



East Fallowfield Historical Commission

Approved Meeting Minutes

March 4, 2015

I. Call to Order

- Meeting called to order at 6:30pm

II. Meeting attendance

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

III. Review of minutes of prior meeting

- Minutes of February 4, 2014 reviewed and **corrections were noted, minutes adjusted accordingly, and adopted with corrections.**

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 indicated he had further discussion with Sen. Dinnimin’s office. He was advised that they will contact him. **No communication from the Senator’s office as yet.**
 - ii. **Karen Marshall () noted that the Mortonville Bridge has regionally become an example of how not to renovate an historic bridge. She also stated that there have been inquiries as to how the appearance might be changed to make it appear similar to what it had previously looked like.**
 - iii. **The HC advised Ms. Marshall that it had discussed options for improving the appearance of the bridge, particularly adding a stone veneer to the inside of the concrete walls to suggest stone construction. A budgetary estimate had been discussed at one point. Ms. Marshall requested that any information as to the stone veneer and budget information be forwarded to her in order that she might pursue options for an improvement project. Fred Bissinger to forward information.**
 - **Frog Hollow Bridge (Speakman’s No. 1 Covered Bridge)** – construction scheduled to commence later this year.
 - i. Joe McCormick advised that construction date is yet to be determined.
 - ii. No further update available.
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- iii. **Karen Marshall indicated that all communication about the project from PennDOT seems to have ceased, despite Section 106 requirements that communication is to be ongoing. Suggested that the BOS be notified of the communication issues; might be helpful for the BOS to send a letter of inquiry.**
 - iv. **Joe McCormick will ask BOS to send a letter**
 - **Historic Resource Map and Windshield Survey** – modifications to the Windshield Survey are needed.
 - i. Joe McCormick has updated survey with new owners as available from Township records.
 - ii. **Joe McCormick has input much of the Property Owner information on to the windshield survey and made some other updates to the data**
 - **Website Additions** – HC plans to enhance the Township website appeal by adding photos and other information pertaining to the Township’s historic resources.
 - i. Joe McCormick has prepared a memo requesting that the BOS authorize the creation of additions to the Township website and/or a Facebook presence to showcase and facilitate public access to historic documents and photographs archived at the Township building. Plan to have on the next BOS meeting agenda.
 - ii. Apparently some confusion as to what the HC has proposed to do, clarification is needed.
 - iii. The HC voted to approve expenditures from the budget to add some information to the Township website to include pictures and documents. It is understood that Sue Haldeman’s rate is \$90 per hour, and she would pro-rate her time/billing. Sue’s bill should be sent to the BOS to authorize payment.
 - iv. Lee will check to determine if she still has the photos provided by the HC previously. Lee confirmed that she does have the photos.
 - v. **The Commission decided to pursue the website additions as soon as possible. Lee will email the images to Buddy via Flickr, and Buddy will provide a narrative for each picture to describe what is depicted and forward to Lee. Lee will provide the information to Sue Haldeman.**
 - **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.
 - I. **This will be an ongoing project as time permits**
 - 1) **2960 Strasburg Road** – the owner of the property has appeared before the Historical Commission at his request to discuss proposed renovation and remodeling of the structure at his address.
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- i. Limited **demolition permit** has been issued by Code Enforcement official. Demolition of front porch and presumably mechanical and electric systems as well. Siding completely removed to reveal stone walls.
 - ii. Decided that Joe McCormick should remind Rob McLarnon that the Historical Commission had taken strong exception to the replacement of the roof with a different appearance as he owner had originally proposed; it had been observed that an important aspect of the architectural significance of the “one-room school house” was the roof structure. **A memo was sent to Rob McLarnon to remind him of the HC concern with any modification of the roof structure. No response has been received.**
 - iii. **It was noted that the owner has been proceeding with the limited demolition according to his permit. No recent work has been ongoing, probably due to the weather.**
- 2) **19 Rokeby Road** – discussed that the new owner, Saer Kahn, has commenced repairs and renovations to the property, formerly the Ida Ella Ruth Jones house.
- i. It was noted that some of the renovations made to date are suspect relative to their structural integrity. Additionally it was suggested that the materials being utilized were not consistent with the Commission’s prior recommendations.
 - ii. It is not clear whether or not the owner has secured permits for the ongoing work from the Township. Joe McCormick will contact Rob McLarnon to inquire as to the issuance of permit.
 - iii. Additional concerns have been raised that a permit for the renovation has not been applied for or issued. The HC has not been provided with a permit application for review and recommendation.
 - iv. Joe McCormick will follow up with Rob McLarnon to express concerns.
 - v. **A memo was sent to Rob McLarnon; he advised that he would take a look during the week of February 16, 2015; no further update has been received.**
 - vi. **Lee Schlingmann noted that there has not been any recent activity at the property.**
- 3) **11 Park Avenue** –. The new owners of the property appeared before the Historical Commission pursuant to an application for demolition of the existing structures that has been applied for. Rob McLarnon has referred the demolition permit application to the HC for review.
- vii. It was determined that the property in question, Tax Parcel # 47-7-17.2, is listed on the Townships Historic Resource Inventory as a Class I historic resource, described as a cottage constructed approximately 1920, listed as a chapel, and listed on the National Register.
 - viii. The owners stated they had recently acquired the property, and felt that the state of deterioration is such that it presents a hazard, and should be demolished as soon as possible. The owners presented some photos of the existing condition as well as some older photos of the area.
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- ix. The Historic Commission stated that a field survey of the structure(s) would need to be conducted before any recommendation could be made to the BOS or the code enforcement official relative to the issue of demolition permit.
- x. Representatives of the HC visited the site to inspect the condition of the property pursuant to the application for a demolition permit. It was agreed that the structures in question have deteriorated due to neglect to the extent that renovation or preservation may not be feasible. Opinion to be discussed at subsequent HC meeting.
- xi. Further review of the property is warranted due to designation as Class I and National Register listed. The Township ordinances have more stringent requirements for the demolition of Class I properties. The HC needs to conduct additional research to determine why the structures, which appear to be of little historic significance, may have been listed as they are.
- xii. The HC believes the data included in the Historic Resource Inventory may be in error as the structures do not represent any building methods or materials typically considered to be of historic significance.
- xiii. The HC has decided that the current owners must provide evidence of ownership prior to recommendation that the demolition permit be issued.
- xiv. **A recommendation to issue the demolition permit subject to certain restrictions and requirements has been prepared for the BOS consideration and to Code Enforcement. Following review of the document, the HC approved it be submitted as prepared. Joe McCormick will forward to the BOS with copies to the Code Enforcement official and the owner.**

V. Discussion - New Business

- **Chester County Preservation Network (CCPN) – Steve Brown and Karen Marshall addressed the HC to discuss the CCPN activities and services available to the HC. Also discussed interest in the Mortonville Bridge, the Frog Hollow Bridge, and upcoming workshop for HC chairpersons.**

VI. Adjourn Meeting – meeting adjourned at 7:30PM

Respectfully Submitted,

Joe McCormick

Joe McCormick
Chairman
East Fallowfield Historical Commission