



East Fallowfield Historical Commission

Unapproved Meeting Minutes

February 7, 2018

2018 Historical Commission Members:

Joe McCormick, Chairman
Sue Monaghan, Secretary

Arthur DeLeo
Fred Bissinger

Lee Schlingmann
Buddy Rhoades

Becca Hunt
Connie McLaughlin

Chad Peterson

I. Call to Order

- Meeting called to order at 6:37pm

II. Meeting attendance

Joe McCormick, Sue Monaghan, Lee Schlingmann, Becca Hunt, Chad Peterson, Buddy Rhoades, and Connie McLaughlin present. Absent: Fred Bissinger and Arthur DeLeo Becca Hunt, and Chad Peterson Quorum met.

III. Review of minutes of prior meeting

- Minutes of January 10, 2017 meeting reviewed, and accepted without comment.

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. No update
- **Historic Resource Map and Windshield Survey**
 - i. No update
- **Historical Commission Facebook Page**
 - i. No update
- **Electronic Storage of Historical Commission documents and records**
 - 1. No Update
- **2960 Strasburg Road** – renovation of the historic resource and former one-room schoolhouse had been started, but was left incomplete, and the project abandoned. The structure is now in danger of demolition by neglect as it has been left unprotected from the effects of weather and intrusion by vermin or unauthorized entry by trespassers.
 - i. No update
- **People’s Hall** – a Class I historic resource which is included in the Ercildoun Thematic District (National Register of Historic Places), built in 1845 by the abolitionist group, East Fallowfield Anti-Slavery Society to hold their meetings, subsequently being home to various groups and meetings in the Township.
 - i. No update

- **38 Rokeby Road** – Class II resource pursuant to a building permit application.
 - I. Plans provided in support of permit application were reviewed. It was noted that the HC had requested additional product details from the contractor, however none were received.
 - II. The EFTHC found that the proposed renovation does not significantly alter the basic characteristics of the structure, which is considered to be non-remarkable in historical character.
 - III. The EFTHC voted 7 – 0 in favor of recommending that a building permit be issued to the applicant subject to any and all additional requirements as may be required by the Code Enforcement Officer.

 - **505 Mortonville Road** – Class II resource
 - I. It was reported that a letter outlining the EFTHC concerns with historically inappropriate renovation, the failure to obtain a building permit prior to construction, and final conclusion that there would be no objection to the issuance of a permit had been sent to the applicant, the Code Enforcement Officer, and the Board of Supervisors.

 - **1375 South Baily Road - Class II Historic Resource described as vernacular style, constructed approximately 1800, property including barn, springhouse, privy, and sheds.**
 - I. The demolition of the barn on the property was discussed. The owner stated that consultants had inspected the barn and recommended it be demolished, salvage was determined not to be an option.
 - II. The Commission recommended that as many elements of the barn as possible be salvaged and utilized in the new barn construction. Suggestions were reusing stone from the foundation to be used as a veneer against new foundation to replicate the original appearance, also salvaged timbers might be used wherever possible. The overall appearance of the new barn should replicate the existing barn appearance to the extent possible.

 - **265 Buck Run Road- included in the Township's inventory of historic resources, described as a Class II resource, of the foursquare style, with aluminum siding, constructed approximately 1910, with a garage.**
 - I. Reviewed a letter provided by the permit applicant dated 01/14/2018 describing the proposed renovation as well as architectural plans submitted in support of the application.
 - II. It was discussed that the masonry siding of the structure was failing in many locations, and repairs would be unsightly, necessitating the use of vinyl siding to clover the masonry for appearance sake. Although not the first choice the Commission did not object to the use of vinyl siding. The masonry chimney was determined to be of a later date than the original structure, and therefore no objection to its demolition was raised. The applicant did state that the masonry façade at the street elevation would be maintained.
 - III. The front porch renovation was discussed. The Commission recommended that as much of the front porch be salvaged as possible including columns and certain millwork applications to maintain as much of the original characteristics as possible. The Commission stated its' desire that a railing system similar to what would have existed originally be included in the restoration.
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- IV. The Commission voted 7-0 in favor of recommending that a permit application be issued subject to any and all other zoning and building code restrictions as may apply to the proposed renovation. A letter detailing the recommendations of the Commission will be forwarded to the Code Enforcement Officer.

V. Discussion - New Business

- **118 Brandywine Creek Road – a Class II historic resource included in the Township’s inventory of historic resources, described as a foursquare built approximately 1920, and formerly known as the Elvin House. Review pursuant to a building permit application for the addition of a deck to be constructed at the rear of the house.**
 - I. The Commission reviewed the application materials including material product brochures for the proposed work. It was noted that the material; would include composite decking and vinyl railing system.
 - II. The Commission noted that the deck structure could be removed without impacting the original structure, thereby having no impact. Proposed location at the rear of the house would not result in a change in appearance from the street view of the structure. As such, the Commission voted 7-0 to recommend that a permit be issued to the applicant subject to any and all additional requirements as may apply with respect to zoning and building code requirements. A letter detailing the recommendations of the Commission will be forwarded to the Code Enforcement Officer.
- **Chester County Historic Preservation Network (CCHPN) 2018 Spring Workshop – The Commission voted 7-0 to approve the cost of members to attend the workshop on March 10, 2018, at \$20.00 per attendee.**
- **Historic Resource Ordinance**
 - i. The existing ordinance was briefly discussed. It was agreed that there is a problem with enforcement of most of the provisions in the ordinance. The ordinance is also weak in recommendation of permissible modifications to historic resources.
 - ii. Joe McCormick noted that he had started to assemble ordinances of other municipalities in the County to see how they structured their ordinances.
 - iii. It was also mentioned that proposed guidelines for historic ordinances will be published at the state level during 2018. The recommendations may be reviewed at that time for determination of whether or not it should be a Commission recommendation to revise the current Township ordinance.

VI. Adjourn Meeting – meeting adjourned at 8:20pm.

Respectfully Submitted,

Joe McCormick

Joe McCormick
Chairman
East Fallowfield Historical Commission

**TOWNSHIP OF EAST FALLOWFIELD
HISTORICAL COMMISSION
2264 STRASBURG ROAD
EAST FALLOWFIELD, PA 19320
(610) 384-7144**

MEMBERS:

**JOE McCORMICK, CHAIRMAN
SUE MONAGHAN, SECRETARY
FRED BISSINGER
ARTHUR DELEO
LEE SCHLINGMANN
BUDDY RHOADES
REBECCA HUNT
CONNIE McLAUGHLIN
CHAD PETERSON**

February 12, 2018

Rob McLarnon
EFT Code Enforcement Officer

Re: 38 Rokeby Road Building Permit Application

Mr. McLarnon:

At the Historical Commission meeting on Wednesday, February 7, 2018, the members of the Historical Commission considered the building permit application for renovations to the above referenced property. The Commission noted that the property is included in the East Fallowfield Township inventory of historic resources listed as a Class III resource constructed approximately 1890.

The applicant provided a set of plans detailing the planned renovation, however did not appear at the EFTHC meeting to discuss the plans and be available for questions. The plans did not include specific details as to window and door selection, and other finishes which the Commission typically requests. Pursuant to several complaints from residents, members of the Commission did visit the site to observe the structure and present condition. It was noted that the contractor had left a number of openings uncovered allowing infiltration of rain and other infestations which could cause additional damage to the structure.

Notwithstanding the above observations, the Commission found that any architectural significance the dwelling may have had has long since been removed or covered. The Commission found that the structure has little architectural significance and offers little to the historic character of the Township. As such, the Commission decided the Township would be better served by a complete renovation of the structure and its return to functional use.

The EFTHC voted 7-0 in favor of recommending that a building permit be issued to the applicant for this project subject to additional review and requirements as may be required by Zoning and Code Enforcement Officer and the applicable building codes.

Please contact the Commission with any questions or concerns you may have regarding the information provided herein. Thank you.

For the East Fallowfield Historical Commission,

Joe McCormick
Chairman
East Fallowfield Historical Commission

cc: East Fallowfield Board of Supervisors
Ingrain Construction

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CONNIE MCLAUGHLIN
CHAD PETERSON**

January 18, 2018

Rob McLarnon
EFT Code Enforcement Officer

Re: 505 Mortonville Road Building Permit Application

Mr. McLarnon:

At the Historical Commission meeting on Wednesday, January 10, 2018 the members of the Historical Commission once again considered the building permit application for the historic resource located at 505 Mortonville Road. The Historical Commission is on record as objecting to the request to review this permit application, as the applicant failed to follow the established requirements as pertain to obtaining a building permit in that the work of the subject application has largely been completed by the applicant. As the applicant performed the work prior to the permit application process being initiated, and without any comment or recommendation on the proposed work, any recommendation by the EFTHC as to the appropriateness of the architectural selections proposed would essentially be moot.

By not completing proper application for a building permit prior to commencing the work, the EFT Historical Commission believes the applicant is in violation of certain provisions of the East Fallowfield Zoning Code.

- **27-2402. General Provisions, Part 1. Compliance, states: “Any alteration or change in use of a historic resource shown on the Township’s Historic Resources Map shall occur only in full compliance with the terms of this Part and other applicable regulations.”**
- **27-2407 Review of Application. Part 1. Building Permits, states: “No building permit for the rehabilitation, enlargement, or alteration of a historic resource shall be issued by the Zoning Officer or Building Inspector prior to review and comment on the application by the East Fallowfield Historical Commission, in accordance with the terms of this Part.”**

The EFTHC has reviewed the work proposed in the permit application extensively, and has surveyed the completed work. The Commission has found that many of the materials utilized in the completed work are not consistent with the materials and architectural details as would have been typical of the structure at the time of its original construction or at the time of subsequent extensive renovations and additions. For this reason, the Commission had agreed that an approval of the permit application and accompanying plans as submitted, could not be recommended as appropriate.

He EFTHC determination as to the inappropriate construction materials and architectural details utilized by the applicant notwithstanding, the EFTHC has agreed that the work as placed **should not** be removed to accommodate the opinion of appropriateness as determined. The EFTHC has noted that the applicant has made an effort to correct many structural deficiencies, and has attempted to restore the structure to a condition suitable for habitation and use. The EFTHC has heard differing opinions as to whether the applicant was instructed that a permit would or would not be required. Having not been a party to these

discussions, the Commission is unable to draw any conclusions from these assertions, but notes the comments for the record.


Despite noting the work has been substantially completed prior to review, the EFTHC has been asked to provide specific concerns with the work that has been implemented which does not appear to be appropriate for the period of the structure and later substantial renovations. The Commission has noted a number of concerns with the work, primary of the concerns would be the following:

- The applicant has opted to use board and batten siding at numerous locations on the structure. Board and batten siding would not have been utilized for a primary residence of this period, it would typically have been used for agricultural and accessory structures. A number of photographs provided by the applicant from the 1930's, clearly indicate that horizontal siding, probably wood clapboard, had existed on the structure. A horizontal siding would be period appropriate. The applicant stated that his personal preference was for the board and batten siding, referencing the same siding on a mill adjacent to this property.
- The applicant has selected a vinyl replacement window with a two-over-two sash construction. Although the EFTHC has acknowledged in recent decisions that a vinyl or composite window construction, although not authentic from a material standpoint, may be recommended where the particular window appearance would be in keeping with the appropriate period of the structure, the windows selected in this application would not meet this criterion. A more appropriate proportion for the window sash would have been a three sash across, such as a six-over-six construction.
- The applicant has chosen to replace porch columns with heavy timber posts and dimensional lumber board railings. The owner provided photographs, probably from the 1930's, which indicate turned posts and rails had been utilized. The applicant stated that his personal preference was to replace the turned components with the timber and board rails, ignoring the historic record he had.
- Some of the exposed stone shown in photographs provided by the applicant appears to be rough and utilitarian in appearance. Such stone would typically have been coated with a stucco during the period of the resource. Although not as significant as the above features, worth noting.

It is the opinion of the EFTHC that the applicant has, in many instances, has chosen to utilize materials reflecting his personal preference rather than materials that would be more historically accurate. The utilization of more appropriate materials and construction would not have had any significant financial impact on the project. Acceptance of the work would not be in keeping with the function of the Commission to act as a steward for the protection of the Township's historic resources and assets. The Commission does appreciate, however, that the applicant has protected the structure from decay and ultimately, complete destruction. As such, although the Commission does not endorse or approve the materials utilized in this renovation, the Commission **will not object** to a decision either by the Board of Supervisors or the Code Enforcement Official to issue a permit for the work. Having said that, the EFTHC asks that the BOS stipulate for the record that the issuance of a permit in this case, if one is in fact issued, is a one-time exception to the established requirements for the application for and issuance of a building permit, and in no manner, establishes a precedent.

Please contact the Commission with any questions or concerns you may have regarding the information provided herein. Thank you.

For the East Fallowfield Historical Commission,


Joe McCormick
Chairman
East Fallowfield Historical Commission

cc: East Fallowfield Board of Supervisors
Mr. Richard Rasmussen

Highland Investment Group Holdings, Ltd.
230 Old Racetrack Rd
Parkesburg, PA 19365

January 14, 2018

Joe McCormick, Chairman
East Fallowfield Historical Commission

Re: **265 Buck Run Road Building Permit Application**

Dear Mr. McCormick,

At the Historical Commission meeting on Wednesday, January 10, 2018, the members of the Historical Commission voted to refuse our building permit application for the property at 265 Buck Run Road. In a letter written to Rob McLarnon, you have cited "specific omissions for which the Commission would require additional information" as the reason for this decision.

In May of 2015 we applied for permits and were told by Rob McLarnon that the Historical Commission was satisfied with our proposed repairs at the property, as long as we provided "signed and sealed" architectural drawings for repairs to the structure. We have since had structural engineers (Robert E. Chester Associates) examine the structure and create drawings and specifications for the demolition and repairs needed at the house. These drawings have been included with our permit application.

The drawings mainly address the addition to the original house and specify that the addition be demolished all the way to the foundation and rebuilt from the footers to the roof. Unfortunately, this is not an option at this point. The cost of the work to rebuild the addition will never add enough value to the property to justify the expenditure. At this point, we are planning to remove the addition and make repairs to the original house only.

Repairs to the original house interior will be extensive, as the house is only a shell. Our plans for the repairs to the exterior will be geared to making the structure sound and weatherproof. The house will receive a new roof, fascia, soffits, gutters and downspouts to replace the existing. The new shingles will be an asphalt tabbed shingle much like the existing shingles. The new soffits, fascia, and gutters will be basic aluminum installed for function as currently exists. A few years ago our plans would have been to stucco the exterior, however, that is no longer within the budget. The current plan is make necessary structural repairs to the brick and then install vinyl siding on three [3] sides of the structure. We plan to leave the brick on the front of the house exposed as it needs little repair and will be reminiscent of the original house. We plan to install new replacement windows of the type that currently exist. Window trims will be aluminum capped as exists now.

Our ultimate goal at this property is to renovate the house, making it a desirable single family home. Regrettably, after three years of carrying costs and architects, there is very little room left in our shrinking budget. Our plan is to use affordable quality materials to renovate the home, place it on the market for resale, and hopefully break even or only incur a small loss of capital.

Highland Investment Group Holdings would like to extend an invitation to the entire Historical Commission [or any subset thereof] to join us for a tour of the property and to discuss any concerns and/or suggestions you may have. We will make ourselves available at your convenience, please let me know what would work for you.

Thank you for your consideration on this matter, we look forward to meeting with you.

Sincerely,

Paul Yeckley
Highland Investment Group Holdings, Ltd.
(610)-888-2814

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CHAD PETERSON**

February 8, 2018

Rob McLarnon
EFT Code Enforcement Officer

Re: 265 Buck Run Road Building Permit Application

Mr. McLarnon:

At the Historical Commission meeting on Wednesday, February 7, 2018, the members of the Historical Commission considered the building permit application for renovations to the above referenced property. The Commission noted that the property is included in the East Fallowfield Township inventory of historic resources listed as a Class II resource, described as a foursquare, constructed approximately 1910.

The applicant provided structural plans, details and photographs of existing conditions. The applicant and contractor appeared before the Commission to discuss their plans and answer questions. The applicant reviewed the extensive structural renovations required to interior framing, exterior masonry, and the demolition of a CMU block addition at the rear of the structure. Exterior finishes proposed include the installation of vinyl siding on the side and rear elevations of the structure, with the brick façade on the front elevation being repaired, re-pointed, and painted to mask the repairs. Replacement windows and a three-tab asphalt roofing shingle are also proposed. A bay window at the east elevation shall be removed, as well as a brick clad chimney at the east elevation.

Although there was some concern with covering the exterior brick with vinyl siding from an aesthetics viewpoint, the Commission understands that the extensive repairs required would make restoration of the masonry cost prohibitive. After an inspection, the Commission believes the chimney to have been added at a later date than the original structure, and had no objections to its removal. Maintaining the brick on the street elevation was found to be acceptable. With respect to window replacement, the Commission recommended the use of two-over-two or one-over-one double hung windows. The EFTHC recommended that the front elevation should remain substantially as it is at present. The porch columns should be salvaged as well as other architectural features associated with the porch. It was stated that the porch railing system shall be removed as a part of the renovation, however no details of a replacement were provided. The EFTHC emphasized that a review of the proposed porch railing would be required, and it should be of a design typical to the period of the structure. Given the substantial renovation proposed, the Commission decided not to defer a permit recommendation until railing details are provided, however requested that they be provided prior to installation.

The EFTHC voted 7-0 in favor of conditionally recommending that a building permit be issued to the applicant for this project subject to additional review and requirements as may be required by Zoning and Code Enforcement and applicable building codes, and **subject to the review of the proposed railing system for the front porch and stairs by the EFTHC prior to their procurement and placement.**

Please contact the Commission with any questions or concerns you may have regarding the information provided herein. Thank you.

For the East Fallowfield Historical Commission,

COPY

Joe McCormick
Chairman
East Fallowfield Historical Commission

cc: East Fallowfield Board of Supervisors
Mr. Paul Yeckley
Mr. Nick Manes

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February 8, 2018

Rob McLarnon
EFT Code Enforcement Officer

Re: 118 Brandywine Creek Road Building Permit Application

Mr. McLarnon:

At the Historical Commission meeting on Wednesday, February 7, 2018, the members of the Historical Commission considered the building permit application for the addition of a deck to be attached to the house located at the above address, and a sliding door. The Commission noted that the property is included in the East Fallowfield Township inventory of historic resources listed as a Class II resource, described as a foursquare, constructed approximately 1920, and formerly known as the Elvin House.

The applicant provided product brochures for the deck and railing materials to be utilized (composite decking with vinyl clad aluminum railing) as well as details of structural components. Prior to the meeting, the EFTHC requested that the applicant provide a plan view indicating where the deck was to be located relative to the house. The applicant failed to provide the requested information, additionally, no information was provided as to the sliding door and its proposed location.

The EFTHC voted 7-0 in favor of recommending that a building permit be issued to the applicant for this project subject to additional review and requirements as may be required by Zoning and Code Enforcement and applicable building codes.

Please contact the Commission with any questions or concerns you may have regarding the information provided herein. Thank you.

For the East Fallowfield Historical Commission,

COPY

Joe McCormick
Chairman
East Fallowfield Historical Commission

cc: East Fallowfield Board of Supervisors
Mr. Mike McCorkle



CHESTER COUNTY HISTORIC PRESERVATION NETWORK 2018 SPRING WORKSHOP:

REFINING OUR LOCAL COMMITMENT TO HISTORIC PRESERVATION

Saturday, March 10

(Inclement Weather date March 17)

8 am - 12:30 pm

**Brandywine Conservancy
& Museum of Art
1 Hoffman's Mill Rd,
Chadds Ford, PA 19317**

AGENDA

Certified Local Government:
Cory Kegerise will explain how pursuing **CLG Status** will increase your effectiveness as a Historic Commission (or HARB) for new funding and training avenues.

Historic Resources:
Jane Dorchester will walk you through the **documentation procedures** to fully explain and understand your resources.

Design Guidelines:
Jim Garrison will review the importance of developing **design guidelines** to assist each commission to better review projects and communicate with the public.

Schedule

8:00-8:30	Registration & Refreshments
8:30-8:40	Welcome
8:40-9:40	Certified Local Government Guidelines and Preservation Best Practices Update: Cory Kegerise, PHMC
9:40-10:10	Interactive Session and break: Steve Brown, CCHPN, AIA
10:10-11:00	Understanding Your Resources: Jane Dorchester, Architectural Historian
11:00-11:55	Design Guidelines & Their Use: Jim Garrison, CCHPN, AIA
11:55-Noon	Adjourn

***** For the current Certified Local Governments in Chester County, there will be a special meeting from noon to 12:30 with Cory Kegerise *****

CCHPN 2018 Spring Workshop
Refining Our Local Commitment to Historic Preservation
Presenters

Steven M. Brown, AIA is an Associate with Bernardon, a firm with offices located in West Chester, PA, Philadelphia, PA, and Wilmington, DE, specializing in Architecture, Interior Design and Landscape Architecture. Steve has been with Bernardon since 1984 and concentrates his expertise in design of Senior Living Communities. He is a graduate of Virginia Tech with a Bachelor of Architecture Degree. He has been a Board Member of CCHPN since 2009, and a member of the West Caln Township Historical Commission since 2005. Steve is a lifelong resident of Chester County and currently lives in Wagontown.

Jane E. Dorchester, architectural and local historian, historic preservationist, lecturer, researcher, and writer started in the preservation field in 1983 as a historic researcher. Over the past 34 years, she has researched the histories of a multitude of properties including taverns, industrial properties, and schools, conducted Historic Resource Inventories and Surveys, written Historic Impact Studies as required by municipal ordinances and as part of Section 106 reviews, Pennsylvania Historic Resource Survey Forms, National Register Nominations, and historical evaluations for properties located throughout our region. In addition, she has conducted historic research projects in Maryland and historic resource inventories and surveys in New Jersey. In 2001, Jane received her Master of Science in Historic Preservation from the University of Pennsylvania, concentrating in architectural history and historic preservation administration. She has lectured on and written about a wide variety of history oriented topics. She is currently Proprietor of Jane E. Dorchester, Architectural Historian, a historic preservation consulting firm located in West Chester, Pennsylvania.

James Garrison, RA is an architect and author with over thirty years in the profession and several books to his credit. The majority of his professional work has been in historic preservation, adaptive re-use and new buildings designed in traditional styles. The projects have included many National Historic Landmarks including several state Capitols and noteworthy institutional campuses. His work has received national, state and local awards from architectural and preservation organizations. His interest in architectural design and building technology also informs his writing and lecturing on architecture and local history in the middle Atlantic region. Recent books include a monograph on the domestic work of John Russell Pope, a survey of early 20th century houses in the Philadelphia region and a pictorial monograph about traditional houses of southeastern Pennsylvania. Recently he has moved from historic preservation architectural practice to corporate real estate and facilities management, but also moved from a mid-century split level residence on the Main Line to an historic stone house near Kimberton. He also continues to be active in local and regional preservation matters while writing and lecturing.

Cory Kegerise is the Community Preservation Coordinator for Eastern Pennsylvania at the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation. He is responsible for providing planning, policy and technical assistance on a wide variety of preservation-related issues to local governments, community organizations, and individuals in a 13 county region stretching from Philadelphia to rural Wayne County. Immediately prior to joining PHMC, Cory was the Administrator of Local Programs at the Maryland Historical Trust, the State Historic Preservation Office. Cory has also served as the Executive Director of the Elfreth's Alley Association in Philadelphia, worked as a preservation consultant, and as a grants manager for a National & State Heritage Area. He is a native of Berks County, Pennsylvania and holds a Master's Degree in Historic Preservation from the University of Pennsylvania and a Bachelor's Degree in Historic Preservation from the University of Mary Washington in Fredericksburg, Virginia.