

THORNBURY TOWNSHIP (CHESTER COUNTY)
HISTORIC PRESERVATION COMMISSION
January 9, 2019

Present: Fran Ley, Randell Spackman, Michele Thackrah, Adam Travetti, Dick Webster.
Judy Lizza, township manager.

1. Approval of Minutes

The minutes of September 12, 2018, were approved as distributed.

2. 4 Huntrise Lane

Scott Megill sent an email to the Historic Preservation Commission (HPC) stating that he intends to apply for a zoning variance for 4 Huntrise Lane and is seeking the HPC's support for that variance. He acknowledges that he "will need to work with the HPC with the design of the structures"

Two historic resources, the cottage and the barn, currently stand on 4 Huntrise Lane, and Mr. Megill proposes to renovate the cottage and convert the barn to a residence. The township's zoning ordinance allows for a single-family residence on that property. Mr. Megill's proposal would have two one-family dwellings on that one property, hence the need for a zoning variance.

After extensive discussion, the HPC reached agreement on six points.

- HPC encourages updating the two buildings and will not oppose a variance to have two single-family dwellings on the one lot.
- HPC strongly suggests that the design process will include the HPC in the planning in order to increase the project's collaborative success.
- HPC has serious concerns about the project's details to date.
 - 1) The HPC would request at the Zoning Hearing Board that if the variance is granted, then the HPC would reserve its right to approve the design of the cottage and the barn. The historical and architectural integrity of the buildings is of critical importance; in fact, it is essential.
 - 2) The HPC would need more precise information regarding plans for the use or re-use of any material that may be removed from the buildings during renovations.
 - 3) Renovations and alterations need to mitigate the historic resource values and include period design features.
- The HPC and the township need more discussions with Mr. Megill regarding the use of the cottage and the barn.
 - 1) The HPC discourages that one building should become a rental unit. At the time of the zoning variance hearing, any decision should include use restriction. HPC encourages further discussions among the applicant, the HPC, and the Board of Supervisors.
 - 2) The HPC encourages Mr. Megill to continue to seek alternative uses for

the barn other than as a principal residence. The barn might be used for personal recreation, such as an indoor basketball court, extended game room, personal spa/retreat, work shop, or a crafts/art studio. The focus of the cottage as the principal residence and the barn as an accessory building could have many benefits and may simplify the process.

- The HPC requests that the cottage's front façade be preserved in the renovation and design. Expansion of the residence would be expected to occur at the rear of the building. The rear of the existing building may be demolished as well as the latest small addition.
- The HPC continues to encourage the dialogue that has begun and is willing to have future meetings and discussions with Mr. Megill.

3. Squire Cheyney Springhouse

It has been pointed out that the windows' woodwork is deteriorating. The HPC will investigate in the spring.

4. 1357 Westtown-Thornton Road

Barbara Zippi Ochs has invited the HPC to visit her house. The HPC will find a mutually convenient time for a spring visit.

5. Commision Re-organization

Michele Thackrah was elected chairperson. Adam Travetti was elected vice-chairperson. Dick Webster was elected secretary.

The commission will continue to meet at 7 P.M. on the second Wednesday of every third month (quarterly).

6. Commission Goals for 2019

The commission discussed goals for the coming year and suggestions for involving Township residents in its mission.

Richard J. Webster
Commission Secretary

Next Regular Meeting: Wednesday, March 13, 2019, 7 P.M.