



# TOWNSHIP OF EAST FALLOWFIELD HISTORICAL COMMISSION

## MEETING AGENDA NOVEMBER 6, 2024

- 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**
    - binders have been recreated, other copies located and placed in the filing cabinet.
  - **Community Park – Strunk Fallout Shelter**
    - Chad Peterson to retake photo survey if access can be provided.
  - **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 Board of Supervisors decided to defer the issuance of a Certificate of Appropriateness by tableting the matter until such time as the Historical Commission has reviewed and approved of all of the materials proposed for use in the renovation.
    - **Owner's rep advised that permit application is required to complete review and make any recommendations as to appropriateness - copy of permit attached.**
  - **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.
    - Owner's rep requested a copy of the letter for zoning hearing board. EFTHC reiterated that letter has been addressed to the zoning hearing board, and would be provided at such time as a hearing is scheduled.
    - EFTHC has been advised by the Code Enforcement Officer that the property owner (Jeffrey Harlan) has decided to contest the present zoning classification of the property. As such, has no plans to seek a change in use hearing, and has retained counsel to contest the present zoning determination.
    - Work on the property has been observed.
    - **No further information at the present time.**

- **800 Doe Run Road**
  - Tax Parcel 47-7-137E Friends Meeting House, originally gathered 1811, Class I Township Historic resource, and listed in the National Register of Historic Places as a part of the Ercildoun Historic District
  - **Letter to Board Recommending Certificate of Appropriateness be issued (see attachments)**
- **America250 PA Chester County 250 Commission**
  - BOS has joined other county municipalities in preparing for the upcoming events.
  - Suggestion to recommend that the Board of Supervisors establish a committee or subcommittee comprised of volunteers to organize and create Township activities as a part of the county and state celebrations.
- **Certified Local Government (CLG)**
  - Further investigation as to costs and value to the Township being evaluated.

**V. New Business**

- **Municipal Building Feasibility Study**
  - **Clarification of resource classification requested by Township manager (see attachments)**
- **20 Wilmington Road**
  - Tax Parcel 47-

**VI. Attachments**

- **See below**

**VII. Motion to Adjourn**

## Attachment 1 Municipal Building Feasibility Request

**Scott Swichar**

From: sswichar@eastfallowfield.org

To: 'Joe McCormick (j.mccormick318@verizon.net)'

Wed, Oct 23 at 5:21 PM

Joe,

We are in the process of completing a municipal building feasibility study and there is an issue that came up regarding our township site located at 221 Wilmington Road. The township site is listed as being historical and as owned by the church of christ . Also, the historic resources map appears to list the wrong address for the cemetery. Neighboring properties are also listed as historical resources.

I have attached the mark-up of the historic resource page from our presentation to clarify. The consultant believes there is an address and map notation error on the resource list. However, we are asking the Historic Commission to meet as soon as possible to review and clarify this issue and to present the findings back to us.

Please let me know if you can add this to your next meeting agenda?

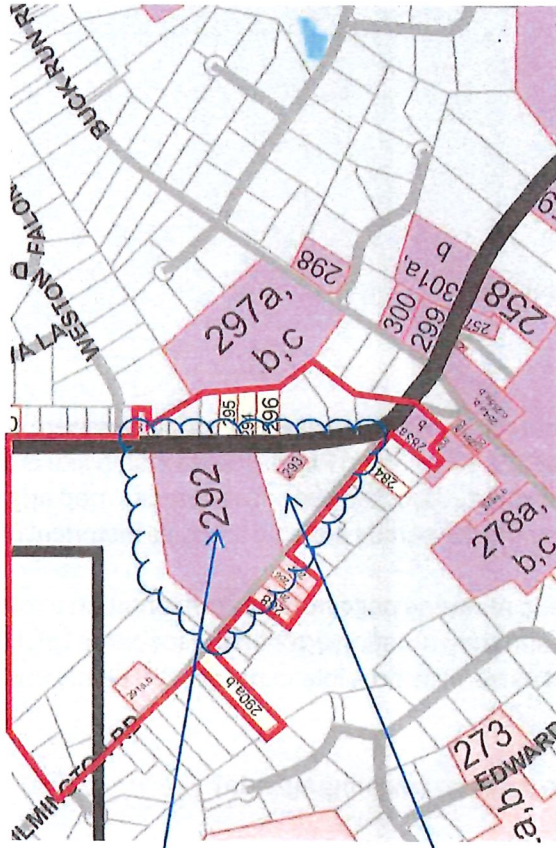
Thank you.

Scott Swichar

# HISTORIC RESOURCES

## HISTORIC RESOURCES INVENTORY

- Our proposed site HR# 292 is currently listed as:
- Owner: Church of Christ
- Historical Significance: Cemetery
- A number of neighboring properties are also listed as historic resources



THE CEMETERY IS LOCATED HERE.  
THE HISTORIC RESOURCE MAP  
APPEARS TO NOTE THE WRONG  
ADDRESS FOR THE CEMETERY.

Historic Resources Map

HR#	Tax Parcel#	Owners name	Hse#	Street Name	Date	Use	Historical significance	NR	Other	Class	Comments
284	47-7-32		360	Wilmington	c. 1920	single				3	
285	47-7-34		310	Wilmington	c. 1940	single				2	
286	47-7-35		300	Wilmington	c. 1940	single				2	
287	47-7-36		290	Wilmington	c. 1940	single				2	
288	47-7-37		280	Wilmington	c. 1940	single				2	
293	47-7-48-E	Christ Disciple Church	750	Doe Run	1894	religious	Christ Disciple Church	Yes		1	E-19-A
294	47-7-51		727	Doe Run	c. 1930	single				3	
295	47-7-51.1		725	Doe Run	c. 1950	single				3	
296	47-7-52	Waller Pluck	735	Doe Run	c. 1930	single				3	
062	47-4-151		695	Doe Run	c. 1870	single				2	
288a, -b	47-7-29	George Gessert	30	Loop	1840	single	James Fulton Tenant House	Yes	crghse garage	1	E-18
290a, -b	47-7-41		236	Wilmington	c. 1930	single				3	
291a, -b	47-7-46	Bruce Wrigley	215	Wilmington	c. 1860	single				2	
292	47-7-47	Church of Christ	700	Doe Run	1894	religious	Cemetery	Yes	new crghse	1	E-19-B

East Fallowfield Township Historic Commission's Inventory

# Attachment 2 30 Loop Road Permit Application



**RECEIVED** OCT - 7 2014  
**BUILDING SUBCODE TECHNICAL SECTION**

Date Received  
 Date Issued  
 Permit #



A. IDENTIFICATION—APPLICANT: COMPLETE ALL APPLICABLE INFORMATION, WHEN CHANGING CONTRACTORS, NOTIFY THIS OFFICE.

Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Work Site Location 30 Loop RR East Falls Twp PA

Owner in Fee Jeffery Hovan - Hidden Valley Estates  
 Address 20 Abby Road, Catsville, PA 19300

Telephone (610) 384-4133 or 610-1033-27103

Contractor 20 Abby Rd Catsville PA

Address Catsville PA 19320

Telephone (610) 384-4133 Fax ( )

Lic. No. or Bldg. Reg. No. \_\_\_\_\_  
 Federal Emp. No. 34-19871005

PLAN REVIEW:	Date	Initial	INSPECTIONS	Dates (Month/Day)	Failure	Failure	Approval	Initial
<input type="checkbox"/> No Plans Required								
<input type="checkbox"/> All			Footing					
<input type="checkbox"/> Footing			Foundation					
<input type="checkbox"/> Foundation			Slab					
<input type="checkbox"/> Frame			Frame					
<input type="checkbox"/> Other			Barrier-Free					
Joint Plan Review Required:			Insulation					
<input type="checkbox"/> Elec.	<input type="checkbox"/> Plumb.	<input type="checkbox"/> Fire	Finishes					
SUBCODE APPROVAL			Energy					
<input type="checkbox"/> CO	<input type="checkbox"/> COO	<input type="checkbox"/> CA	Mechanical					
Date: _____			TCO					
Approved by: _____			Other					
			Final					
			Barrier-Free					

**B. BUILDING CHARACTERISTICS**

Use Group	Present	Proposed
Const. Class	<u>1-3</u>	<u>2-2</u>
No. of Stories		
Height of Structure		
Area — Largest Floor		
New Bldg. Area/All Floors		
Volume of New Structure		
Total Land Area Disturbed		
Deck/Accessory		

**Est. Cost of Bldg. Work:**

1. New Bldg.	\$ _____
2. Alteration	\$ _____
3. Total (1+2)	\$ _____

**C. CERTIFICATION IN LIEU OF OATH**  
 I hereby certify that I am the agent of owner of record and am authorized to make this application.  
 Signature: \_\_\_\_\_

**D. TECHNICAL SITE DATA**

DESCRIPTION OF WORK  
 REPLACE WINDOWS,  
 DOOR & ROOFING PER  
 HISTORICAL COMMISSION  
 APPROVAL REQUIREMENTS

**TYPE OF WORK:**

	FEE (Office Use Only)
Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Lateral	\$ _____
Zoning	\$ _____
State Fee	\$ _____
U & O	\$ _____
Subtotal	\$ _____
Administrative Surcharge	\$ _____
Minimum Fee	\$ _____
Fee	\$ _____
<b>TOTAL FEE</b>	\$ _____

RECEIVED OCT - 2 2024



*CB*

WALTER & JACKSON  
44 E. GAY ST.  
CHRISTIAN, PA, 17509

QUOTE BY : Howard Fryberger  
SOLD TO :  
PO# :  
Shlp Via : Ground

QUOTE # : JW2403003W7 - Version 0  
SHIP TO :  
PROJECT NAME: 30 LOOP RD  
REFERENCE :

U-Factor Weighted Average: 0.29

SHGC Weighted Average: 0.18

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	RO Size : 30 3/4 X 56 3/4	Frame Size : 30 X 56 (Outside Casing Size: 32 3/4 X 57 15/16) Custom Wood Double Hung, Anulast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 1 9/16 Jamb, 3/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Line(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, UltraVue Mesh Brilliant White Screen, IG Thick=0.756(1/8 / 1/8), Clear Opening: 26.7w, 23 Hh, 4.3 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CPD: JEL-N- 675-13806-00001 PEV 2024.2.0.4644/PDV 7.470 (05/02/24)PW			



Viewed from Exterior. Scale: 1/2" = 1'

3

cust-90220


Page 1 of 3 (Prices are subject to change ) JW2403003W7 (Ver 0)-06-01-2024 11:51 AM


Quote Date: 03/05/2024

Drawings are for visual reference only and may not be to exact scale  
All orders are subject to review by JELD-WEN

Last Modified: 06/01/2024

RECEIVED OCT - 2 2024

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	RO Size : 30 3/4 X 44 3/4	 <p>Viewed from Exterior. Scale: 1/2" = 1'</p>	<p>Frame Size : 30 X 44 (Outside Casing Size: 32 3/4 X 45 15/16) Custom Wood Double Hung, Amalast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner White Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Launch Bro Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial All Linets) 2 Wide 1 High Top, 2 Wide 1 High Btm, UltraVue Mesh Brilliant White Screen, IGThick=0.756(1/8 / 1/8), Clear Opening:26.7w, 47.4h, 3.1 sf U-Factor: 0.30, SHGC: 0.18, VLT: 0.42, Energy Rating: 12.00, CPD: JEL-N- 675-13806-00001 PEV 2024.2.0.4644/PDV 7.470 (05/02/24)PW</p>		10

Line 3	RO Size : 30 3/4 X 45 3/4	 <p>Viewed from Exterior. Scale: 1/2" = 1'</p>	<p>Frame Size : 30 X 44 (Outside Casing Size: 32 3/4 X 46 7/8) Custom Wood Casement, Amalast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Hinge Left, Nesting Crank Handle, White Hardware, Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, Combination SDL, Putty Int BAR, ( 1-3/8" Putty SDL Horizontal / 7/8" Putty SDL - Vertical ) Light Bronze Shadow Bar, Colonial 2 Wide 2 High UltraVue Mesh Brilliant White Screen, Traditional Screen Stop IGThick=0.756(1/8 / 1/8), Clear Opening:20.1w, 39.3h, 5.4 sf U-Factor: 0.26, SHGC: 0.16, VLT: 0.35, Energy Rating: 17.00, CPD: JEL-N- 665-09011-00001 Drawing Number: --Required! PEV 2024.2.0.4644/PDV 7.470 (05/02/24)PW</p>		1
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Page 2 of 3 (Prices are subject to change)

JW240904W71 Ver 03-06-01 2024 11:51 AM

Quote Date: 03/05/2024

Drawings are for visual reference only and may not be to exact scale  
All orders are subject to review by JEL/DWLN

Last Modified: 06/04/2024

RECEIVED OCT - 2 2024

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4	RO Size : 20 3/4 X 25 3/4	CWC2024 Frame Size : 20 X 24 (Outside Casing Size: 22 3/4 X 26 7/8) Custom Wood Casement, Amalast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Hinge Left, Nesting Crank Handle, White Hardware, Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 2 Wide 2 High UltraVue Mesh Brilliant White Screen, Traditional Screen Stop IG Thick: 0.756(1/8 / 1/8), Clear Opening: 10.1w, 19.3h, 1.3 sf U-Factor: 0.26, SHGC: 0.17, VLT: 0.39, Energy Rating: 17 00, CPD: JELD-N- 665-08996-00001 PEV 2024.2.0.4644/PDV 7.470 (05/02/24)PW			



Viewed from Exterior. Scale: 1/2" = 1'

Line 5	RO Size : 18 3/4 X 57 3/4	CWC1856 Frame Size : 18 X 56 (Outside Casing Size: 20 3/4 X 58 7/8) Custom Wood Casement, Amalast Pine, Primed Exterior, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, 5/4 JE - 5/4 Reveal Thick, Hinge Left, Nesting Crank Handle, White Hardware, Stainless Steel Operator/Hinge, US National-WDMA/ASTM, PG 35, Insulated SunResist Annealed Glass, Neat Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Putty Int BAR, Light Bronze Shadow Bar, Colonial 1 Wide 2 High UltraVue Mesh Brilliant White Screen, Traditional Screen Stop IG Thick: 0.756(1/8 / 1/8), Clear Opening: 8.1w, 51.3h, 2.8 sf U-Factor: 0.26, SHGC: 0.17, VLT: 0.39, Energy Rating: 17 00, CPD: JELD-N- 665-08996-00001 PEV 2024.2.0.4644/PDV 7.470 (05/02/24)PW			
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Viewed from Exterior. Scale: 1/2" = 1'

Total:

Total Units: 21



Protect yourself when you choose JELD-WEN Amalast pine products backed by a limited lifetime warranty against wood rot and termite damage.

cust-90220

Page 3 of 3 (Prices are subject to change) JW2403093W7 (Ver:0)-06-01-2024 11:51 AM

Quote Date: 03/05/2024

Drawings are for visual reference only and may not be to exact scale.  
All orders are subject to review by JELD-WEN

Last Modified: 06-01-2024



# Attachment 3 Letter Recommending Certificate of Appropriateness

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

**2024 MEMBERS:**  
JOE MCCORMICK, CHAIRMAN  
SUE MONAGHAN, SECRETARY

CHAD PETERSON  
CONNIE McLAUGHLIN

BUDDY RHOADES

October 17, 2024

Board of Supervisors  
East Fallowfield Township  
2264 Strasburg Road  
East Fallowfield, PA 19320

**Re: 800 Buck Run Road, Tax Parcel 47-7-137-E  
Building Permit Application for Roofing Replacement**

To the Board:

The Historical Commission has received a permit application for the above referenced property from the Code Enforcement Officer for the replacement of the existing roof. The subject property is otherwise known as the Fallowfield Friends Meeting, originally constructed in 1801, and is included in the National Register of Historic Places Ercildoun Thematic District. The property is listed in the East Fallowfield Inventory of Historic Resources as a Class I resource, and is in a certified historic district as defined by the Municipal Code **§27-2413 Certified Historic Districts**.

The Historical Commission notes that the applicant has not fully complied with the provisions of **§27-2413, 3.B** relative to the submission of architectural sketches and descriptive documents of proposed materials for renovation. However, the Historical Commission is of the opinion that an objective review of the application can be made without the additional information required by this section.

Reviewing the permit application as submitted, the Historical Commission has found that the proposed roofing, an asphalt/fiberglass shingle, is inappropriate for the architectural characteristics of the period of the structure and the traditional architectural character of the certified historic district. However, the existing roofing material on the structure is a three tab asphalt shingle, a mitigating condition which requires the Historical Commission to consider the architectural characteristics which are in place, whether appropriate to the period or not, and that requiring the applicant to affect renovations more in keeping with a period appropriate characteristic would create an undue burden.

In accordance with the requirements of the Municipal Code zoning regulation **§27-2413 Certified Historic Districts**, the Historical Commission is recommending that the Board of Supervisors issue a **Certificate of Appropriateness** for the renovation work as submitted and described in the permit application for a roof replacement. As required by the code, the Historical Commission finds the following:

1. The structure is located at 800 Doe Run Road, at the intersection of Buck and Doe Run Roads, and within the Ercildoun Historic District.
2. The exterior changes to be made or the exterior character of the structure involves the replacement of the existing roofing material with a new roof of essentially the same architectural characteristics and appearance.

3. The surrounding structures are certified to have historical significance by virtue of their inclusion within the certified historic district, and most have similar general exterior characteristics as the subject structure.
4. The proposed work is considered appropriate in that it is consistent with the characteristics as found and will not adversely change the existing appearance.
5. The opinion of the Historical Commission, without dissent, is that the appropriateness of the work proposed preserves the existing historic aspect and nature of the building.
6. It is the counsel of the Historical Commission that the Board of Supervisors issue a certificate of appropriateness.
7. No changes in the plans and specifications submitted by the applicant are recommended by the Historical Commission.

A copy of the permit application and photos of the property are attached to this document for reference.

For the East Fallowfield Historical Commission,

*Joe McCormick*

Joe McCormick  
Chair  
East Fallowfield Township  
Historical Commission

cc: Scott Swichar, Township Manager  
Code Enforcement Officer  
East Fallowfield Historical Commission