

THORNBURY TOWNSHIP (CHESTER COUNTY)
HISTORIC PRESERVATION COMMISSION
August 11, 2016

Present: Molly Morrison, Michele Thackrah, Kris Walker (chair), Dick Webster.
Judy Lizza, township manager

1. Approval of Minutes

The minutes of June 15, 2016, were approved as revised.

2. Draft MOU from Preservation Alliance of Greater Philadelphia

The draft of the Memorandum of Understanding from the Preservation Alliance of Greater Philadelphia was approved as revised. Kris Walker will email it to Amy Ricci.

3. Logo

Work on the logo design is presently on hold.

4. HPC Ordinance

The Historic Preservation Commission ordinance is still under legal review.

5. Historic Resource Impact Study for Rokeby Farms Sub-Division

The Rokeby Farms Subdivision will impact four surrounding properties:

1. 1 Huntrise Lane (historically called Rokeby Stable),
2. 2 Huntrise Lane (historically called Rokeby Hay Barn),
3. 3 Huntrise Lane (historically called Rokeby Carriage Barn),
4. 4 Huntrise Lane (historically called Rokeby Tenant House).

The property which may suffer the greatest impact is 4 Huntrise Lane, the former Tenant House. Thornbury Township Historic Preservation Commission (HPC) would like further information regarding the impacts at this property, including but not limited to:

1. HPC requests that the Hay Barn be included on the actual plans submission.
2. Discussion of the existing driveway has occurred at the Planning Commission as well as on the property tour with HPC members. Please provide the HPC with the actual plans for the driveway for 4 Huntrise Lane. What are the impacts of the changes to the driveway and to the structures at 4 Huntrise Lane, including the barn and the tenant house? If the driveway is extinguished, would access to the property be through the driveway of 2 Huntrise Lane? Can emergency vehicles pass through the wall entrance at 2 Huntrise Lane to access 4 Huntrise Lane if the access is changed? (Additional comment from the Fire Marshal may be needed regarding this issue.)
3. Are any other changes being proposed to the 4 Huntrise Lane or 3 Huntrise Lane properties?

In general, please comment on the impact the development will have on the properties

1 through 4 Huntrise Lane with respect to architectural integrity, historic setting, and future use. Also include a general description of the effect of noise, traffic, and any other impacts generated by the change on each historic resource.

Historic Properties Identified on the Property 1200 South Concord Road

1. **Stone Wall** located along S. Concord Road

- a. HPC is requesting documentation of the current structure, including but not limited to photographs, identification of the stone and mortar mixes, and date of the construction and by whom.
- b. HPC would like a submission of the new entrance design. The submission should also include the method of demolition of the existing wall, the dimensions of the new entrance, the new design of pillars or other propose entrance features, and the contractor who will be utilized for the demolition and new construction.
- c. What are the plans for the existing wall? Will the entire wall be evaluated and restored?
- d. Consideration should be given to re-purposing the stone from the entrance demolition, creating a new landscape feature somewhere on the property.
- e. How will the future maintenance of the wall be conveyed to the new property owners?
- f. HPC recommends that the wall maintenance be included as a note on the signature page of the plan and as a written agreement for future property owners.

2. **Trees** on the proposed development

- a. During the property tour and on the plans, a number of mature trees were identified.
- b. HPC requests further clarification as to which trees are to be protected during construction. It was agreed during the tour that trees would be identified (either to be demolished or protected) with ribbons. After the identification is completed, the HPC would be invited to the site. Please let us know when you can have this project completed for review and comment.
- c. It is recommended that the trees to be protected also be identified as to species, location on the site, and estimated age.

3. **Archaeological Resources**

Given the possibility of unknown historic archaeological resources on the proposed development site, HPC recommends that an archival research and field study be conducted to determine the appropriate locations for archaeological monitoring. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered material and workers should avoid altering the material and context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Historic-period resources include stone or adobe foundations, wall structure remains with square nails, and refuse deposits or bottle dumps that are often located on old wells or privies.

6. **The Gander**

Dick Webster will write a piece on the Thornbury Estates sub-division for the winter 2016 or spring 2017 issue of *The Gander*.

Richard J. Webster
Commission Secretary

Next Meeting: September 14, 2016, 7 P.M.

APPROVED: SEPT 14, 2016