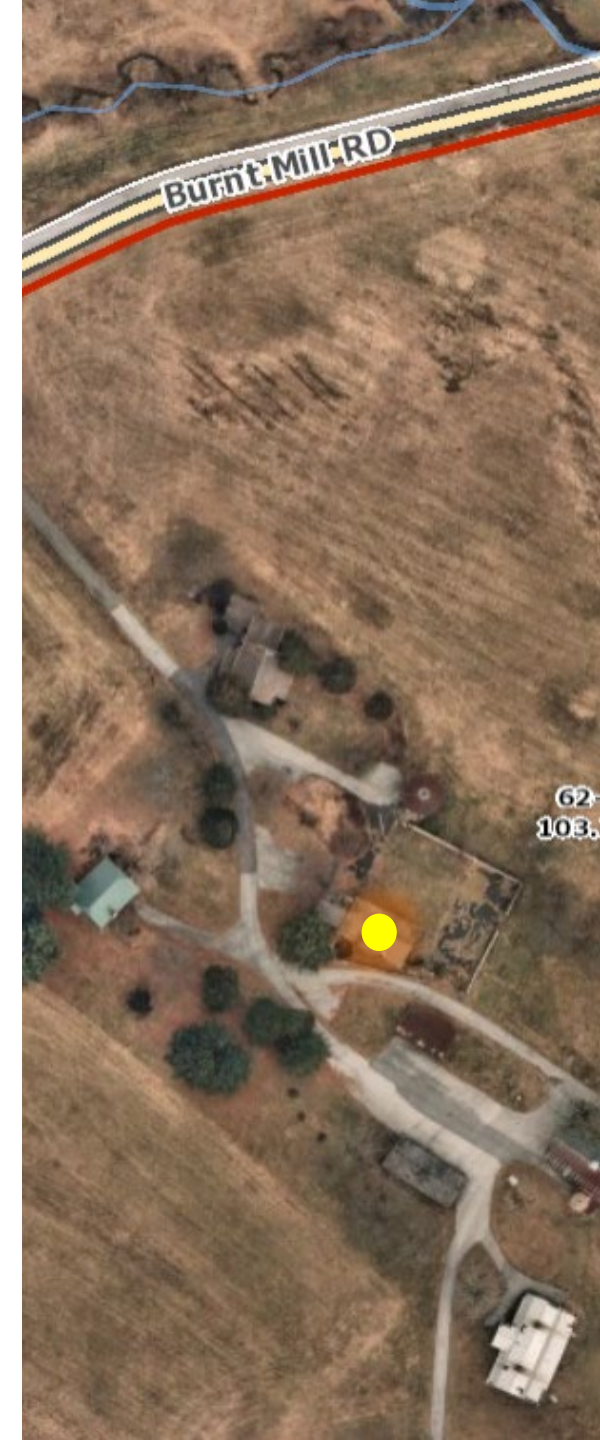
- Structure sits on stone foundation which is possibly wall of original circa 1848 barn
- Board and batten siding and bead ceiling boards may be salvageable

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
\$41,037	N/A	N/A	\$41,037

RECOMMENDATION: Demolish / Salvage Boards

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



6. Silo Base

circa 1925?



6. Silo Base

circa 1925?

Observations

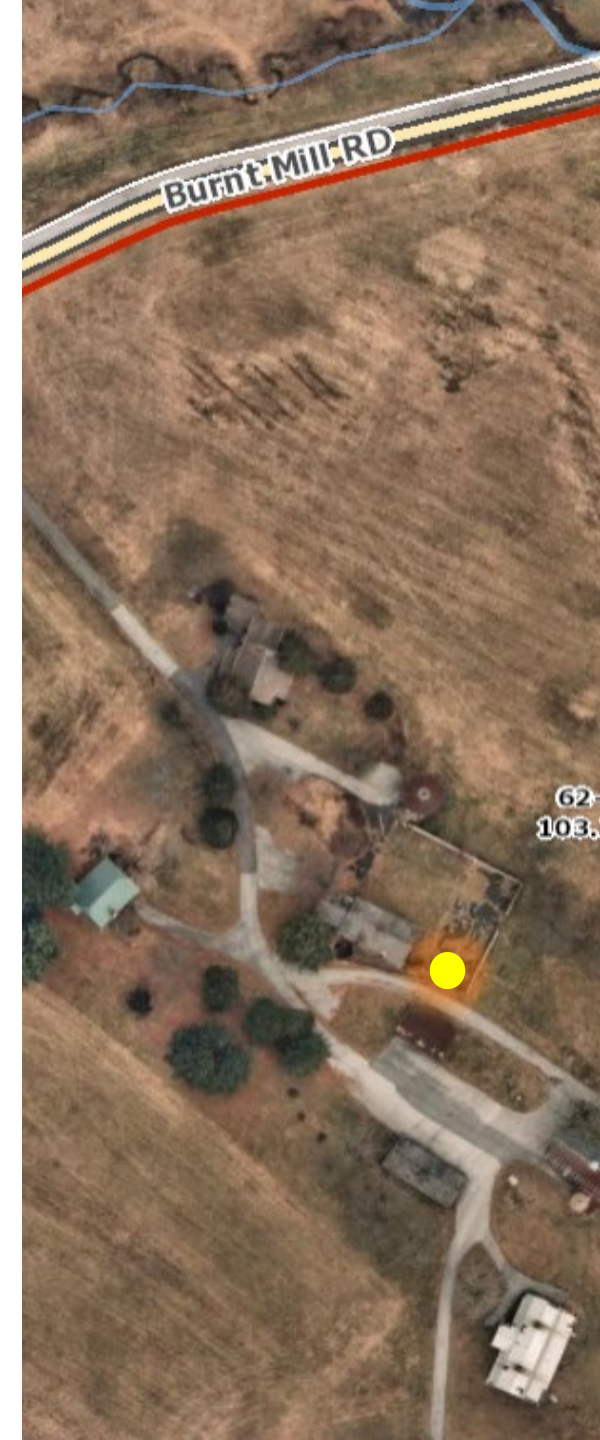
- Cement silo base shows location of removed silo
- No action is necessary

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
N/A	N/A	N/A	\$0

RECOMMENDATION: Retain As Is

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



7. Stone Walls

circa 1848



7. Stone Walls

circa 1848

Reasons to Stabilize

- The walls encompass the area of the original barn and courtyard from 1848. It is the only remnant from the farm's livestock raising period
- Space can have multiple uses

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
N/A	\$11,098	N/A	\$11,098

RECOMMENDATION: Stabilize

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



8. Equipment Shed

circa 1940



8. Equipment Shed

circa 1940

Reasons to Demolish

- Structure is unsound
- Building is of limited historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$5,709	N/A	N/A	\$5,709

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



9. Gable Shed (Stable/Workshop)

circa 1925



9. Gable Shed (Stable/Workshop)

circa 1925

Reasons to Stabilize

- The barn represents the dairy farming period
- Building might be used for multiple purposes in the future

Other Observations

- The wood siding is salvageable if the building is demolished

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$17,344	\$35,277	\$28,680	\$35,277

RECOMMENDATION: Stabilize (No Upgrades)

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



10. Pony Barn (Cow Barn)

circa 1925 with circa 1940 addition



10. Pony Barn (Cow Barn)

circa 1925 with circa 1940 addition

Reasons to Stabilize

- Building reflects a gambrel roof design with dutch doors
- The barn represents the dairy farming period with attached cow runs
- Building might be used for multiple purposes in the future

Other Observations

- The wood siding is salvageable if the building is demolished

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$36,672	\$38,131	\$40,357	\$38,131

RECOMMENDATION: Stabilize (No Upgrades)

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



11. Concrete Silo

circa 1940



11. Concrete Silo

circa 1940

Reasons to Demolish

- Structure is unstable with potential for collapse
- Structure has limited historic value

Other Observations

- Structure must be demolished by hand to prevent damage to Pony Barn
- Most of cost is due to weight of materials

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$39,309	N/A	N/A	\$39,309

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



12. Small Shed

circa 2013



12. Small Shed

circa 2013

Observations

- Shed is usable by Emergent Abundance
- There is no historical value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
N/A	N/A	N/A	\$0

RECOMMENDATION: Retain As Is

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



13. Wood Fencing

circa twentieth century



13. Wood Fencing

circa twentieth century

Reasons to Demolish

- In poor condition
- There is limited historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$4,160	N/A	N/A	\$4,160

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



14. Concrete and Metal Fencing (Cow Run)

circa 1848



14. Concrete and Metal Fencing (Cow Run)

circa 1848

Reasons to Stabilize

- Metal fencing is representative of dairy farming

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$3,584	\$2,152	N/A	\$2,152

RECOMMENDATION: Stabilize

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



15. Loafing Barn

circa 1955



15. Loafing Barn

circa 1955

Reasons to Demolish

- In poor condition
- There is limited historic value

Other Observations

- Emergent Abundance would like to retain the concrete base and cinder block walls for fertilizer storage

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$28,909	N/A	N/A	\$28,909

RECOMMENDATION: Demolish / Retain Floor & Cinder Walls

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



16. Turkey Slaughter and Residence

circa 1940 with circa 1955 additions



16. Turkey Slaughter and Residence

circa 1940 with circa 1955 additions

Reasons to Demolish

- No uses for structure
- There is limited historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$64,525	N/A	N/A	\$64,525

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



17. & 18. Residences

circa 1940



17. & 18. Residences

circa 1940

Reasons to Demolish

- No uses for structures
- There is limited historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$26,688 (each)	N/A	N/A	\$53,376 (for both)

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



19. Shed

circa 1940



19. Shed

circa 1940

Reasons to Demolish

- Structure is unsound
- There is limited historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$4,909	N/A	N/A	\$4,909

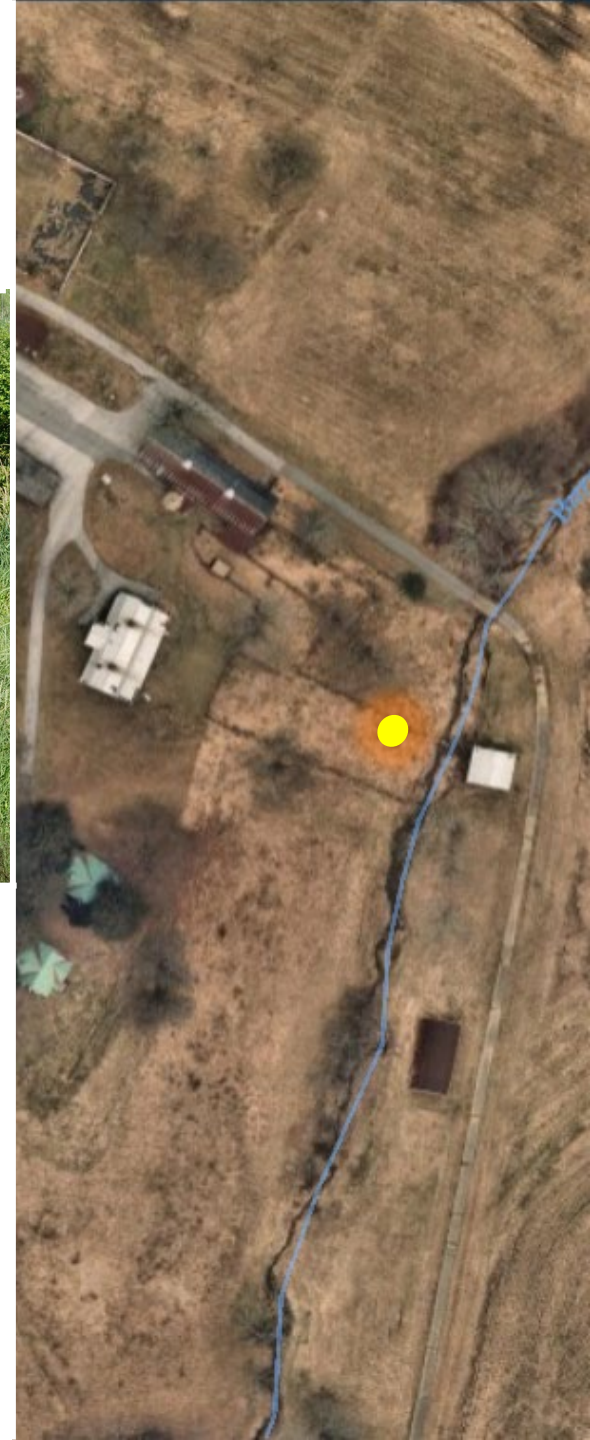
RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



20. Small Shed

circa 2003



20. Small Shed

circa 2003

Observations

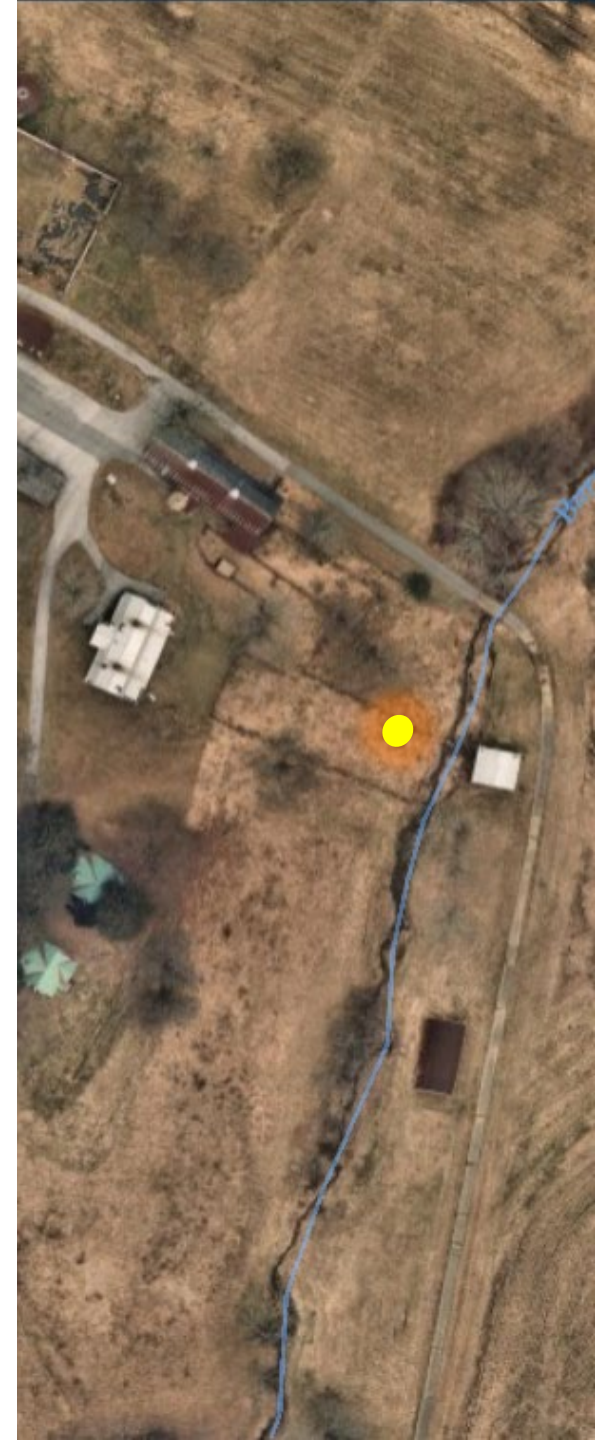
- Shed is usable by Emergent Abundance
- There is no historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$794	N/A	N/A	\$0

RECOMMENDATION: Retain As Is

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



21. Springhouse

circa nineteenth century



21. Springhouse

circa nineteenth century

Observations

- The Springhouse has retained its historic value and still has running water
- Clearing brush is recommended

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
N/A	N/A	N/A	\$0

RECOMMENDATION: Retain As Is

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



22. Garage

circa 1955



22. Garage

circa 1955

Reasons to Demolish

- Structure has limited usability
- There is no historic value

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$15,789	N/A	N/A	\$15,789

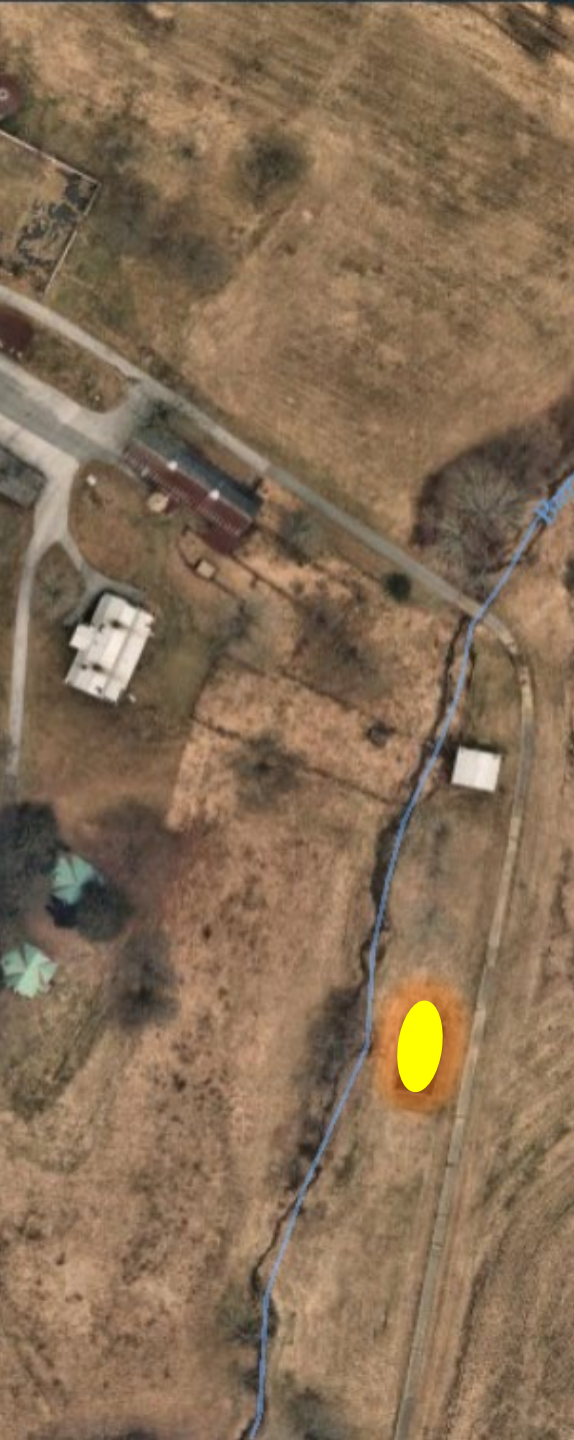
RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



23. Quonset Hut Shed

circa 1945



23. Quonset Hut Shed

circa 1945

Reasons to Demolish

- Structure has limited usability

Other Observations

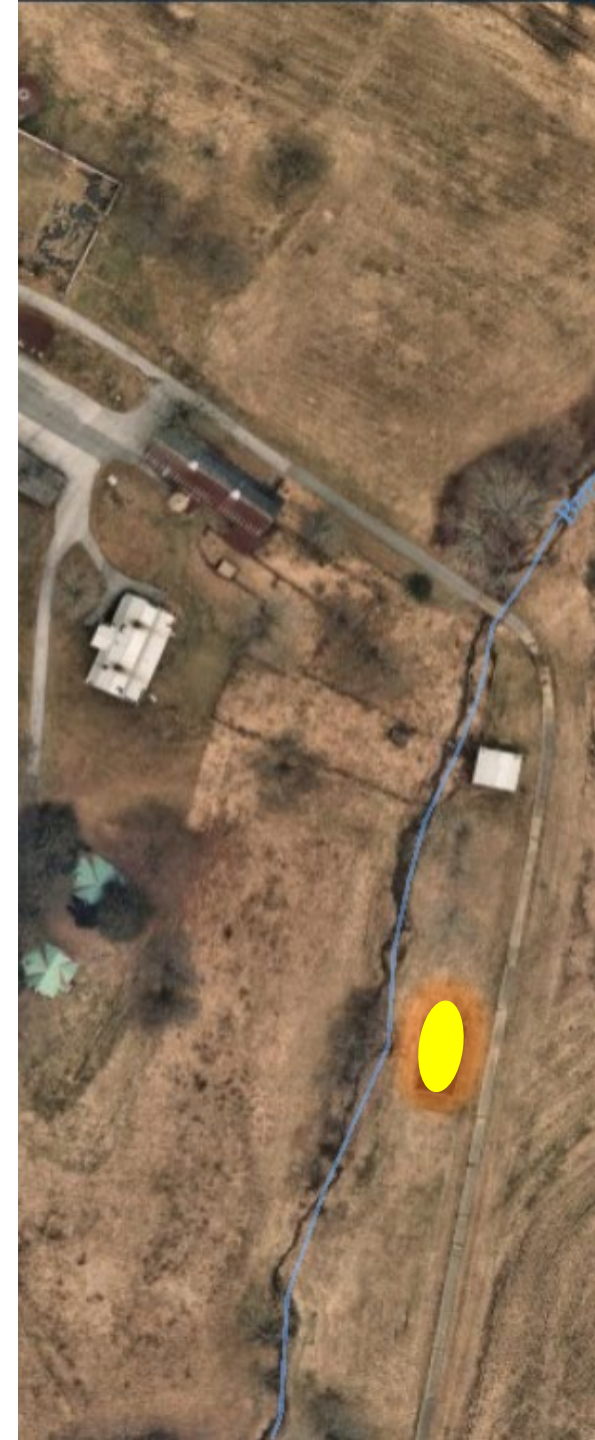
- KTHC has not been able to substantiate story of this structure housing World War II prisoners of war
- Old pictures suggest it was originally a four-stall garage

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
\$8,704	18,778	N/A	\$8,704

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



24. Open Shed

circa 1950



24. Shed

circa 1950

Reasons to Demolish

- Structure has limited usability and is unsound; not worth repairing
- There is no historic value

Comparative Costs*

Demolition	Stabilize	Upgrade	Recommendation
\$14,509	N/A	N/A	\$14,509

RECOMMENDATION: Demolish

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



25. Wood Bridge

date unknown



25. Wood Bridge

date unknown

Observations

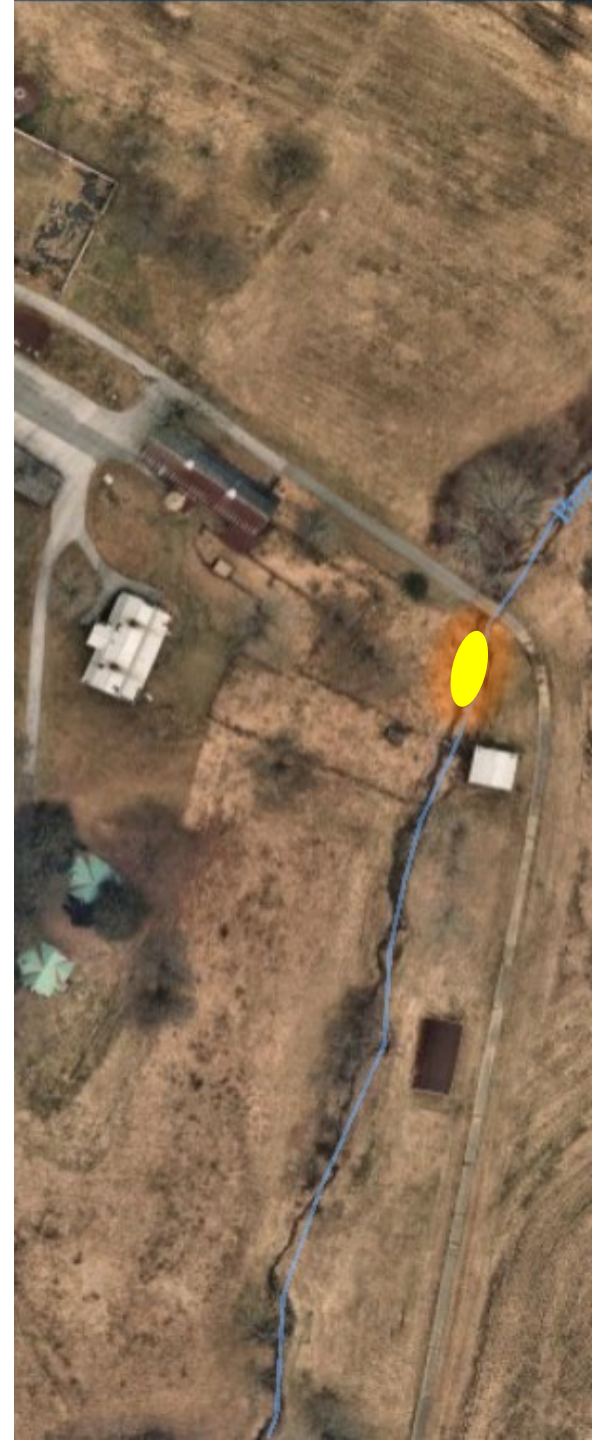
- Engineer's assessment is needed to determine usability for demolition equipment

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
N/A	TBD	N/A	TBD

RECOMMENDATION: Retain As Is (or Possibly Reinforce Pending Engineering Report)

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



26. & 27. Concrete Livestock Ramps

circa twentieth century



26. & 27. Concrete Livestock Ramps

circa twentieth century

Reasons to Retain

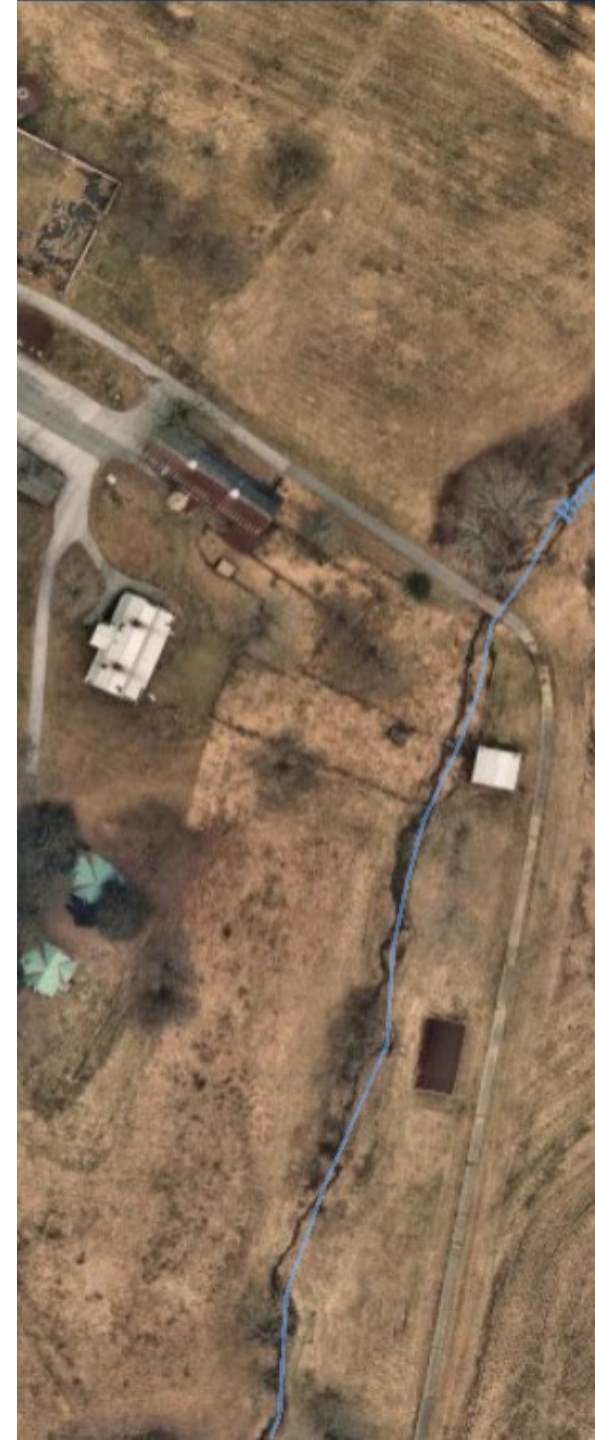
- Livestock ramps are characteristic of the dairy phase of Spar Hill
- No stabilization costs

Comparative Costs *

Demolition	Stabilize	Upgrade	Recommendation
N/A	N/A	N/A	\$0

RECOMMENDATION: Retain As Is

*All cost estimates are from the R&B report + 28% to account for prevailing wage requirements and bonding costs



CONCLUSIONS

- The total of all KTHC Recommendations is \$478,210*
- It's important to note that the cost of the structures to be stabilized is \$142K, or 30% of the total.
- We are recommending only 4 large structures be stabilized
 - Main Residence, Metal Silo, Gable Shed, Pony Barn
 - The remainder of the items are either relatively small structures or historical remnants – foundations, partial walls, concrete structures
- The cost of the structures to demolish is \$336K, or 70% of the total

Stabilize	\$142,626	30%
Demolish	\$335,584	70%
Grand Total	\$478,210	

- If all structures were demolished, the total is estimated at \$437,683.

*This does not include any costs for the Wood Foot Bridge (number 25)





3 Carriage House

4 Metal Silo

5 Barn

7 Stone Wall

6 Silo Base

8 Equipment Shed

9 Gable Shed

10 Pony Barn

11 Concrete Silo

12 Small Shed 1

15 Loafing Barn

13 Wood Fence

25 Wood Bridge

16 Turkey Slaughter

20 Small Shed 2

21 Spring House

22 Garage

438 Burnt

17 Tenant House 1

18 Tenant House 2

Google 19 Shed

23 Quonset Shed

Exhibit 1:

The total of all
KTHC

Recommendations
is \$478,210

Stabilize	\$142,626	30%
Demolish	\$335,584	70%
Grand Total	\$478,210	

Building		R&B Estimate + Prevailing Wage & Bonding Estimates (+28%)				
	Description	Demolition	Stabilization	Upgrades	KTHC Recom	Action
1	Smoke House	\$2,419	\$12,206	\$1,270	\$12,206	Stabilize
2	Main Residence	\$25,670	\$19,234	\$9,040	\$28,274	Stabilize w/ upgrades
3	Carriage House	\$36,589			\$36,589	Demo bldg / Stabilize foundation
4	Metal Silo	\$15,616	\$15,488	\$21,376	\$15,488	Stabilize
5	Barn	\$41,037			\$41,037	Demolish / Salvage Boards
6	Silo Base	\$0			\$0	Retain As Is
7	Stone Wall		\$11,098		\$11,098	Stabilize
8	Equipment Shed	\$5,709			\$5,709	Demolish
9	Gable Shed	\$17,344	\$35,277	\$28,680	\$35,277	Stabilize
10	Pony Barn	\$36,672	\$38,131	\$40,357	\$38,131	Stabilize
11	Concrete Silo	\$39,309			\$39,309	Demolish
12	Small Shed 1	\$0			\$0	Retain As Is
13	Wood Fence	\$4,160			\$4,160	Demolish
14	Metal Fence	\$3,584	\$2,152		\$2,152	Stabilize
15	Loafing Barn	\$28,909			\$28,909	Demolish / Retain Floor & Cinder Walls
16	Turkey Slaughter	\$64,525			\$64,525	Demolish
17	Tenant House 1	\$26,688			\$26,688	Demolish
18	Tenant House 2	\$26,688			\$26,688	Demolish
19	Shed	\$4,909			\$4,909	Demolish
20	Small Shed 2	\$794			\$0	Retain As Is
21	Spring House	\$0			\$0	Retain As Is
22	Garage	\$15,789			\$15,789	Demolish
23	Quonset Shed	\$8,704	\$18,778		\$8,704	Demolish
24	Open Shed	\$14,509	TBD		\$14,509	Demolish
25	Wood Bridge		TBD			Retain As Is (or Possibly Reinforce Pending Engineering Report)
26	Concrete & Livestock Ramps				\$0	Retain As Is
27	Whole Site Clean-up	\$18,061			\$18,061	Clean-up
Total		\$437,683	\$152,364	\$100,723	\$478,210	



Exhibit 2: The recommended stabilization totals \$146,626

Building		R&B Estimate + Prevailing Wage & Bonding Estimates (+28%)	
▼	Description ▼	KTHC Recom ▼	Action ▼
1	Smoke House	\$12,206	Stabilize
2	Main Residence	\$28,274	Stabilize w/ upgrades
4	Metal Silo	\$15,488	Stabilize
6	Silo Base	\$0	Retain As Is
7	Stone Wall	\$11,098	Stabilize
9	Gable Shed	\$35,277	Stabilize
10	Pony Barn	\$38,131	Stabilize
12	Small Shed 1	\$0	Retain As Is
14	Metal Fence	\$2,152	Stabilize
20	Small Shed 2	\$0	Retain As Is
21	Spring House	\$0	Retain As Is
25	Wood Bridge		Retain As Is (or Possibly Reinforce Pending Engineering Report)
26 & 27	Concrete & Livestock Ramps	\$0	Retain As Is
Total Stabilize		\$142,626	



Exhibit 3: The recommended demolition totals \$335,584

	Structure	R&B Estimate + Prevailing Wage & Bonding Estimates (+28%)	
	Description	KTHC Recom	Action
3	Carriage House	\$36,589	Demo bldg / Stabilize foundation
5	Barn	\$41,037	Demolish / Salvage Boards
8	Equipment Shed	\$5,709	Demolish
11	Concrete Silo	\$39,309	Demolish
13	Wood Fence	\$4,160	Demolish
15	Loafing Barn	\$28,909	Demolish / Retain Floor & Cinder Walls
16	Turkey Slaughter	\$64,525	Demolish
17	Tenant House 1	\$26,688	Demolish
18	Tenant House 2	\$26,688	Demolish
19	Shed	\$4,909	Demolish
22	Garage	\$15,789	Demolish
23	Quonset Shed	\$8,704	Demolish
24	Open Shed	\$14,509	Demolish
	Whole Site Clean-up	\$18,061	Clean-up
	Total Demolish	\$335,584	

