



# ***East Fallowfield Historical Commission***

## ***Approved Meeting Minutes***

***October 1, 2014***

### **I. Call to Order**

- Meeting called to order at 6:35pm

### **II. Meeting attendance**

- Joe McCormick, Garth Monaghan, Sue Monaghan, Buddy Rhoades, and Fred Bissinger present. Arthur DeLeo and Lee Schlingmann absent. Quorum met.

### **III. Review of minutes of prior meeting**

- Unanimous vote to adopt minutes of September 3, 2014 meeting as “approved”.

### **IV. Discussion – Open Issues**

- **Mortonville Bridge** –potential for additional work to change the façade of interior side of concrete “jersey barrier” walls to be more in keeping with original appearance.
    - i. Buddy Rhoades had previously indicated that he would attempt to contact Senator Dinnimin’s office to review the status of the bridge and see about potential for making modifications. No further actions since last meeting.
  - **Frog Hollow Bridge (Speakman’s No. 1 Covered Bridge)** – construction scheduled to commence later this year.
    - i. Construction work to renovate the bridge has not yet commenced, although PennDOT had previously stated construction would begin in the Fall of 2014.
    - ii. Joe McCormick will request an updated construction schedule from the Project Manager.
  - **Historic Resource Map and Windshield Survey** – modifications to the Windshield Survey are needed.
    - i. Sue Monaghan located a disc with the survey, the information can now be updated as required.
    - ii. No modifications made as yet.
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- **Website Additions** – HC plans to enhance the Township website appeal by adding photos and other information pertaining to the Township’s historic resources.
  - i. The HC has been advised to propose the website modifications to the Board of Supervisors for approval. Buddy Rhoades noted that he had canvassed members of the Board of Supervisors, and had not heard any objections to placing information on the website.
  - ii. Website coordinator is able to upload pictures and information. There is a nominal charge for doing so. Sue Haldeman had previously spoken to Lee Schlingmann about how this might be accomplished, and she also told Lee she has no contractual agreement with the Township that provides such work is done without additional cost (the Historical Commission had previously been told there might be a contract under which this work could be accomplished without additional cost).
  - iii. Joe McCormick had previously stated he would put something together for the BOS to review relative to the information the HC would like to put on the Township’s website for their next meeting. This will be accomplished prior to the next meeting.
- **Electronic Storage of Historical Commission documents and records** – discussed the idea of scanning and preserving documents to electronic media to prevent loss or damage of the records. This will be an ongoing project, further meetings will discuss the means and methods.

**V. Discussion - New Business**

- **2935 Strasburg Road** – Property owner, Charles, and contractor, Ed appeared before the Historical Commission by request to discuss proposed renovation of the property. The permit applicant was referred to the Historical Commission by Rob McLarnon.
  - i. The property has been determined by the Historical Commission to be a Class II historic resource within the Township, part of the Strasburg Road Thematic District, identified as a Pennsylvania Farmhouse, built approximately in 1796, and previously known as the Anthony Burton House.
  - ii. The HC reviewed the plans presented, and asked questions of the owner and his contractor. The HC has no specific objections to the interior demolition and renovation work as presented, although there were questions as to floor plan layout.
  - iii. The exterior renovations are extensive, and the HC did take exception to the proposed front or street elevation. The plans as presented include two large dormers to be placed on the new roof facing Strasburg Road. The HC members agreed that this modification would completely alter the appearance of the

structure such that it would bear little or no resemblance to the original historic resource. The Historical Commission recommended that the owner reconsider his plans.

- iv. In discussion as to why the owner felt it necessary to add the dormers, his response was two-fold. First of all, it was mentioned that the renovated appearance and additional floor space would make the property more marketable. Secondly, the contractor stated that the existing ceiling height at each level was too low. Adding the dormers would enable them to increase the ceiling height at each floor. The HC suggested that they could raise the elevation of the roof ridge, and perhaps increase window size proportionally to maintain the appearance of the original structure.
  - v. HC member Fred Bissinger offered to meet with the owner and his contractor at the property and offer suggestions.
  - vi. Joe McCormick will advise Rob McLarnon of the commission's deliberations on the permit application plans presented.
- **2960 Strasburg Road** – the owner of the proper, Calvin Swartzentruber, appeared before the Historical Commission at his request to discuss proposed renovation and remodeling of the structure at his address.
    - i. Mr. Swartzentruber had appeared before the Historical Commission at the September 3, 2014 meeting as well to discuss his proposed renovations.
    - ii. The Historical Commission had previously determined that the property is listed as a Class II historic resource within the Township, built approximately in 1860, and previously known as the Mt. Carmel School, one of the Townships existing former one-room schoolhouses. The structure is included in the Strasburg Road Thematic District.
    - iii. Mr. Swartzentruber discussed his proposed plan to demolish the existing enclosed porch on the property to gain access to the sub-grade level where certain utilities presently exist including an oil storage tank, electrical service panel, etc. This demolition would allow him to replace equipment and gain access to the walls he plans to restore.
    - iv. The Historical Commission commented that the removal of the porch did not appear to detract from the original characteristics of the architectural appearance characteristic of a one-room schoolhouse, but noted that an official review would require a permit application with the appropriate details of the work proposed included.
    - v. Mr. Swartzentruber asked that the Historical Commission provide its written authorization for him to proceed with the demolition activities. The HC explained
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to Mr. Swartzentruber that the Historical Commission is not empowered to provide such authorization; the role of the Historical Commission is to review proposed modifications to historic properties and make recommendations to the Board of Supervisors and/or the Building/Zoning Officer as to its opinion of the impact proposed renovation or demolition will have on an historic resource.

- vi. Mr. Swartzentruber was encouraged to prepare detailed plans of all of his proposed demolition and renovation plans, take photographs of any structure(s) he plans to demolish, and complete an application for the necessary permits for the work.
- **8 Edward Drive** – discussed the proposed addition of an open front porch to the property, replacing an existing patio, and restoring the porch structure as had existed pre-1900
  - i. Proposed construction to utilize like material and replicate the appearance of the porch that had previously existed on the house. Open porch with standing seam steel roof supported by columns, with a tongue-and-groove floor of vertical grained fir.
  - ii. The Historical Commission found that restoring the property in keeping with its original amenities was acceptable, and found no reason to challenge the proposal.

**VI. Adjourn Meeting** – meeting adjourned at 8:10pm.

Respectfully Submitted,

*Joe McCormick*

Joe McCormick  
Historical Commission Chairman