East Fallowfield Historical Commission
Approved Meeting Minutes

November 5, 2025

2025 Historical Commission Members:

Joe McCormick, Chairman	Chad Peterson	Jen Carling
Sue Monaghan, Secretary	Connie McLaughlin	Buddy Rhoades

I. Call to Order

1. Meeting called to order at 6:41pm

II. Meeting attendance

Present: Joe McCormick, Connie McLaughlin, and Jen Carling .
Absent: Sue Monaghan, Chad Peterson, Buddy Rhoads
Quorum met

III. Review of minutes of prior meeting

Minutes of meeting reviewed, accepted without comment, motion to approve as submitted carried unanimously.

IV. Discussion – Open Issues

1. **Community Park – Strunk Fallout Shelter**
   - Chad Peterson to retake photo survey if access can be provided
2. **America250 PA Chester County 250 Commission**
   - The Historical Commission has been asked to participate with the county activities scheduled for the nation's 250th anniversary. BOS has joined other county municipalities in preparing for the upcoming events.
   - Parks and Rec Committee is spearheading the event planning, Historical Commission members joining the effort.
   - **Not sure what is being planned for the Township or what the EFTC should he working on at this point, need to reach out to Parks and Rec**
   - **Pam to attended Chester County 250 meeting**
3. **Certified Local Government (CLG)**
   - Further investigation as to costs and value to the Township being evaluated.
4. **Peoples Hall**
   - **Interest in as-built or plot plans of the building, Archer Buchanan may have survey information available, Chad will check**
5. **30 Loop Road**
   - Tax 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
   - Waiting for new permit application to be filed per the Code Enforcement Officer's request, requires a Certificate of Appropriateness from the Board of Supervisors prior to issue of a permit.
   - **The property is presently in a condition of demolition by neglect as defined by the Zoning ordinance. EFTHC voted to send a letter to the Code Enforcement officer complaining about the conditions and recommending corrective action by the owner.**

V. Discussion - New Business

1. **2550 Strasburg Road**

- Tax Parcel 47-4-153.1, a Class I Township historic resource, included in the National Register of Historic Places Strasburg Road Thematic District, formerly known as Drover's Inn, described as a 2.5 story vernacular style structure, built approximately 1820 by/for Jesse Bentley. (see attached photos)
- **Historic Resource Survey and photos attached**
- **Architect Andy Bush presented preliminary renderings and plans for the proposed renovation to make sure the plans would be in accordance with historical Commission requirements. See attached presentation.**
- **Plans and supporting information reviewed, having found no objections, Mr. Bush was advised to proceeds with plan development as presented.**

2. **CHPN Event**

- **CCHPN Fall Workshop was held Saturday, November 1, 2025 at the Government Service Building, West Chester. Introduction to the new statewide Historic Preservation Plan.**
    1. **Goals of the Statewide Plan attached below**
    2. **Workshop discussion on local municipal preservation activities emphasized**
        a. **Increase community awareness, liaison with Board of Supervisors, enhanced social media presence, coordination with other municipalities, revise and update local ordinance /zoning regulations, America 250 participation**
- **Discussion on how EFTHC can adopt provisions of the plan. Printed copies of the plan will be published soon, copies will be obtained for members information.**

3. **Historical Commission Applicant Interviews**

- **Jack Alverez, Rania Larsen, and Pam Jaccard were all interviewed by the Commission members. Commission voted to recommend that all three applicants be appointed to the Historical Commission hy the Board of Supervisors at their next meeting.**

Attachments to minutes

VI. Adjourn Meeting – meeting adjourned at 7:35pm.

Respectfully Submitted,

Joe McCormick

Joe McCormick
Chairman
East Fallowfield Historical Commission

PENNSYLVANIA HISTORIC RESOURCE SURVEY FORM
OFFICE OF HISTORIC PRESERVATION Box 1026
PA HISTORICAL & MUSEUM COMMISSION Harrisburg, PA 17120

1. County: CHESTER
2. municipality: EAST FALLOWFIELD TOWNSHIP
3. street address or specific location: STRASBURG ROAD
4. survey code: SRI H-11
5. present name:
6. other name (historic name if any): DROVERS INN (JESSE BENTLEY HOUSE)

7. Local survey organization: East Fallowfield Township

8. property owners name and address:
Strunk, Leonard M.
Box 552
Coatesville, PA 19320

9. tax parcel number / other number: 47-4-153

10. U.T.M. zone 18 easting 428400 northing 4422760
usgs sheet: Coatesville

11. status (other surveys, lists etc.): Chester County Historic Site Survey

12. classification: site ( ) structure ( ) object ( ) building (X) In N.R. district yes ( ) no ( )

13. date(s) (how determined): c 1820, research

14. period: 1820 - 1860

15. style, design or folk type: Federal

16. architect or engineer:

17. contractor or builder:

18. primary building mat./construction: fieldstone

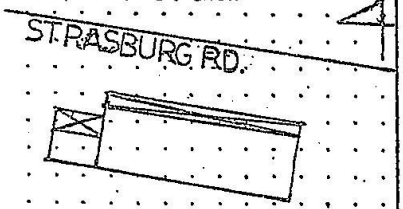
19. original use: residence

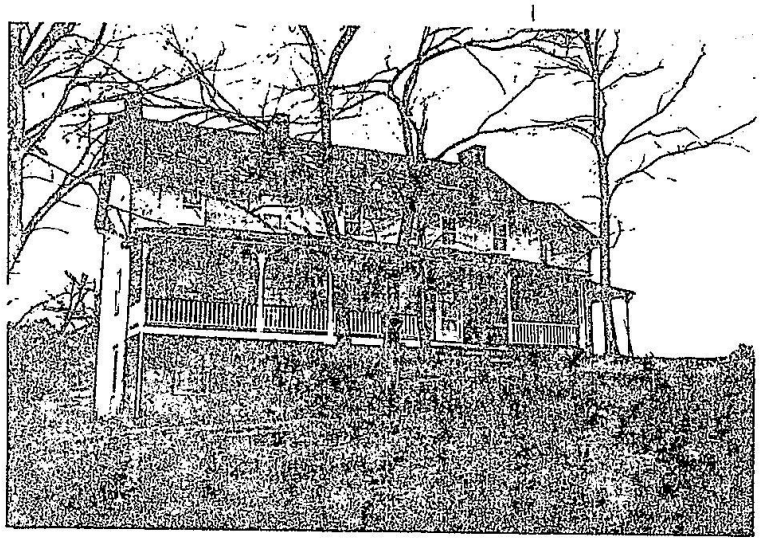
20. present use: residence

21. condition: average

22. integrity: average

23. site plan with north arrow





24. photo notation
PC: M. S. Young
D: 1980
PV: Northeast Elev.

25. file/location: Historic Research Assoc

26. brief description (note unusual features, integrity, environment, threats and associated buildings)

Six bay wide, two story, rectangular building with a wood shingled gable roof. The structure is banked from east to west and not the normal banking procedure of placing the north elevation of the building into the bank. As one looks at the building the left or east side of it has three stories while the west or right side has two stories. The other features of the old inn include one over one light windows, stucco over stone facades, multiple openings on the front elevation, chimneys at both gable ends plus one interior one, plain box cornice which overhangs on the gables, and a full width veranda on the north elevation facing the Strasburg Road. The shallow hipped roof of the veranda is supported by Queen Anne Revival posts and square brackets of the same style. The spindles in the balustrade are narrow. There is also a small addition on the west elevation.

(continue on back if necessary)

27. history, significance and/or background

The Strasburg Road as a drovers road from Lancaster and the western part of Chester County to the more urban areas to the east needed more accommodations for the travelers who used the toll free route heavily to transport livestock to market. Robert Faddis petitioned the Court of Quarter Sessions to open an Inn to "accommodate the public, and to entertain strangers and travellers." Many of his

(continue on back if necessary)

28. sources of information
1. Jeffersonian. January 14, 1851.
2. West Chester. Chester County Courthouse.

(continue on back if necessary)

29. prepared by: Historic Research Associates

30. 1981 revision(s)

ADDITIONAL DATA/PHOTOS
number all continuations from front

4. survey code SRTH-11

27. Significance continued:
neighbors supported the 1851 petition advertised in the Jeffersonian: Mordecai Lee, John Fisler, Thomas Vandever, David Williams, James Griffith, Thomas P. Truman, James Wilson, James I. Bailey, Eli Freed, Henry Conner, Robert Wilson, Thomas S. Young Robert Ramsay, Alexander Garden and James B. Humphrey. The court granted the license to him and the Drovers' Inn opened its doors to transient wayfarers. It is significant in the area of commerce as an integral link in the chain of inns and taverns the length of Strasburg Road and and supported the economy west of Youngsburg.

28. Sources of information continued:
Recorder of Deeds.

3. West Chester. Chester County Historical Society. Tavern papers.

VERBAL BOUNDARY DESCRIPTION.
STARTING at a point one thousand one hundred seventy-five northwest of where Strasburg Road intersects with LR15236, then southwest for two hundred (200) feet, then northwest for two hundred (200) feet, then northeast to the south side of Strasburg Road for two hundred (200) feet, then southeast along the south side of Strasburg Road for two hundred (200) feet to the place of beginning.
CONTAINING .9 acre.

Chester County Historic Site Survey Code Number: 029-07-47-89

Miscellaneous Information:

1. Deed recorded in Chester County Courthouse, Recorder of Deeds, Deed Book E21, page 149.

2. Plotted on the following maps:
   a. 1860 - E. Faddis
   b. 1873 - Elizabeth Faddis
   c. 1883 - George J. Faddis

EVALUATION

EVALUATOR(S)
Jane L. S. Davidson
Historic Research Associate

ovember 1979

2550 & 2560 Strasburg - Edward Mayo
COUNTY OF CHESTER
PENNSYLVANIA
Find Address Information
PARID: 4704 01530100
UPI: 47-4-153.1
Owner1: MAYO EDWARD A
Owner2: MAYO KATHRYN
Mail Address 1: 1602 BROOKSTONE LN
Mail Address 2: SUGAR LAND TX
Mail Address 3:
ZIP Code: 77479
Deed Book: 11308
Deed Page: 2271
Deed Recorded Date: 12/04/2024
Legal Desc 1: SE COR OF STRASBURG RD & W
Legal Desc 2: 1.5 AC & DWG PAR 6
Acres: 1.5
LUC: R-20
Lot Assessment: 51620
Property Assessment: 107540
Total Assessment: 159160
Assessment Date: 12/13/2024 7:28:35 AM
Property Address: 2550 STRASBURG RD
Municipality: EAST FALLOWFIELD
School District: Coatesville Area
Map Created:
Tuesday, September 2, 2025
dv
County of Chester
EFT
Limitations of Liability and Use:
County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein.
For information on data sources visit the GIS Services page listed at www.chesco.org/gis.
47-4-92.1
65.44 AC.
Strasburg RD
Weston Dr
East Fallowfield Township
47-4-153.1
1.5 AC.
47-4-153.15
1 AC.
47-4-153.14
1 AC.
14
13
1 inch = 50 feet
20
80
160 Feet



Elevation Looking South from Strasburg - Photo taken 09/02/25



Elevation Looking East - Photo taken 09/02/25



Elevation Looking Northeast - Photo taken 09/02/25

Historic Preservation: The Keystone of Community, Pennsylvania's Statewide Historic Preservation Plan, 2025-2035

Goals & Objectives

The goals and objectives for the next ten years are:

GOAL 1

Real and perceived barriers to historic preservation are reduced or eliminated through data-driven and thoughtful investments in relationships, programs, funding, and policies.

A. Engage Pennsylvanians to accomplish the goals and objectives of this plan.
B. Increase access to historic preservation programs, funding, and policies.
C. Support and expand historic preservation networks at the local, regional, and state level.
D. Eliminate gaps, outdated concepts, and ineffective language in preservation planning in municipal, county, and regional agencies.

GOAL 2

Historic preservation and historic places are valued as integral to community identity, sense of place, economic development, and sustainable growth in Pennsylvania communities.

A. Create opportunities for historic preservation to be central to promoting the overall health of a community.
B. Integrate historic preservation considerations into practices and policies.
C. Encourage property owners to be good stewards and responsibly manage change to their properties following preservation best practices.
D. Increase the use of historic preservation as a tool for economic and community development by connecting sense of place and the reuse of historic places.

GOAL 3

Pennsylvanians create more meaningful preservation outcomes by leveraging knowledge and opportunities offered by historic preservation and historic places.

A. Expand the public's knowledge of history, archaeology, and historic preservation through coordinated education and training programs.
B. Communicate clearly and strategically about historic preservation, historic places, and their benefits.
C. Assist in the development and delivery of historic preservation tools and programs.
D. Improve access to the preservation trades.