East Fallowfield Historical Commission
Adopted Meeting Minutes

January 7, 2026

2026 Historical Commission Members:

Joe McCormick, Chairman	Chad Peterson	Jen Carling	Rania Larsen
Sue Monaghan, Secretary	Connie McLaughlin	Jack Alvarez	Pam Jaccard

I. Call to Order

1. Meeting called to order at 6:35pm

II. Meeting attendance

Present: Joe McCormick, Chad Peterson, Connie McLaughlin, Rania Larsen, Jack Alvarez, and Pam Jaccard

Quorum met

III. Review of minutes of prior meeting

Minutes of meeting reviewed, accepted without comment, no motion at this time.

IV. Discussion – Open Issues

1. **Community Park – Strunk Fallout Shelter**
   - Chad Peterson to retake photo survey if access can be provided
   - Chad requested that arrangements be made with the Township to remove concrete block closure at shelter access to take photos sometime in May 2026.
   - **Inquiry to be made to allow access in the spring.**
2. **America250 PA Chester County 250 Commission**
   - The Historical Commission has been asked to participate in 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
3. **Certified Local Government (CLG)**
   - Further investigation as to costs and value to the Township being evaluated.
   - "The Certified Local Government (CLG) Program is a partnership between municipal governments, the Pennsylvania State Historic Preservation Office (PA SHPO), and the National Park Service (NPS) that promotes and supports effective historic preservation programs and policies in Pennsylvania municipalities."
4. **Peoples Hall**
   - Trustees have indicated next phase of building renovation will be the replacement of the existing concrete landing and stairs at the building entrance with new landing that is compliant with current building code requirements followed by providing handicapped access to the building. EFTHC and Code Enforcement will need to review plans.
   - **No further activity.**
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 is 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 property is presently in a condition of demolition by neglect as defined by the Zoning ordinance. Letter sent to Code Enforcement Officer citing violations.

- There was discussion about remedies available to force the owner(s) to correct deficiencies. Agreed that the current letter is a first step in the process, however failure to correct will require action by the Board of Supervisors to enforce remedies.
- **Owner has submitted new permit application for renovations.**
    1. **Application appears to include most of the recommendations previously agreed to between owner's representative and the EFTHC, however application found to be insufficient for review for several reasons.**
        a. **Architectural rendering provided is largely illegible**
        b. **No contractor, contractor state registration number or insurance data provided**
        c. **No product data provided for front entry door**
        d. **Drawing information needs to be corrected to reflect previously accepted submittal data**
        e. **No permit application fee indicated**
        f. **Window submittal indicates brickmold casing which previously had been determined to be unacceptable.**
    2. **Agreed to provide the Code Enforcement Officer with a letter listing deficiencies found in the application and basis for not recommending issuance of a permit art this time.**

6. **Pennsylvania Statewide Historic Preservation Plan**
    - Waiting for the state to provide printed version of the plan for distribution.
7.

V. Discussion - New Business

1. **300 Glenrose Road**
    - **Tax Parcel 47-7-67, a Township Class I historic resource, listed in the National Register of Historic Places as a part of the Glenrose Historic District. Described on Windshield Survey as a ca 1840 vernacular style, previously known as James Newlin Tenant House.**
    - **As included in a Certified Historic District, the provisions of the Zoning Regulations pertaining to renovations shall be applicable.**
    - **Pursuant to owner inquiry regarding replacement of siding due to insect infestation/damage. (email message attached)**

Attachments to minutes

VI. Adjourn Meeting – meeting adjourned at 7:33pm.

Respectfully Submitted,

Joe McCormick

Joe McCormick
Chairman
East Fallowfield Historical Commission

RECEIVED DEC 2 6 2025

BUILDING SUBCODE TECHNICAL SECTION

Date Received
Date Issued
Permit #

RECEIVED BY EFTHC 01-06-26

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

Block 47-4-96 Lot
Work Site Location 30 Loop Rd.

Owner in Fee Mr. Jeffrey Harlan
Address P.O. Box 1171
Coatesville, Pa. 19320
Tele. (610) 384-4133
Contractor
Address

Tele. ( ) Email address
Lic. No. or Bldrs. Reg. No.
Federal Emp. No.

JOB SUMMARY (Office Use Only)

PLAN REVIEW:	Date	Initial
[ ] No Plans Required		
[ ] All		
[ ] Footing		
[ ] Foundation		
[ ] Frame		
[ ] Other		

Joint Plan Review Required:
[ ] Elec. [ ] Plumb. [ ] Fire [ ] Elevator

SUBCODE APPROVAL
[ ] CO [ ] CCO [ ] CA
Date:
Approved by:

INSPECTIONS Type:	Dates (Month/Day) Failure	Failure	Approval	Initial
Footing				
Foundation				
Slab				
Frame				
Barrier-Free				
Insulation				
Finishes				
Energy				
Mechanical				
TCO				
Other				
Final				
Barrier-Free				

B. BUILDING CHARACTERISTICS

Use Group Present A Proposed B
Constr. Class Present Proposed
No. of Stories
Height of Structure Ft.
Area — Largest Floor Sq. Ft.
New Bldg. Area/All Floors Sq. Ft.
Volume of New Structure Cu. Ft.
Total Land Area Disturbed 0 Sq. Ft.
Deck/Accessory Sq. Ft.

Est. Cost of Bldg. Work:
1. New Bldg. $
2. Alteration $ 50000
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
- Apply to replace Roof w/Cedar Shakes and Metal as approved by Historical Committee
- Replace Windows and front door Per Historical Committee Approvals
- Application for Interior Renovations will be submitted when building is water-tight.

TYPE OF WORK:

FEE (Office Use Only)

Building	$ [redacted]
Electrical	
Mechanical	
Plumbing	
Lateral	
Zoning	
State Fee	
U & O	
Subtotal	
Administrative Surcharge	$
Minimum Fee	$
Fee	$
TOTAL FEE	$

Jerry Lopez
From:jerrylopez300@gmail.com
To:Joe McCormick
Fri, Dec 19, 2025 at 8:43 AM
When is a good time to meet?

On Fri, Dec 19, 2025, 8:39 AM Joe McCormick <j.mccormick318@verizon.net> wrote:
Vinyl siding is generally not acceptable for historic properties in the Township. As an alternative to wood siding the Historical Commission has approved products such as Hardi siding which is a cement board product. Best thing to do is to meet with the Historical Commission to review some options.

Joe McCormick
Chairman
East Fallowfield Township
Historical Commission

Sent from the all new AOL app for iOS

On Friday, December 19, 2025, 7:09 AM, Jerry Lopez <jerrylopez300@gmail.com> wrote:

Good morning Joe, this is Jerry Lopez from 300 glenrose rd. I had a question for you regarding my siding. So the home is historical and the siding is wooden and we love it but the carpenter bees and woodpeckers like it just as much. Can I change over to a vinyl siding that resembles what's there now or do I have to do wood again? Id hate to go wooden again and have the same issue.