



East Fallowfield Historical Commission

Approved Meeting Minutes

February 1, 2017

I. Call to Order

- Meeting called to order at 6:36pm

II. Meeting attendance

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

III. Review of minutes of prior meeting

- Minutes of the January 2017 meeting were reviewed and unanimously voted to be approved as written..

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. **As to the Transportation Alternatives grant program the EFT HC had been looking forward to, the Commission was advised that there was no grant program available for the current year**
 - **Historic Resource Map and Windshield Survey** – modifications to the Windshield Survey are needed.
 - i. The windshield survey database has been updated to reflect the ownership information currently available.
 - ii. **A recommendation of the EFT Comprehensive Plan Task Force was to update the Windshield Survey, as it has been quite a while since last compiled. Such update may require hiring a consultant to assist in the project, which may some prohibitive costs. Joe McCormick distributed a samples of the *Pennsylvania Historic Resource Survey Form* utilized by Schuylkill Township for their inventory for informational purposes. (see attached copy – reprinted with permission)**
 - **Website Additions** – HC plans to enhance the Township website appeal by adding photos and other information pertaining to the Township’s historic resources.
 - i. **Once new members are approved by the BOS, there may be some experience added to the EFT HC versed in the creation of Facebook pages and websites to assist in getting this project implemented.**
 - **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.
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- I. Joe McCormick stated that a volume of Historic Resource data compiled by Peg Young had been scanned and stored on a thumb drive.
 - II. It has been thought that there may be a box or boxes of documents, photos, and other information compiled by the Historical Commission years ago that may be stored in the “attic” at the EFTY building. The office staff was contacted, and they will survey what is there and advise the HC. This information, if it exists, may then also be scanned and stored in a digital format.
 - It was stated that the BOS has no objections to HC members inspecting stored materials for preservation.
- **2960 Strasburg Road** – renovation of the historic resource and former one-room schoolhouse had been started by the owner, Calvin Swartzentruber of Parkesburg, PA, but subsequently suspended. The structure is now in danger of demolition by neglect as it has been left unprotected from the elements. Some windows have been removed and left uncovered, and siding materials and stucco have been removed leaving the exposed mortar subject to weatherization and degradation. Grass and landscaping has been left unattended
 - I. The situation of 2690 Strasburg Road was again discussed by the HC. The former one-room schoolhouse renovation project has apparently been abandoned, and the building is now deteriorating and grass and vegetation is overgrown. The present condition of the structure and property is in violation of a number of EFT ordinance provisions. It was unanimously agreed that a letter of concern be forwarded to the BOS for action. Joe McCormick will prepare a memo outlining the conditions and the concerns of the HC.
 - II. Letter to BOS prepared, Code Officer notified of HC concerns with abandonment of property.
 - III. **Joe McCormick will prepare a formal request for BOS action relative to this property and the danger of demolition by neglect.**
 - **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. Most recently the home of the Fallowfield Historic Society, which was disbanded in 2015, the structure has fallen in to disrepair and is of concern to the HC. A new Board of Trustees is in place, and 501(c)(3) non-profit organization status has been granted.
 - I. The structure had been recognized as a *Pennsylvania at Risk* property by Preservation Pennsylvania as one of the Commonwealth’s most endangered historic resource. It was stated that the present board of trustees does not have specific experience in fundraising, and there is concern that the notoriety obtained by being identified as an “at risk” property is not being leveraged to attract funds (grants, etc.)
 - II. **Information pertaining to this resource should be included on HCF Facebook presence.**
 - **Membership solicitation**
 - I. A solicitation for new members for the Historical Commission has been posted on the EFT web page.
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- II. In response to the posting, two prospective members, Becca Hunt and Connie McLaughlin appeared before the commission and discussed their interest in joining then commission and also described their relevant qualifications. Note: Ms. Hunt appeared at the January meeting to discuss her interest. Lacking a quorum at that meeting, no vote could be taken relative to any recommendation for membership.
 - III. Fred Bissinger stated that it would become increasingly difficult for him to continue with the HC. EFT will be contacted to begin solicitation for registered PA architect.
 - IV. Joe McCormick noted that Karen Marshall, Heritage Preservation Coordinator, Chester County Planning Commission, on behalf of the EFT HC, had reached out to Richard Buchanan to see if there were any architects in his firm that might have an interest in joining the EFT HC. Subsequent to that inquiry, Joe was put in touch with Chad Peterson of that firm who had expressed an interest in becoming a HC member. Following several communications, Mr. Peterson advised that despite having worked in an architectural firm for many years, he is not a PA registered architect, and as such, it was determined that he would not meet the requirements as stipulated by the EFT Historic Ordinance. Mr. Peterson was invited to appear before the commission if he had interest in becoming a member. He plans on attending the March meeting.
- 505 Mortonville Road – Discussed Rick Rasmussen’s discussion at the January meeting relative to his renovation plans. Recalled the discussion of Rick’s plans for renovation; he stated the front façade of the building would essentially be restored to a condition similar to the original appearance, and was seeking a variance to construct a new structure at the rear of the structure. He hopes to rent/lease the property to an organization which would do interior renovation, and hopefully house a restaurant. The HC deferred any recommendation to the Zoning Board, and will look forward to review of final construction plans and drawings.

V. Discussion - New Business

- Steve Brown, AIA, with Bernardon Architects, and the Chester County Historic Preservation Network (CCHPN) addressed the Commission. Steve expressed thanks for the continued support of the Network through the annual membership, and spoke about the Network’s ongoing mission. Steve also expressed thanks for the Commission members that attended the recently held workshop, and encouraged all to attend the next scheduled workshop on March 11, 2017.
- Karen Marshall, Heritage Preservation Coordinator, Chester County Planning Commission, addressed the Commission. She echoed Steve Brown’s thanks for the EFT HC continued participation in the CCHPN. Ms. Marshall also congratulated EFT HC member Lee Schlingman, for her recent selection as first prize winner in the Chester County Planning Commission Planning Commission’s photo contest, *Show Us Your Favorite Place in Chester County*, for her photographic entry entitled *Beautiful Doe Run Valley*. (See the attached press release by the CCPC, used with permission).

- **Permit Application Review** – the HC discussed an ongoing problem with building permits being issued for renovations to properties included in the EFT inventory of historic resources (Windshield Survey) without referral to the EFT HC for review and comment. Although the inventory is available on the Township’s website, the code enforcement officer is often not aware of whether or not the permit application is for a historic resource. Sue Monaghan noted that the EFT Planning Commission has been discussing the implementation of a review checklist to be included with permit applications which would help identify a property as an historic resource.
- **Sue Monaghan and Joe McCormick** discussed the CCHPN workshop they attended on January 21, 2017. Joe handed out some of the exhibits distributed at the workshop including the Schuylkill Township Historic Resource Protection Standards Ordinance, Schuylkill Township Building/Demolition Permit Procedures, and sample PA Historic Resource Survey Forms utilized by Schuylkill Township for information.
- **The Historical Commission** voted unanimously to propose Becca Hunt for membership to the Board of Supervisors, and, pending investigation as to the allowable number of Historical Commission members, voted to propose Connie McLaughlin as a non-voting alternate to the commission.
 - i. **Post meeting note** – upon review of the EFT Historic Ordinance, it was found that up to nine members may be voting members of the EFT HC. That being the case, Connie McLaughlin has been proposed to the BOS as a voting member, to complete the term of Garth Monaghan.

VI. Adjourn Meeting – meeting adjourned at 7:15PM

Respectfully Submitted,

Joe McCormick

Joe McCormick
Chairman
East Fallowfield Historical Commission



County Commissioners recognize winners of Landscapes3 photo competition

Posted on January 31, 2017

Chester County Planning Commission's photo contest, *Show Us Your Favorite Place in Chester County*, set out to engage the public in the development of Landscapes3, the county's next Comprehensive Plan. From the county's working agricultural lands to its urban main streets, participants shared 375 favorite places. The contest was intended to get a different view on what places are valued in Chester County, and the perspectives offered were varied but still quintessential Chester County – open space, farmland, farm stands, main streets and side streets, community parks, streams and lakes, historic buildings, community events, walking trails, and bridges.

After thoughtful consideration and a final determination by the Planning Commission Board, the winning images have been selected. The Planning Commission offers its congratulations to the first place prize winner, Lee Schlingmann for her entry entitled *Beautiful Doe Run Valley*. She has won a Dansko gift package valued at \$250. Kathryn Mims came in second place with her photograph entitled *Fall in Chester County* and has won a \$150 gift card from Longwood Gardens. Carol Slocum came in third place with her entry entitled *Bubbling Joy* and will enjoy four passes to the Brandywine River Museum and the Millstone Café.



While only three photos are winning entries, the quality of submissions ensures that many of the images could turn up on the Chester County Planning Commission's website or in the new County Comprehensive Plan, Landscapes3. The Planning Commission thanks all of the contest participants and Dansko, Longwood Gardens, and the Brandywine River Museum and Millstone Café for supporting the contest with their prizes. The contest was a great success – [check the website](#) for a new contest later in 2017 and for updates on the development of Landscapes3.

PENNSYLVANIA HISTORICAL RESOURCE SURVEY FORM – NARRATIVE SHEET 89C
 Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation

Survey Code	169	Tax Parcel / Other No.	27-5D-10
County	Chester 029	Municipality	Schuylkill Twp.
Address	10 Campbell Lane	Historic / Other Name	Meadowbrook Farm

HISTORICAL NARRATIVE:

The Meadowbrook Farmhouse is reported to have been constructed in 1730. The source for the date of construction is not known but is repeated in a newspaper article and the National Register nomination. At that time, that portion of today's Schuylkill Township southwest of Phoenixville was part of a tract of 600 acres of land owned by Grace Lloyd, widow of David Lloyd.

Moses Coates purchased the 600-acre property in 1754 and five months later sold a tract of 350 acres to his son, Moses Coates Jr. These two deeds do not mention a messuage or house on the property, which opens the possibility that in fact Moses Coates Jr. constructed the core of the existing building c. 1756. During the American Revolution, the British visited the property, and during the Valley Forge encampment it served briefly as the headquarters of Generals Gates and Mifflin.

John H. Coates purchased the house and 200 acres of land from his father in 1790 and lived there until his death in 1804. The 1799 township taxes credit him with a stone house, stone kitchen, stone smokehouse, stone springhouse, and log barn.

The Robinson family owned the property from 1805 until 1867. Thomas Robinson, a yeoman farmer, purchased a 113.75-acre property from the Coates estate for £2,548. This represented just over half of the earlier Coates property. The tax value of the buildings increased from \$400 in 1805 to \$850 during Thomas Robinson's ownership, which suggests that the buildings were enlarged during this time (since no additional taxable buildings appear in the records later). In 1816, Robinson's son Moses, a surveyor, became the owner of the house and 72 acres of land. The taxable buildings on the property in 1826 were a house valued at \$400, a barn valued at \$200, and two outhouses valued at \$50. Moses Robinson died c. 1850, and his heirs sold the property in 1867.

The property has rarely changed hands. Henry Dyer purchased the 72-acre farm from the Robinson estate in 1867, and the property remained in the Dyer family until 1896. In that year, Hettie Hollwell, wife of Caleb Hollowell, purchased the farm and owned it until 1928. The Campbell family purchased the 72-acre property in 1928 and in 1963 sold the historic house on a parcel of 43.75 acres to the Meadow Brook Golf Club (current owner). The house was significantly widened in the 20th century, but the date of these changes has not been identified at this time.



Detail of Breou's Atlas, with the Meadow Brook farmhouse indicated.

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HISTORICAL NARRATIVE, page 2:

Township Tax information – 169

Year	Resident	Acreage	Buildings	Details
1796	John H. Coates	150		Stone house, log barn, stone springhouse
1799		87		Stone house 16x32, stone kitchen 16x32, stone smokehouse 12x12, stone springhouse 14x14, log barn 50x32
1802		85		
1805	Thomas Robinson	340	\$400	
1808		459	\$550	
1811		432	\$550	
1814		423	\$850	
1817	Moses Robinson, surveyor	68	\$1,000	
1820		68	\$775	
1823	Moses Robinson	68	\$585	House-\$400, Barn-125, three outhouses-60
1826		70	\$750	House-\$400, Barn-200, two outhouses-50
1829		68	\$500	
1832		68	\$550	
1835		68	\$550	
1838		68	\$600	

Historic Maps

1860 Atlas	Mrs. Robinson
1873 Atlas	Henry Dyer
1883 Atlas	Henry Dyer

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HISTORICAL NARRATIVE, page 3:

Chain of Title

Book / Page Date	Grantor	Grantee	Consideration	Description
H35-229 6/4/1963	Leon W. & Rachel H. Campbell	Meadow Brook Golf Club	\$1	43 acres, 3 roods of land; a part of the following deed.
W32-246 2/17/1961	Leon W. & Rachel H. Campbell	Themselves	\$1	The residue of a 72-acre property.
R24-589-576 1/31/1955	Theodore Campbell	Leon W. Campbell	\$0	The residue of a 72-acre property; a part of the following deed. Theodore Campbell gave his undivided 50% interest in the property to Leon W. Campbell.
R17-414-413 4/25/1928	Hettie Y. Hollowell	Theodore Campbell and Leon W. Campbell	\$35,000	A 72-acre property in Schuylkill Township
O11-261-221 4/21/1896	William C. Dyer of Schuylkill Township	Hettie Y. Hollowell, wife of Caleb R. Hallowell of Plymouth Township	\$7,500	All that certain messuage or tenement and tract or piece of 72 acres of land.
Z10-247-104 10/14/1892	Mary C. Dyer, widow	William C. Dyer	\$9,000	The heirs of Henry Dyer sold a tract of 72 acres of land. Henry Dyer died on 2/15/1889 intestate.
D7-151-526 4/4/1867	Moses Robinson Estate	Henry Dyer	\$9,000	72 acres of land. Robinson died c. 1850; his will is dated 1838.
M3-60-262 2/27/1816	Thomas & Sarah Robinson of Charlestown Twp.	Moses Robinson, Yeoman of Charlestown Twp.	\$7,200	All that Plantation and tract of 72 acres of land. Part of the following.
Y2-47-497 4/1/1805	John H. Coates Estate	Thomas Robinson, Yeoman of Charlestown Twp.	£2,548	All that Messuage plantation and Tract of 113 acres, 120 perches of land. Coates died intestate in 1804.
E2-29-361 5/10/1790	Moses Coates Jr., Yeoman of Charlestown Twp.	John H. Coates (son), Yeoman of Charlestown Twp.	£700	All that tract or parcel of 200 acres of land, a part of the following.
I19-369 10/13/1754	Moses & Elizabeth Coates	Moses Coates Jr.		Tract of 350 acres of land
Not Recorded 5/20/1754	Grace Lloyd (widow)	Moses Coates Sr.		Tract of 600 acres of land. Grace Lloyd was the widow of David Lloyd.
Philadelphia Deed Book E5-147 11/20/1708	John H. Sprogill, Merchant of Philadelphia	David Lloyd, Gentleman of Philadelphia		Tract of 1,000 acres of land; surveyed in 1711.

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PHYSICAL DESCRIPTION:

This property is located in the west part of Schuylkill Township, on the north side of the intersection of Campbell Lane and Hallowell Avenue. The property is lightly wooded. The historic farmhouse and barn are located near the intersection. The Meadowbrook Golf Course is located on the historic farm fields to the north and west.

The **farmhouse** is an elongated Colonial style building facing south. It consists of a 2½-story, 9-bay main block with a 1-story wing off its west end. The main block appears to have been constructed in at least three campaigns. Its end-gabled roof is clad with asphalt shingles and features three gabled dormers with 2x2 windows and two stuccoed interior ridge chimneys. The walls are stuccoed. Fenestration is symmetrical; windows are late 19th century 2x2 units with louvered shutters on the second floor and paneled on the first. A full-length front porch has a hipped roof clad with asphalt shingles and supported by thin square posts along its south edge. Three doors lead under transoms into the interior. The west wing is a 1-story section with an end-gabled roof clad with asphalt shingles and stuccoed walls. The main (south) elevation has a modern door between two window bands. The foundation is stucco over stone.

The **barn** is located west of the farmhouse. It is an example of the double threshing floor barn type. Its end-gabled roof is clad with asphalt shingles. The walls are mostly stucco over stone, with vertical cladding above the eaveline on the end walls. The ramp on the south elevation leads up to a set of hinged batten doors and a set of sliding doors. The foundation is stucco over stone.

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SITE PLAN:

