



TOWNSHIP OF EAST FALLOWFIELD HISTORICAL COMMISSION

MEETING AGENDA SEPTEMBER 6, 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.
 - 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.
 - **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.
- **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.
 - **Dr. Beech has submitted a new permit application (see attachment). Main house proposal for cedar shake roofing, with porch roof being either cedar or standing seam metal as presently exists.**
- **30 Loop Road – review request by owner and owner’s rep**
 - A Township Class I historic resource, listed in the National Register; 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.
 - 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 - review request by owner and owner's rep**
 - 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
 3. 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
- **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
 - **The Historical Commission has reviewed and accepted the structural engineer's report as to termite infestation/damage. Having no expertise in such investigations, the Commission accepts the conclusions as submitted with no comment.**
 - **Owner, Justen Hanna, has submitted a demolition application to the Code Enforcement Officer, copy is attached.**
 - **As demolition can only be acted upon by the Board of Supervisors the Historical Commission has the following responsibilities:**
 1. **Review all submitted data to make sure that the requirements of the applicable zoning regulations for demolition of historic structures is satisfied. If not, submittal to be returned to Inspector with comment.**
 2. **If the application is found to be complete, the Historical Commission can advise the Board that (a) it takes no adverse position having unanimously approved the application, (b) advises the Board that that the Historical Commission has unanimously disapproved the application for demolition or (c) having a split decision on the demolition application, advises the board of the dissent, and provides supporting arguments for both opinions for the Board's consideration.**
 - **To reiterate, the Historical Commission can only advise the Board of Supervisors as to it's conclusions and opinions, it is the function of the Board of Supervisors to accept and authorize a demolition permit.**
- **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.

V. New Business

- **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?
- **Joe McCormick advised interested parties that it might be better that they prepare nomination application for expediency sake.**

VI. Motion to Adjourn

VII. Attachments