Township of East Fallowfield
Historical Commission

Meeting Agenda
November 4, 2026

I. Call to Order

II. Roll Call

III. Review and Approval of Minutes of Prior Meeting

IV. Open Issues

- **2960 Strasburg Road**
  - Tax Parcel 47-4-96-E, Class II historic resource, ca 1860, one room schoolhouse, formerly known as The Mt. Carmel School, constructed of stone with stucco veneer.
  - **Work has commenced on the structure**
- **265 Buck Run Road**
  - Tax Parel 47-7-122, included in the Township inventory of historic resources as a Class II resource described as a ca 1910 Four Square structure
  - Property owner has failed to completely secure the building with a rear door missing for several months creating hazards and potential for demolition by neglect.
  - **No apparent enforcement action taken to date.**

V. New Business

- **Interview of prospective member**
  - **Bob Beck has applied for membership on the Historical Commission filling the vacant seat left by Jack Alvarez resignation, which was approved by Board of Supervisors. See application - Attachment 1.**
- **Proposed Changes to The National Historic Preservation Act of 1966 Section 106.**
  - **Press release from State Preservation Office. See attachment 2.**
  - **Proposed**

    Proposed changes are significant and will adversely affect state and local input to federal projects impacting historic resources.
  -
- **PA SHPO has issued new guidance for municipal historic preservation ordinances. See summary of new guidance in attachment 2 below.**

VI. **Adjourn Meeting**

Name: Robert Beck Telephone: [redacted]

Address: [redacted] Date: 9/4/26

Email Address: [redacted] @ [redacted]

Years as a Township Resident: 26 Occupation: Retired

Background/Interests: I am recently retired from a career in Financial Analysis for a series of companies. Currently, I am about renovate my historic barn. I also hike and swim most days.

Please check the board(s) or commission(s) that you would be willing to serve on:

[ ] Park and Recreation Commission
[ ] Planning Commission
[ ] Zoning Hearing Board
[ ] Agricultural Security Commission
[✓] Historic Commission
[ ] Environmental Advisory Committee (EAC)
[ ] Municipal Building Committee

The above boards typically meet on a monthly basis or twice monthly. Quorums are required for any board to act, so attendance is important. Do you feel the other board members can count on your regular attendance so that business can be conducted?

☑ Yes ☐ No ☐ Seasonally – from _____ to _____

Why would you like to be on the board(s) or commission(s) you have selected: (Please use reverse side if necessary)

I have an interest in old buildings and structures. In addition, I am interested in how the structures fit in with their history and what it was like when they were built.

Concerns for the Township; if any:

[1] Please attach a resume and/or letter of interest

WYNTK: Proposed Changes to Section 106

SEPTEMBER 2, 2026 / PHMC / 1 COMMENT

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The National Historic Preservation Act of 1966, as amended (NHPA) recognizes that historic preservation is a public interest. Recently, significant changes to the NHPA Section 106 regulations have been proposed.

This blog post provides an overview of the proposed changes to Section 106 and where to find more information.

What's happening?

On July 17, 2026, the Advisory Council on Historic Preservation (ACHP) proposed significant revisions to 36 CFR Section 800 – Protection of Historic Properties, the regulations governing the federal Section 106 process. You can learn more about ACHP and its role here.

On July 24, 2026, ACHP voted to move forward with a federal Notice of Proposed Rulemaking (Notice) and extensive rewriting of the Section 106 regulations.

ACHP submitted the draft proposal to the Office of Information and Regulatory Affairs within the White House Office of Management and Budget (OMB) for interagency review. OIRA is still reviewing the Notice and proposed changes. Once this review is complete, the Notice will be published in the Federal Register and the formal public comment period begins.

Bookmark this page on the National Conference of State Historic Preservation Officers (NCSHPO) website to learn more about OIRA and the rulemaking process.

What is Section 106? How does it work in Pennsylvania?

Section 106 and its implementing regulations, 36 CFR 800, require Federal agencies to consider historic resources in the planning and execution of any project carried out by them or others that receive federal funding, permits, or approvals. Historic resources are buildings, structures, districts, objects, and/or archaeological sites eligible for or listed in the National Register of Historic Places.

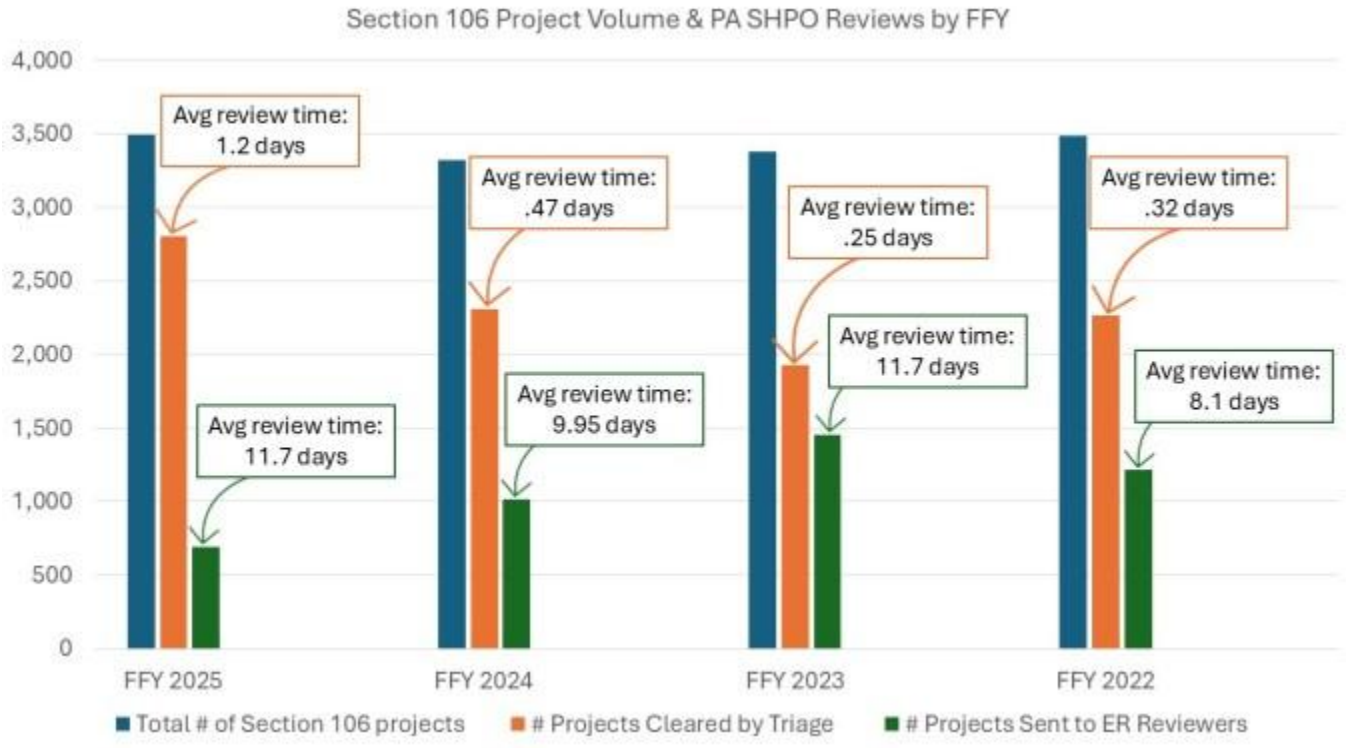
It is important to note that Section 106 does not mandate a preservation outcome. What it does mandate, in its current form, is for Federal agencies to consider the effects of

federally sponsored projects on historic properties *in consultation with* identified historic preservation stakeholders. These stakeholders include:

- the State Historic Preservation Office (in Pennsylvania, PA SHPO)
- Tribal Historic Preservation Office or other representatives of federally recognized tribes/nations
- Local governments, including Certified Local Governments (CLGs) and
- Consulting parties, which are individuals and organizations with a demonstrated economic, legal or historic preservation interest in a project.

In the Section 106 process, SHPOs advise and assist federal and state agencies and local governments in determining if their projects will affect significant historic resources. They work to balance historic preservation concerns alongside project purpose and need through consideration of avoidance and minimization alternatives. If it is not possible to avoid or minimize effects, SHPOs work with local preservation interests, local governments, federally recognized Tribes and Nations, federal agencies, ACHP, and applicants to develop meaningful mitigation to resolve adverse effects and allow projects to proceed.

In Pennsylvania, under Section 106, PA SHPO's environmental review (ER) staff advise and assist federal agencies in determining if their projects will impact significant resources and, if so, how to address and resolve those effects. They are assisted in their review efforts by a small team of PA-SHARE triage specialists.



This chart shows the volume of projects reviewed by PA SHPO's ER and triage staff since the complete transition to PA-SHARE in 2021, which greatly improved our ability to review and respond to projects quickly.

Projects can be straightforward or complex, involve only above ground resources or archaeological resources, or both. Triage staff clear projects that do not involve historic properties or that have no effect on historic properties. Projects are forwarded to ER staff when there are historic properties present and the project will have an effect. Overall, SHPO's review process is very efficient.



*The Cantini Murals in Pittsburgh is an example of a successful Section 106 project. Read more **here**.*

What are the changes being proposed?

The changes being proposed to the Section 106 regulations are numerous and substantial. At their core, the changes significantly change the consultation process between federal agencies, state agencies, local governments, and the public.

Many of our national partners provide in-depth summaries of the changes and their consequences, particularly as it relates to their audiences:

National Conference of State Historic Preservation Officers (NCSHPO)
National Trust for Historic Preservation (NTHP)
National Alliance of Preservation Commissions (NAPC)
National Association of Tribal Historic Preservation Officers (NATHPO)
National Preservation Partners Network (NPPN)
American Cultural Resources Association (ACRA)

Society for American Archaeology (SAA)
Cultural Heritage Partners (CHP)

What can I do?

Here are a few things you can do:

- Review our partners' materials linked above to familiarize yourself with the proposed changes and their impacts.
- Attend Preservation PA's upcoming Statewide Conference on Heritage in York, PA in September to join preservationists from across the state to discuss this significant issue at this critical time.
- Share Section 106 success stories with us to add to our growing collection. Email us and tell us the location, project, and outcome.
- Monitor the rulemaking process.

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If you would like to comment on other topics not related to this blog post but related to PHMC, please fill out the PHMC Contact Us Form.

Out with the Model Ordinance in with the Ordinance Guidebook and Workbook

SEPTEMBER 23, 2026 / MMCNISH / 2 COMMENTS

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For many years, the Pennsylvania State Historic Preservation Office (PA SHPO) had a model historic preservation ordinance to help Pennsylvania's municipalities protect historic places in their communities. The tool, while it had its uses, proved to be unequal to the task of accounting for the wide variety amongst Pennsylvania's more than 2,500 municipalities. The model ordinance helped communities answer the question '*how* can we protect historic places,' but it did not help communities address *why* they want to protect historic places or determine *what* residents in their communities valued.

The PA SHPO's new Preservation Ordinance Guidebook and Workbook seeks to address not only *how* but also *what* and *why* to help communities develop implementable preservation ordinances which meet community needs.

The Ordinance Guidebook and Workbook gathers the experience of the SHPO's community preservation coordinators work with communities and is intended to be used with our assistance, although it can be used independently. The text walks through several different phases of developing an ordinance including:

- Getting Started
- Determining the Legal Approach
- Ordinance Types
- Writing the Ordinance
- Adopting the Ordinance
- Ordinance Implementation
- Other tools for Historic Preservation.

This tool is not, however, a substitute for legal advice related to ordinance development and implementation. Communities are still advised to refer any new or amended ordinances to their municipal solicitor or other attorney with expertise in land use law.

Getting Started

The first substantive chapter, Getting Started, lays a foundation for the process of developing or rewriting an ordinance and covers community engagement, defining historic preservation in the community, assessing capacity, and historic resource surveys. Upon completion of the tasks outlined in this section, communities should have a shared understanding of historic preservation priorities, what preservation means in their local context, and where historic places are located. Communities should also have a firm

grasp on the capacity of the municipality as well as the community itself to develop and implement preservation regulations. Example questions for assessing capacity and community are compiled in Appendix A and B, respectively.



Robert Emmanuel, Tredyffrin Township, talking about amending the Township's preservation overlay with community members in February 2026. Photo by Rob Williams.

Determining the Legal Approach and Ordinance Types

Determining the legal approach walks communities through Pennsylvania's two pieces of enabling legislation for historic preservation. Enabling legislation is the legal foundation Pennsylvania's municipalities must use to create historic preservation regulation. [1] This chapter compares the two pieces of legislation to help communities determine how to work within the framework of the enabling legislation to meet their communities' goals and needs while still relying on a best practice approach. The following chapter, Ordinance Types, then provides a general overview of the varying levels of review that exist within ordinances across the Commonwealth. By the end of these two chapters, communities should have a general idea of how they will rely on the enabling legislation and what types of projects would be reviewed under their ordinance.

HDA vs. MPC at a Glance

Historic District Act	Municipalities Planning Code
Authorizes municipalities to review and approve or deny work on buildings or properties within a **PHMC**-certified historic district: • Repairs, alterations, and additions • Signs • New Construction • Demolition/Relocation	Authorizes municipalities to review and approve or deny changes to historic buildings and properties in historic districts, including their setting and landscape. Municipalities can provide incentives to encourage preservation and discourage demolition or inappropriate changes
Regulates within a defined historic district	May establish a zoning overlay to regulate dispersed historic resources as well as historic districts.
Historic district must be certified by the **PHMC** as "historical"	No **PHMC** certification is required
A **Historical Architectural Review Board (HARB)** is appointed by the municipal governing body. The **HARB** must include at least five members and must include the following: • A registered architect • A licensed real estate broker • A building inspector	**PA SHPO** recommends that municipalities establish a Historical Commission or review board to review and make recommendations on applications for changes to properties covered by the ordinance
The **HARB** reviews applications and recommends **COA** action (approval/denial) to the governing body based upon design guidance established in the ordinance.	Applications may be reviewed by the municipal Planning Commission (which makes its recommendations to the governing body), the Zoning Hearing Board, the Zoning Officer, or directly to the governing body.
Governing body approves issuing a **Certificate of Appropriateness**	Governing Body or Zoning Hearing Board grants a Special Exception or Conditional Use
Zoning or Codes Enforcement Officer issues the appropriate **COA** in accordance with municipal procedures.	Zoning or Codes Enforcement Officer issues the **COA** according to the requirements of the **MPC**

This chart provides an at a glance look at the differences (and similarities) between Pennsylvania's two pieces of enabling legislation: the Historic District Act and the Municipalities Planning Code.

Writing the Ordinance

Prepared with their approach, communities are generally ready to move into writing the ordinance. Chapter four, Writing the Ordinance, provides a baseline list for sections that all ordinances should include as well as the purpose of each of these sections. The guidance in this chapter is summarized in checklist in Appendix C.

Appendix C: Ordinance Checklist

This checklist was created to assist communities in including all necessary aspects of an ordinance during the development and editing phases.

Ordinance Item	
Legal authority/legislative intent	
Historic District Act and/or **Municipalities Planning Code**	☐
Purpose	
Goals of the Ordinance	☐
Definitions	
Addition	☐
Alteration	☐
Certificate of Appropriateness	☐
Demolition	☐
Economic Hardship	☐
Enclosure	☐
General Maintenance and Repair	☐
Historic District, referencing Criteria for Designation	☐
Historic Resource, referencing Criteria for Designation	☐
In Kind Replacement	☐
Integrity	☐
New Construction	☐
Public Way	☐
Rehabilitation	☐
Relocation	☐
Substitute Materials	☐

This checklist provides communities with a quick reference for sections to be included in the ordinance as well as two sections communities may want to discuss for inclusion. This checklist can be found on pages 36-37 of the Guidebook and Workbook.

Adopting the Ordinance and Ordinance Implementation

Chapters six and seven walk through adoption of the ordinance and moving from development to implementation. The final chapter addresses some preservation adjacent tools that municipalities can use depending on their goals. The Guidebook and Workbook wraps up with a glossary of terms used throughout the workbook—these can be quickly identified as the bolded terms in the text, the previous referenced appendices, and some additional resources/useful links.



In 2022 and 2023, PA SHPO provided funding to the Borough of Milford, Pike County through the Certified Local Government (CLG) program to revise their preservation ordinance for the borough's historic core.

Takeaways

There are a few highlights we hope readers will take away. You may note in the Guidebook and Workbook that writing the ordinance is about halfway through the text. That is both intentional and symbolic. While writing the ordinance is at the heart of this tool's purpose and is where many want to start, for long-term success it is critical to undertake robust community engagement and education.

To quote from the Guidebook and Workbook "Preservation ordinances are a planning tool to assist communities in managing change over time. As such, preservation ordinance development must include a community engagement and education component. This process builds trust, creates more sustainable community outcomes, and a transparent process."[2]

Whether your community is ready to explore adopting a historic preservation ordinance for the first time, overhauling a longstanding ordinance, or assessing your own practices, we hope that the Ordinance Guidebook and Workbook will be a helpful resource! If you have any questions, please contact the community preservation coordinator for your region. You can find the appropriate contact here.

[1] Municipalities with Home Rule charters may have additional options which are not covered in the Guidebook and Workbook.

[2] Preservation Ordinance Guidebook and Workbook for Pennsylvania, PA SHPO, page 5.

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