

APPENDIX

Barnitz Mill Rehabilitation and
Restoration Assessment

BARNITZ MILL REHABILITATION AND RESTORATION

MARCH 10, 2021

TO: Dickinson Township
219 Mountain View Road
Mt. Holly Springs, PA 17065

OBSERVATION AND CHALLENGES

As noted in the structural engineers report, the last efforts to stabilize the structure were completed in 2000 and subsequent recommendations from C.S. Davidson, Inc. in 2012 to repair foundation walls, columns supports and framing were never implemented. The building as suffered continuing deterioration as a result of water infiltration and weathering. As the building sits unused it will continue to require increasing investments in order to prevent further degradation and collapse.

There are some challenges other than the structural deterioration to overcome in thinking about potential uses for the building. The first is the building may sit within the one hundred year floodplain and any improvements would need to take into account FEMA's guidelines for flood-proof or flood-resistant construction. A flood certificate would be required to determine the floor elevations. Any potential reuse for commercial purposes would need to address accessibility throughout the building through the use of elevators or ramps. Emergency exits from upper levels would also need to be considered and some potential uses may require installation of sprinkler systems.

Though the mill site has a long history dating back to 1768, the structure in its current form dates back to the 19th century. The current boarded up state of the structure not only detracts from the beautiful park setting but may a liability to the township. The goal of this report is to look at several ways to not just maintain the status quo, but to give new life to this historic structure and potential income streams from rental to the township that would be compatible with its location in the park. We see a few different approaches based on different levels of investment. Note that these options and potential budgets are for conceptual purposes and are to serve as rough guidelines for the decision making process but a more in depth analysis should be performed before deciding the viability of these options.

OPTION 1 - FULL RENOVATION AND POSSIBLE ADAPTIVE REUSE

3 STORIES - APPROX. 6270 SF

BUDGET ~\$1,250,000-1,500,000



This option is a complete renovation and restoration of the entire existing structure to serve as a living museum or adaptive reuse as a limited non-residential use. There are different code implications depending on the use which may require the installation of sprinkler systems or an elevator.

- Foundation stabilization outlined in structural report
- Frame stabilization outlined in structural report and possible reinforcement depending on reuse
- Floodproofing
- Exterior Shell Including siding repair, window repair or replacement, roofing and insulation
- Egress Stairs
- HVAC, Electrical, and Plumbing
- Accessible entrance and potentially elevators (depending on use)
- ADA Restrooms (depending on use)
- Sprinkler System (depending on use)
- Existing septic analysis and or upgrade
- Sitework and Parking

OPTION 2 - PARTIAL RENOVATION FIRST FLOOR EVENT SPACE

GROUND FLOOR - APPROX. 2090 SF

BUDGET ~\$600,000-850,000



This option is a complete renovation and restoration of the building shell to preserve the historical character from the exterior but reimagines the interior as a vaulted event space. Installation of a new interior slab for the first floor and the removal of the second floor platform to create a vaulted interior space with two rows of windows. The third floor could be preserved as storage and support space but by only occupying the first floor we avoid the need for emergency exit stairs and elevators and the expense of repairing the second floor framing which has largely collapsed at one end. This kind of space could be outfitted for weddings, concerts or meetings.

- Foundation stabilization outlined in structural report
- Frame stabilization outlined in structural report and modification for vaulted first floor
- Floodproofing
- Exterior Shell Including siding repair, window repair or replacement, roofing and insulation
- HVAC, Electrical, and Plumbing
- Accessible entrance
- ADA Restrooms
- Sprinkler System (depending on use)
- Existing septic analysis and or upgrade
- Sitework and Parking

OPTION 3 - DECONSTRUCTION AND OPEN AIR EVENT SPACE

GROUND FLOOR - APPROX. 2090 SF

BUDGET ~\$75,000-150,000



This option is aimed at preserving what's left of the original structure by dismantling the frame down to the foundation. Preserving the foundation allows the opportunity for education about the history of the mill and preserves its presence in the park without the cost of restoration. The timbers could be stored for reuse or relocation or sold to offset some of the costs. The idea is to repair and preserve the stone foundation walls with its arches and window openings and create a new concrete slab interior to create a space for outdoor wedding or concerts. This option could include some lighting and electrical connections to support these uses and could be paired with a removable tent to increase versatility. As an open air pavilion, this concept could make use of restroom facilities already planned for the park and would avoid the need for additional facilities.

- Foundation stabilization outlined in structural report
- Removal of structural timber frame for reuse
- Electrical
- Accessible access
- Limited Sitework

SUMMARY

Though outside the scope of this project, our recommendation would be for the township to conduct a survey of the township's future growth and spatial needs to determine which of the uses could justify the stabilization and adaptation of the structure and serve the township and its residents in a meaningful way.

Sincerely,

Joshua Dourte