



TOWNSHIP OF EAST FALLOWFIELD HISTORICAL COMMISSION

MEETING AGENDA OCTOBER 4, 2023

- I. Call to Order
- II. Roll Call
- III. Review and Approval of Minutes of Prior Meeting
- IV. Discussion of Open Issues
 - **Missing Historical Commission Records**
 - An adequate new “safe” cabinet has not been provided for HC use.
 - Copies of Jane Dorchester’s research were donated and have been retained by Chester County archives. Arrangements made to retrieve copies, which is ongoing.
 - Copies of some documents have been located at East Fallowfield Historical Society archives, and are being scanned and copied.
 - **Several binders have been recreated**
 - **Community Park – Strunk Fallout Shelter**
 - Chad Peterson to retake photo survey if access can be provided.
 - Will discuss access with Township manager – access may be possible later in the year.
 - **470 Buck Run Road**
 - Tax parcel 47-7-84.1 included in the historic resource inventory as a Class II, 2 ½ story Greek Revival structure built approximately 1840.
 - Owner has expressed intent to raze the structure and rebuild on the site, and has applied for a demolition permit.
 - **The Historical Commission received the permit application package on September 6, 2023, according to the applicable zoning regulations, that date starts the 60-day review window.**
 - Review proposed letter to owner concerning application attachments.
 - In order to make a recommendation to the Board of Supervisors, the Historical Commission must consider the following requirements of §27-2405.5, which have been copied below for ease of reference:

5. “ Review by the East Fallowfield Historical Commission. The Zoning Officer shall notify the Commission of the application for demolition or removal within five days of acceptance of a properly completed application, including the necessary filing fee. Within 45 days of the date of the complete application the Commission, at a

regular or special meeting, shall consider the application for demolition or removal. In reviewing the application, the Historical Commission shall consider the following:

A. The effect of demolition or removal on the historical significance and architectural integrity of the resource in question and neighboring contributing historic resources.

B. The economic feasibility of adaptively reusing the resource proposed for demolition or removal.

C. Whether the applicant has demonstrated that her or she has considered and/or pursued all conceivable alternatives to demolition or removal of the resource.

D. Any expert testimony, such as, but not limited to, a certified engineering report regarding the structural stability of the resource, that would indicate threats to public safety.

E. Whether the resource has been intentionally neglected.

F. Whether the required retention of the resource would represent an unreasonable economic hardship.

G. The archaeological potential of the site.

H. Any cogent public comment germane to the topic.

Any costs incurred by the Commission as agreed to by the applicant in reviewing plans or studies submitted by consultants specifically retained for this application shall be reimbursed by the applicant.”

- **30 Loop Road**

- A parcel 47-7-29, a Township Class I historic resource, listed in the National Register; Ercildoun Historic District, formerly known as the James Fulton Tenant House. Property included in the National Register Ercildoun Historic District, and as such, all renovations must adhere to Zoning regulations for historic districts. The owner has undertaken extensive interior demolition and other work.
- The Code Enforcement Officer did not receive an application for permit and has ordered the renovation to cease until such time as the owner reviews the renovation plans with the Historical Commission and a building permit is issued.
- **Owner and representatives appeared at the September 6, 2023 Historical Commission meeting to review recommendations and suggestions for material selections.**
- **EFTHC prepared a letter advising the Code Enforcement Officer of the meeting discussion. Commission to review. See attached.**
- **See attached photos.**
- **Owner’s rep, Tom Lowry has requested to appear before the Commission to review material selections prior to applying for a permit.**

- **2960 Strasburg Road**

- Tax parcel 47-4-96-E, a Class II Township historic resource, formerly a one-room schoolhouse, and Mt. Carmel Church. A new split cedar shake roof has been installed, as well as some demolition and general clean-up activities.
- According to the Code Enforcement Officer, no permit application was submitted, and therefore the work had been undertaken without a building permit application or a review by the Historical Commission.
- Owner, Jeff Harlan, and representatives attended the September 6, 2023 Historical Commission meeting to discuss proposed renovations and future utilization of the property. Owner committed to filing a permit application for future work.
- **Owner's rep, Tom Lowry has requested to appear before the Commission to review material selections prior to applying for a permit.**
- **See attached photo and survey form.**

- **America250 PA Chester County Commission**
 - The Historical Commission has been asked to participate with the county activities scheduled for the nation's 250th anniversary
- **Certified Local Government (CLG)**
 - Further investigation as to costs and value to the Township being evaluated.
- **East Fallowfield Elementary School**
 - Presently scheduled for demolition by the Coatesville School District
 - Presently an organized effort to save the structure and nominate it for National Register of Historic Places, possibly arrange for adaptive reuse.
 - EFTHC contacts and questioned as to why the building is not included in the Township historic resource inventory. Should it be included?

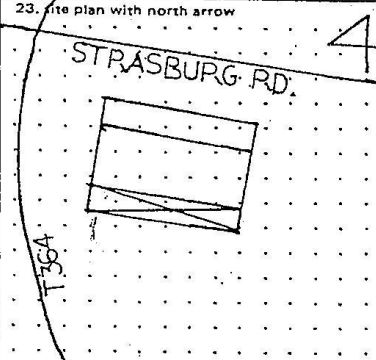

V. **New Business**

- **300 Glenrose Road**
 - Tax Parcel 47-7-67, a Township Class I historic resource, listed in the National Register of Historic Places as part of the Glen Rose Thematic District, constructed approximately 1840, and formerly known as the James Newlin Tenant House.
 - **Owner had appeared before the Historic Commission at the 7/19/2023 meeting to discuss potential renovation and remodeling plans for the property.**
 - **The property has been listed for sale (see attachment)**
- **145 Doe Run Road**
 - **Tax parcel number 47-4H-6-E, included in the Township Historic Resource Inventory as a Class III resource previously known as the Mennonite Church. Contacted by trustee concerning sale of property.**
 - **Asked about restrictions to sell as a historic property, and a potential change of use. Referred to Rob McLarnon for zoning question.**

VI. **Motion to Adjourn**

VII. **Attachments**

Attachment No. 1- 2960 Strasburg Road – PA Historic Resource Survey

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION Box 1026 PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120		7. Local survey organization East Fallowfield Township		5. present name CHESTER
8. property owners name and address Faith Missionary Baptist Church P. O. Box-853 2960 STRASBURG ROAD D. #5 Coatesville, PA 19320		9. tax parcel number / other number 47-4-96	10. U.T.M. zone 18 4 26 3 6 0 easting 4 42 3 1 9 0 northing usgs sheet: Coatesville	
12. classification site () structure () object () building (X) in N.R. district Yes () no ()		13. date(s) (how determined) c1860, research 1880 - 1900		15. style, design or folk type vernacular
16. architect or engineer		17. contractor or builder		
14. status (other surveys, lists of) Chester County Historic Site Survey		18. primary building mat./construction horizontal boards BRICK		20. present use church
23. site plan with north arrow 				STRASBURG ROAD
24. photo notation M. S. Young 1980 PV: North Elevation		21. condition excellent		
25. file/location Historic Research Assoc.		22. integrity fair		STRASBURG ROAD
26. brief description (note unusual features, integrity, environment, threats and associated buildings) Five bay wide, one story, hipped roofed building has a plain stack exterior chimney. Other components of the church are an asphalt shingled roof, horizontal board facades, plain box cornice, eight light windows, a centered main entrance that has five light side-lights and a cross on the door and narrow surrounds on the apertures. The original full width porch of the schoolhouse has been enclosed and made a part of the total structure.				
27. history, significance and/or background David Hunt sold a lot of ground to David Scott and other local men who were the school directors for East Fallowfield Township. Named the Mt. Carmel school, it provided education for the children in the Mt. Carmel and Humphreyville area for almost ninety years. In 1939, it was one of six "little red schoolhouses" sold as public property to John and Mary Horsey as the first private owners of				
28. sources of information 1. West Chester. Chester County Courthouse. Recorder of Deeds.			29. prepared by: Historic Research Associates	
(continue on back if necessary)			30. date 1984	revisions:

NOT ELIGIBLE

27. Significance continued:
this one room school. Later Howard Steen, acting for the estate of Mary Horsey sold the property to the Faith Missionary Baptist Church. The structure is significant in education and the ideal location of it at the intersection of Mt. Carmel and Strasburg Roads can be attributed to the foresight of the directors: David Scott, Ross Wilson, Cloud Pyle, Joshua Stroud, Alexander Mode Jr., and William Mode Elliott. Both roads were arteries to transport the children to the school about halfway between the boundaries of the township.
28. Sources of information continued:
2. West Chester. Chester County Historical Society. Clipping File

VERBAL BOUNDARY DESCRIPTION:

STARTING at a point on the intersection of Strasburg Road and T364, then southeast along the east side of T364 for two hundred eighty-seven and one tenth (287.1) feet, then northeast for two hundred forty-five feet, then north to the south side of Strasburg Road for one hundred fifty-seven and six tenths (157.6) feet, then northwest along the south side of Strasburg Road for three hundred fourteen and three tenths (314.3) feet to the place of beginning.
CONTAINING 1.4 acres.

Chester County Historic Site Survey Code Number: 029-07-47-76

Miscellaneous Information:

1. Deed recorded in Chester County Courthouse, Recorder of Deeds, Deed Book Y36, page 913.
2. Plotted on the following maps:
 - a. 1860 - none
 - b. 1873 - school

R 3.2 D. 1966

A former one-room school believed to be close to 100 years old has been converted into a church by members of the Faith Missionary Baptist Church. The structure, owned by Howard E. and Elizabeth J. Steen, was sold to the Faith Missionary Baptist Church recently. Mrs. Steen said members of this group, headed by the Rev. George Stewart, tore out the partitions and had the building ready for services in one week. She said they installed pews, an altar and an organ. CR 5120

The building, previously called Mt. Carmel House, is located on Strasburg Road in East Fallowfield Township.

Mrs. Steen said the one-room school was purchased in 1899 by Mr. and Mrs. John B. Horsey, brother-in-law and sister of Mr. Steen's. They lived there about 35 years until they died, and then the property went to the Steens who have rented it.

The church group, which has held services in the former six-room building, plans to build an addition to it. There are about 60 members in the congregation which formed the first branch of the church in this area.

EVALUATOR(S)
Jane L. S. Davidson
Historic Research Ass

Attachment 2 - 30 Loop Road Photos 06/26/2023





For Sale



Escape to your own personal oasis by simply going home! If this beautifully renovated historic home is not enough to make you want to pack your bags and move right in, the peaceful wooded grounds with 5.5 acres of private woods complete with serene stream, walking trail, and firepit will surely seal the deal. The home itself has been beautifully updated and boasts a roomy living room, dining room with gas fireplace and open to the kitchen, an updated kitchen with white cabinets, granite counters, tile backsplash, stainless steel appliances, farm sink, and pantry on the main level. Three bedrooms and a large full bath complete with jetted tub on the upper level. Additionally, there are hardwood floors throughout, neutral colors throughout, a large walk-up floored attic for all of your storage needs, overhead lighting throughout, a partial unfinished basement, a large front porch overlooking a stream, 1.5 car oversized garage, a large recreation room with fireplace, wet bar, and balcony above the garage, a driveway big enough to hold 5+ vehicles comfortably, and much more. Recent improvements include: Finishing the recreation room above the garage (2022), replaced garage siding and windows (2020), replaced garage roof and wiring (2018), new insulated garage door and electric garage door opener (2020), the addition of recreation room ductless mini-split (2021), and re-decking the front porch (2023)



Sandra Lamprecht Huffman

443-370-0307 Mobile
302-234-1888 Office
ushousehunt@gmail.com

Beds: 3

Baths: 1

Interior Finished Sqft: 2,064

Garage: 1.5 Car Oversized Total Taxes: \$7,254 Lot Size: 5.5 acres



300 Glenrose Rd | Coatesville, PA 19320

Not intended for solicitation if your property is already listed by another broker.



Attachment 5 – 145 Doe Run Road - Owner rep inquiry

Re: Newlinville Mennonite Church - 145 Doe Run Road
Yahoo/Sent

Joe McCormick <j.mccormick318@verizon.net>

To:Sue Sereditch

Cc:Rob McLarnon

Tue, Sep 26 at 9:14 AM

Hi Sue-

I spoke with Mr. Groff yesterday. He was more concerned with the potential for a change of use for the property if it is sold than with it's historical status. As this is a zoning question, I referred him to Rob McLarnon.

Thanks,

Joe McCormick

On Monday, September 25, 2023 at 02:15:29 PM EDT, Sue Sereditch <ssereditch@eastfallowfield.org> wrote:

Joe,

James Westmoreland (Pastor) at Newlinville Mennonite Church and Dwight Groff stopped in at the Township Building to inquire about the Historic information for the selling of the Newlinville Mennonite church site.

They indicated that they had contacted you and have not had a response. I stated that I would pass on their contact information to you to discuss. Their contact information is as follows:

Dwight Groff – Phone - 717-725-2424

Email – Modelt19@epix.net

James Westmoreland – Pastor

Phone – 484-343-2119

Email – Jmwjr07@comcast.net

Thank you.

Sue Sereditch

East Fallowfield Township Office Assistant

ssereditch@eastfallowfield.org

610-384-2104 (Office)
