

TOWNSHIP OF EAST FALLOWFIELD HISTORICAL COMMISSION

MEETING AGENDA July 19, 2023

- I. Call to Order
- II. Roll Call
- Review and Approval of Minutes of Prior Meeting
- Discussion of Open Issues
 - Missing Historical Commission Records
 - An adequate new "safe" cabinet has not been provided for HC use.
 - Notified that copies of Jane Dorchester's research were donated and have been retained by Chester County archives. Arrangements being made to retrieve copies.
 - Copies of some documents have been located at East Fallowfield Historical Society archives, and are being scanned and copied.
 - Community Park Strunk Fallout Shelter
 - Chad Peterson to retake photo survey if access can be provided.
 - Will discuss access with Township manager
 - 6 Park Avenue permit application request
 - Tax parcel number 47-7-9.2, Resource Inventory as a Class I property included in the National Register of Historic Places Glen Rose Thematic District. Described as an aluminum/stucco PA farmhouse originally constructed in 1836, and once known as the James Newlin House.
 - Owner has notified the Historical Commission that she intends to forego her appeal to the Board of Supervisors on roof material selection, and will plan on replacing the existing wood shake roofing with the same material. See attached email messages.
 - Dr. Beech will be submitting a new permit application.
 - 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
 - Owner has requested that property be removed from the East Fallowfield historic resource inventory
 - Owner, pursuant to Historical Commission request has engaged a structural engineer to evaluate the structure.
 - No new actions to date. Anticipate new permit application for demolition.
 - 265 Buck Run Road
 - Tax parcel 47-7-122, included in the historic resource inventory as a Class III, 2 ½ story Four Square structure built approximately 1910

No new action to date.

Peoples Hall

- Anticipating the completion of the ongoing interior repairs and restoration work, the Board of Trustees has begun planning some events to be held at the property.
- The Township Manager has expressed the intent to an opening ceremony when repairs are complete to commemorate the Township's donation to the repair work.
- A fund-raising event was held at Fallowfield Friends Meeting on June 23, 2023. See attachment.

America250 PA Chester County Commission

- The Historical Commission has been asked to participate with the county activities scheduled for the nation's 250th anniversary
- See attached informational invitation from Beverly Sheppard concerning participation.

Certified Local Government (CLG)

 Further investigation as to costs and value to the Township being evaluated.

III. 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.

30 Loop Road

- A Township Class I historic resource, listed in the National Register; formerly known as the James Fulton Tenant House. 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.
- At the 02/05/2020 Historical Commission meeting, the EFT HC advised the
 attendees representing the owner that they should adhere to the zoning code
 regulations for structures located in historic districts and references to the
 Secretary of the Interior's Standards for Rehabilitation to the extent possible as
 the structure is included in the National Register Ercildoun Thematic District.
- At the 02/05/2020 Historical Commission meeting, EFT HC advised the representatives that the windows and the roofing (vinyl replacement windows and asphalt shingles) installed to date are not appropriate to the period of the structure, and likely would not have been approved had the owner submitted with a permit application. It was suggested that the demolition and subsequent replacement of these components was initiated without benefit of a building permit and Historical Commission recommendations, consideration of replacement materials would revert to what would have been appropriate for the structure's age and period. EFT HC suggested that the owner prepare plans for the proposed renovation for further consideration with permit application. The representatives stated they would consider moving forward with changes recommended by the EFTHC.
- Tom Lowrey contacted Joe McCormick on 06/26/2023 stating he was representing the owner, and was interested in getting this property completed, and wanted to know what was required to satisfy all of the

.

interested parties. He was advised of the previous discussions and encouraged to submit a new permit application which would contemplate the requirements of the Zoning regulations pertaining to historic resources included in historic districts.

· See attached photos

2960 Strasburg Road

- Class II historic resource, formerly a one-room schoolhouse, has been observed to have had some renovation work undertaken. 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's representatives appeared before the commission at the 02/05/2020 meeting to discuss renovation completed to date as well as plans for further renovation.
- EFT HC members present indicated that the cedar shake roof that has been
 placed would likely have been viewed as acceptable had permit application been
 filed as it is correct to the period of the structure. EFT HC members present
 discussed the vinyl replacement windows installed, and indicated this type of
 window would likely not be approved as appropriate.
- EFT HC members present discussed the condition of exterior walls with the owner's representatives. Concern was raised that the exposed stone and mortar is subject to deterioration, the existing mortar not intended for withstanding the elements, and should be addressed as soon as possible. It was mentioned that the original structure would have been covered with stucco protecting the fieldstone and mortar, and this would be the recommended siding material. The EFT HC would not find vinyl or synthetic siding acceptable for further renovation.
- Tom Lowrey contacted Joe McCormick on 06/26/2023 stating he was
 representing the owner for this property as well as above, and was
 interested in getting this property completed, and wanted to know what
 was required to satisfy all of the interested parties. He was advised of the
 previous discussions and encouraged to submit a new permit application
 which would contemplate the requirements of the Zoning regulations
 pertaining to historic resources included in historic districts.
- Joe McCormick met Jeff Harlan at the property on 6/26/2023. Mr.
 Harlan expressed an interest in getting the property completed. Mr.
 Harlan was advised as to prior EFTHC determinations about the
 work done without a permit.
- Mr. Harlan proposes the following renovation work:
 - 1. Replace the aluminum clad soffit and fascia with wood
 - 2. Chip out existing mortar and repoint with a mortar suited for exposure
 - Replace vinyl windows and original deteriorated sash with new wood double hung windows, preferably with exterior cladding
 - 4. Fabricate a custom front entry door of mahogany with period hardware (strap hinges)

- 5. Remove decking from added front vestibule, backfill to grade.

 Add a new front landing
- 6. He hopes new wood shake roof is acceptable
- 7. Fabricate new wood triangle vent louvers
- See attached photos

1110 Doe Run Road

- Tax Parcel No. 47-7-149.1 included in the Township inventory of historic resources as a Class I resource, described as 2 ½ story Pennsylvania farmhouse, constructed of stone, built approximately 1825 formerly known as the Martha Pennock House, included in the National Register of Historic Places.
- Pursuant to a proposed project for bridge replacement Doe Run Road over the Buck Run, PennDOT has determined the property is not eligible for e National Register due to "lack of significance and integrity" and has petitioned the PA SHPO for concurrence. Notification as part of the Section 106 process. (see attached email dated February 15, 2023)
- Scott Swichar will check with Penn DOT
- Given the late notice, can anything be done
- SHPO response to inquiry stating there will be no change to the Pennock House structure listing (ee attachment)
- 300 Glen Rose Road
 - Tax Parcel 47-7-67 included in the Township inventory of historic resources as a Class I property, included in the National Register of Historic Places GR-1 Glen Rose Historic District. Described as a ca 1840 vernacular style structure formerly known as the James Newlin Tenant House
 - Owner David Leedy request to appear before Commission to review renovation plans. (See attached e-mail message and photos)
- 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?

IV. Motion to Adjourn

Attachment 1 – 6 Park Avenue Email Messages

Re: Inspection of completed mill roof and another question regarding 6 Park Ave

Wed, Jun 21, 2023 4:00 pm

Joe McCormick (j.mccormick318@verizon.net)To:jbeech@upenn.edu Details Hi Jill,

Sorry for the delay in responding. If you are not going to ask the Board of Supervisors to make an exception to the Zoning Regulations and allow a metal roof, you do not need to appear at their meeting. You would apply for a new building permit, and the Code Enforcement Officer, Rob Mclarnon, will forward the application to the Historical Commission for review and recommendation. The application would be reviewed at the next Historical Commission following receipt from Mr. Mclarnon. You could attend the meeting or not, your preference.

I am sorry you have had to go through this ordeal. I completely understand and am sympathetic to your situation. I have tried to find an easier path for you but haven't been successful. Please let me know if there is anything further I can help with.

Joe McCormick Chair East Fallowfield Township Historical Commission

----Original Message-----

From: Beech, Jill <jbeech@upenn.edu>

To: Joe McCormick < j.mccormick318@verizon.net>

Sent: Tue. Jun 20, 2023 9:25 am

Subject: FW: Inspection of completed mill roof and another question regarding 6 Park Ave

Hi Joe,

I am resending in case this earlier email went astray. I know the Board of Supervisors has a meeting next week and don't know when your commission will be meeting or how I should proceed regarding resubmission of request for roof permit.

Thanks for your advice.

Jill

From: Beech, Jill < <u>ibeech@upenn.edu</u>>
Date: Friday, June 16, 2023 at 9:42 AM

To: Joe McCormick < j.mccormick318@verizon.net >

Subject: Inspection of completed mill roof and another question regarding 6 Park Ave

Hello Joe

I left a message with Denise that the mill roof is finished and ready for inspection as per the permit requirements, but I have not heard from her, and wonder if it goes through your commission or someone else?

Also, I am rethinking my house roofing and also have consulted architects. I am back to considering cedar shingles/shakes for the main roof (despite the financial burden!!) and metal for the porch, which both tell me is appropriate historically. Do I resubmit this to the historical commission or to the Board of Supervisors?

Thanks for your advice,

Jill

Mon, Jun 26, 2023 5:57 pm

Joe McCormick (j.mccormick318@verizon.net)To:**board@eastfallowfield.org** + 12 more Details
The owner of the above referenced property, Dr. Jill Beech, has notified me that it is presently her intent to withdraw her appeal of the Historical Commission recommendation to re-roof her home with wood shakes as originally present on the structure rather than the standing seam metal roofing as she had proposed. She stated her intent to file a new permit application specifying wood shakes.

Joe McCormick Chair East Fallowfield Township Historical Commission

Attachment 2 - Chester County 250

A Star-Spangled Invitation From The Chester County 250 Commission

The Chester County 250 Commission invites all of Chester County's municipalities, boroughs, cities, towns, institutions, neighborhoods, and residents to join in the commemoration of America's 250th anniversary on July 4, 2026.

The national goal of America250 is to be the largest and most inclusive celebration in our nation's history. Its vision aims to inspire the American spirit in all of us and to ground all our activities in our nation's principles. The formation of the national commission has been followed by a statewide commission, America250PA, and a Chester County 250 Commission that will plan and collaborate with partners across the county.

The rich history of Chester County echoes many of the themes that are central to the founding of the nation. Here William Penn established a colony based on religious freedom and tolerance. The early battles of the American Revolution were fought on Chester County land. Agricultural bounty and innovation were at the heart of the county's story. A deep-rooted commitment to social justice led to a strong antislavery movement and support for women's right to vote. Our open spaces and our built environment document these stories and more.

Each of these stories evokes themes that link to changes in our society, positive and negative, and challenges our communities to continue down a pathway to the ideals of the Declaration of Independence and our Constitution.

What are the local stories you would like to tell? What questions do you think will guide our future? How can America's 250th anniversary be a catalyst for celebrating our past accomplishments while also engaging with our most pressing issues? How can we reunite around a set of common goals?

You and your organization are invited to become a partner in this extraordinary commemoration and examination of Chester County's heritage and future.

Guidelines for Participation in Chester County 250

Chester County's participation in America 250 will adhere to the goals of the national America 250, which include the following:

1. Create a commemoration that invites full participation of residents through *inclusive* programming and input.

- 2. Consider the widest definition of *diversity*, inviting long-established residents and those new to our communities; all ages men, women and children: all ethnicities and races; the able bodied and those with disabilities; all religions; everyone living in and participating in our county's unique character.
- 3. Create opportunities for input from residents, inviting residents to tell their stories and share their hopes for a more equitable nation.
- 4. Design programming that takes place anytime through the end of 2027, offering multiple opportunities for entertaining, commemorating, examining, and sharing your visions of a strong and inclusive nation.

Getting Started

- Form a start-up committee. Seek representation that reflects the diversity of your community or organization.
- Consult the websites of America250 and Pennsylvania250 for insight into what others are doing.
- Consider a focus on events, sites, and stories that are unique to your community or organization.
- Discuss options that can engage as many residents as possible.
- Create partnerships. Consider schools, libraries, churches, social organizations, historic sites, parks, etc.
- Think about funding. Each organization will need to fund its planned activities,
- Create a calendar for planning and executing your ideas.
- Entertain many ideas, from picnics and fireworks to lecture series and book clubs. This is a time to be imaginative, to plan and work together.

When you have decided on your project, register it with Chester County250 Registration will assure that your project will be included on a master calendar. *Information about registration will follow this invitation, giving everyone time to commit to planning.*

The Commission will retain the right to reject any project that is political in its focus or in conflict with the ethical standards of inclusion, respect for all, or the democratic ideals of the nation.

All of us in Chester County and our nation have an exciting anniversary ahead, a chance to commemorate our historic achievements as we renew our commitment to our democratic ideals. Please join this remarkable occasion.

Attachment 3 – 300 Glenrose e-mail notice

Historic Commission Agenda for Wednesday July 5, 2023

Sue Sereditch <ssereditch@eastfallowfield.org>

To:Joe McCormick

Mon, Jul 3 at 11:21 AM

Joe,

David Leedy 300 Glenrose Road stopped by the Township Office this morning to inquire if he will be scheduled for the Historic Commission agenda on Wednesday July 5, 2023.

His contact information is Gslleedy@gmail.com

Phone Number 814-933-9693

Are you planning on meeting this Wednesday July 5, 2023? Have a Happy Fourth of July. Thank you.

Sue Sereditch
East Fallowfield Township Office Assistant
ssereditch@eastfallowfield.org
610-384-2104 (Office)

300 Glenrose Photos



300 Glen rose – Additional Structure



Attachment 4 - 30 Loop Road Photos 06/26/2023





<u>Attachment No. 5 - 2960 Strasburg Road – PA Historic Resource Survey</u>

			-
PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM OFFICE OF HISTORIC PRESERVATION PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120	7. Local survey organization East Fallowfield Township		5.present name
8. property owners name and address	9. tax parcel number / other number 10.		108
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26. brief description (note unusual features, integrity, environment, threats	s and associated buildings)	· · · · · · · · · · · · · · · · · · ·	E :
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27. history, significance and/or background			
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in the Mt. Carmel and Humphreyville area for almost pinety years			
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			
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- 27. Signifiance 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 attritueted 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 Filt

VERBAL BOUNDARY DESCRIPTION:

STARTING at a point on the intersection of Strasburg Road and T364, then souleast 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 (31403) feet to the place of beginning. CONTAINING 1.4 acres.

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

Miscellaneous Information:

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

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 Howwas sold to the Faith Missionary Baptist Church recently.

May, Sliem, said members of this Every Baptist Church recently.

May, Sliem, said members of this Every Baptist Church recently.

May, Stem, and after building ready for services in one week. She said they installed pews, an alter for services in one week. She said they installed pews, an alter and any organ. CR 5/22,

The building, previously celled Mr. Carmel House, is located on Strasburg Road in East Fallow.

Mr. she as said the one-room said the one-room Strasburg Road in East Fallow.

Mr. and Mrs. John B. Horsey, Intellight and they died, and then the property went to the Steens, who shave rented it.

The church group, which has room building, plans, to build an addition to it. There are about which formed in first branch of the church in flist area.

Jane L. 5. Davidson Historic Research Ass

Attachment 6 - 2960 Strasburg Road Photos 06/26/2023



Attachment No. 7 - 1110 Doe Run Section 106 NR Delist Notice

Denise Verderosa

From: MHARROWER@pa.gov

Sent: Wednesday, February 15, 2023 2:10 PM

To: Katherine Archibald

Subject: PennDOT Cultural Resources Update: Doe Run Road over Buck Run ; Chester County;

SR 82-DRR; MPMS# 84284

THE PROJECT UNDER DISCUSSION:

Doe Run Road over Buck Run Chester County

PROJECT UPDATE SUMMARY:

PennDOT is submitting updated documentation for the Martha Pennock House and Industrial Site (Boundary Increase; R esource #2004RE02917) to the PA SHPO.

The property was previously determined eligible for the National Register of Historic Places.

PennDOT, on behalf of FHWA, is re-evaluating it.

The PennDOT CRP has determined, on behalf of FHWA, that the Martha Pennock House and Industrial Site (Boundary Increase) is not eligible for the National Register due to a lack of significance and integrity.

PennDOT is requesting the PA SHPO's concurrence with this eligibility determination.

This documentation has also been submitted to PA SHARE.

For more information on this posting, please follow this link:

https://path.penndot.pa.gov/PostingDetails.aspx?ProjectID=60877&PostingID=32394

If you have a Section 106-related comment on this posting, please respond by 03/17/2023

WHO TO CONTACT AT PENNDOT: Monica Harrower (MHARROWER@pa.gov)

FURTHER PROJECT DETAILS:

MUNICIPALITY: East Fallowfield Twp (Chester)

SR: 82

SECTION: DRR MPMS: 84284

SHPO REVIEW NUMBER: 2022PR03101

PROJECT DESCRIPTION: Doe Run Road over Buck Run East Fallowfield and West Marlborough Townships Bridge Replace

ment

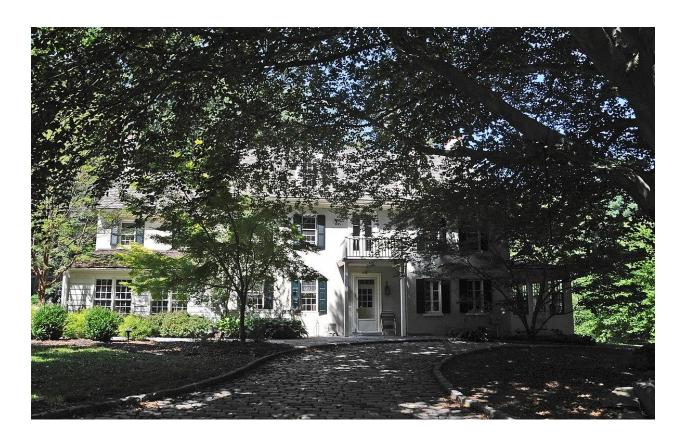
SECTION 106 Stage: Identification of Historic Properties

SECTION 106 Effect:

TO UNSUBSCRIBE:

If you would like to stop receiving these notifications, please click the link below, or copy and paste it into your browser. https://path.penndot.pa.gov/Unsubscribe.aspx?U=VGhIIHNwZWNpZmIIZCBrZXkgaXMgbm90IGEgdmFsaWQgc2I6ZSBmb3IgdGhpcyBhbGdvcmI0aG0uDQpQYXJhbWV0ZXIgbmFtZToga2V50

Attachment No. 8 – 1110 Doe Run Martha Pennock House



Attachment No. 9 - SHPO response 1110 Doe Run Martha Pennock House

Re: PHMC Contact Us Submission details for ID:PHMC-002145

Yahoo/Inbox

• Nagle, Cheryl <chnagle@pa.gov>

To:j.mccormick318@verizon.net Cc:PH, PHMC Webmaster Wed, Jul 5 at 8:34 AM

Good morning,

Your email was forwarded to us (unfortunately part of it is missing). Are you referring to the Martha Pennock House, listed on the National Register (Resource # 1981RE00538); significant under Criterion C for its Federal style architecture and under Criterion A for its association with the iron industry; the property consists of a circa-1825 primary dwelling located just north of Buck Run, and a circa-1840 secondary dwelling located north of the primary dwelling.? There has been NO changes to that property's listing on the National Register.

Back in 2005, some survey was done on what was named "Martha Pennock House and Industrial Site, Boundary Increase" Resource #2004RE02917 - which was looking into part of a different property related to Pennock and/or a mill property; and if the two properties were historically related and if so and had integrity, could the boundary could be extended or created (for "connected" historic resource or possible a new separate one). There was no determination of historic nature - we had to ask for more information, but there was no more correspondence.

Then PennDOT did provide more information for the additional property - that is what was the attached letter was referring to; and our office did concur. Again, nothing is changing for the listed property.

I think because the naming convention used Martha Pennock for the second possible resource, it is adding to the confusion. I will look into changing that.

If this is not what you are referring to, or if you would like to have a phone call, please let me know.

Cheryl

Cheryl Nagle | Above Ground Resources Environmental Review Specialist Pennsylvania State Historic Preservation Office Pennsylvania Historical & Museum Commission 400 North Street, 2nd Floor | Harrisburg, PA 17120-0093 Phone: 717.772.4519 | Email: chnagle@pa.gov www.phmc.pa.gov/Preservation

From: OA, GGDC Public Email Service < RA-OAGGDCPBLCMAILSVC@pa.gov>

Sent: Wednesday, June 28, 2023 3:55 PM

To: PH, PHMC Webmaster < <u>RA-hm-webmaster@pa.gov</u>>

Subject: PHMC Contact Us Submission details for ID:PHMC-002145

PHMC Contact Us Form details submitted on Wed Jun 28 2023 03:55 PM

Question	Response	
Prefix:		
First name:	Joseph	
Middle Initial:		
Last Name:	McCormick	
Street Address 1:	8 EDWARD DR	
Street Address 2:		
City:	EAST FALLOWFIELD	
State:	Pennsylvania	
Postal / Zip Code:	19320	
Email Address:	j.mccormick318@verizon.net	
Phone:	610-322-5453	
Mobile Phone:		
Comments:	I am the Chairman of the East Fallowfield Historic Commission. Yesterday I was given a copy of an email to a former Township employee in which PennDOT states they determined that a Class I historic resource in East Fellowship Township also listed in the National Register is not eligible "due to a lack of significance and integrity" and is requesting PA SHPO's concurrence. Details include an SHPO Review Number 2022PR03101. Our Township strongly disagrees with PennDOT's determination. I am re	