



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

NOVEMBER 1, 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.
 - Copies of Jane Dorchester’s research were donated and have been retained by Chester County archives. Arrangements made to retrieve copies, which is ongoing.
 - 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.
 - **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.
 - **Demolition Permit Application forwarded to Board of Supervisors without recommendation by Historical Commission. Review letter to BOS which is Attachment 2 below.**
 - **Review letter to owner concerning application attachments. Attachment 1 below.**
 - **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 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.

- **Owner and representatives appeared at the September 6, 2023 and October 4, 2023 Historical Commission meetings to review recommendations and suggestions for material selections.**
- **EFTHC prepared a letter advising the Code Enforcement Officer of the meeting discussion. Commission to review. See attached.**
- **See attached photos.**
- **Owner's rep, Tom Lowry has requested to appear before the Commission to review material selections prior to applying for a permit.**
- **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.
 - 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, Jeff Harlan, and representatives attended the September 6, 2023 and October 4, 2023 Historical Commissions meeting to discuss proposed renovations and future utilization of the property. Owner committed to filing a permit application for future work.
 - **Owner's rep, Tom Lowry submitted an architectural sketch of proposed renovation for EFTHC review. Sketches shows a cupola, which is not known to have been on original structure, other minor changes from existing. See Attachment 4 below.**
 - **Owner proposes an adaptive reuse of the property for office space. EFTHC had previously agreed that such change in use would be appropriate to save the structure. EFTHC would provide a letter supporting the change in use to the zoning board following the receipt of final plans and material selections for renovation as has previously been agreed to by the owner.**
 - **Per Tom Lowry, material has been submitted to Rob McLarnon. Message sent to McLarnon requesting information, see below.**
 - **See attached photo below.**
- **315 & 317 Strode Road – Minor Subdivision Plan**
 - **Determination that minor subdivision plan has no impact on historic resource property**
 - **Letter sent to BOS regarding determination see attachment 3 below.**
- **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.
- **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?

V. New Business

VI. Motion to Adjourn

VII. Attachments

Attachment No. 1- 470 Buck Run Road – Letter to Owner re Demo Application

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

MEMBERS:

**JOE MCCORMICK, CHAIRMAN
SUE MONAGHAN, SECRETARY
ARTHUR DELEO**

**LEE SCHLINGMANN
CONNIE McLAUGHLIN
CHAD PETERSON**

BUDDY RHOADES

September 30, 2023

Mr. Justen Hanna
470 Buck Run Road
East Fallowfield, PA 19320

Re: 470 Buck Run Road Demolition Permit Application

Mr. Hanna:

On September 6, 2023, the East Fallowfield Historical Commission received a demolition permit application for the demolition of a Class I East Fallowfield Township historic asset located at 470 Buck Run Road. This property is identified as tax parcel 47-7-84. The Historical Commission shall begin the review process of your permit application pursuant to the time frame provisions of **§27-2405 6.D.(3)** for demolition permit application for a Class I historic resource. The application shall be evaluated for compliance with the pertinent provisions of **§27-2405, Demolition or Removal of Historic Resources**. All findings, opinions, and recommendations generated by the Historical Commission review of the subject application shall be provided to the Board of Supervisors. The applicant will be notified by the Board no later than ten (10) days prior to the hearing scheduled to consider and vote for the action deemed appropriate.

The Historical Commission has noted a letter from you which has been included in your permit application, and as such, made an exhibit to that application, to which the following response is offered:

In your letter, you make reference to a Right-to-Know request you filed to for information pertaining to the inclusion of your property in the Township's list of historic resources. Although you were provided with information available at the time, you apparently wanted additional information. Specifically, the initial Pennsylvania Historic Resource Survey Form survey form was missing from the Township records at the time, however was subsequently located, and you were provided with a copy at the June 7, 2023 Historical Commission meeting, as you correctly state. Exception is taken to your assertion that the delay in locating and providing you with a copy of the survey resulted in a delay of nine months. Zoning regulation **§27-2405, 1.3.B** describes the requirements for the Zoning Officer to process a demolition permit request for a historic resource, the regulation states, in part: "***The Zoning Officer shall utilize the historic resources Map in evaluating an application for a demolition permit...***" Your property is clearly identified on Historic Resource map, and there is no additional requirement for the Code Enforcement Officer to review the original survey form, as such, you could have applied for a demolition permit at any time.

You sought to have the property removed from the list of historic resources alleging the date listed in the Township Historic Resource Inventory is incorrect, that the structure was, in fact, much newer than the record indicated. You provided a structural engineer's report attesting to his speculation as to the age of the structure based on construction materials utilized. The Historical Commission reviewed the report and found no basis to refute the findings cited in the report. However, and as was explained to you at two Historical Commission meetings, even with a revised date of construction circa 1900-1910 as you suggest, as opposed to 1840, the house still met the requirements for inclusion in the Historic resource inventory as a Class II resource. Accepting your information would still not change the status of the property.

The Historical Commission further explained to you that the original historic resource survey had been prepared by a professional historian experienced in the identification and classification of historic structures, hired by the Township to prepare the resource inventory. The zoning regulations describe the necessary criteria for inclusion of a property in the historic resource inventory. **§27-2403.3**

“Research Requirements and Criteria for Inclusion. Placement on the Township's Historic Resources Map requires documentation to the level required in the Pennsylvania Historical Resource Survey Form.

Documentation includes visual surveys augmented by historical research at the Recorder of Deeds, the Register of Wills, the Chester County Historical Society, and other recognized sources of historical information.”

The information compiled by Jane Davidson of Historic Research Associates was adopted by vote of the Board of Supervisors, and incorporated by reference into the Township zoning regulations. The Historical Commission advised you that only a similar deed research as described above would be acceptable to revise the historic resource inventory, and would need a vote of the Board of Supervisors.

Thank you for providing much of the information requested by the Historical Commission to evaluate your application, it will prove useful in preparing any recommendations to the Board of Supervisors.

For the East Fallowfield Historical Commission,

Joe McCormick
Chairman
East Fallowfield Historical Commission

cc: East Fallowfield Board of Supervisors
Scott Swichar, Township Manager
East Fallowfield Historical Commission
Code Enforcement Officer
Property Owner

Attachment No. 2- 470 Buck Run Road – Letter to BOS re Application Recommendation

**TOWNSHIP OF EAST FALLOWFIELD
HISTORICAL COMMISSION
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ARTHUR DELEO
LEE SCHLINGMANN
BUDDY RHOADES
CONNIE McLAUGHLIN**

October 24, 2023

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

**Re: 470 Buck Run Road Demolition Permit Application
Tax Parcel 47-7-84.1**

To the Board:

On September 6, 2023, the Historical Commission received a demolition permit application for the historic resource as referenced above. The subject structure has been determined to be a Class II Township historic resource, defined as a Greek Revival style constructed approximately 1840. A recent photo of the property is attached for reference.

Mr. Hanna, the property owner, has appeared before the Historical Commission several times during the past year. He has sought information pertaining to the property pursuant to a ***Right-to-Know Request*** he had filed in order to understand why the property had been included in the Township inventory of historic resources, information as to what is required for a demolition permit, and he had sought to have the property removed from the inventory stating he believed some information included in the original historic resource survey was inaccurate. Specifically, the owner disputes the construction date cited in the Township inventory based on a structural engineer's evaluation of the structure and the engineer's opinion that the house was constructed in the early 1900's.

The Historical Commission reviewed the engineer's report submitted, and although the conclusions specified in the report as to the age of the structure are not challenged, the Commission found, however, (1) the property would still meet all criteria supporting its Class II classification even with a date revised in accordance with the engineer's findings, and (2) historic property surveys were based on property deed research conducted by a professional commissioned by the Township for this purpose, and removal from the historic inventory could only be contemplated by similar deed research.

The owner seeks to completely demolish the structure, and rebuild a new residential structure at the same location. The owner claims that renovation of the existing structure would prove to be financially infeasible, and has submitted the engineer's structural report referred to above to support his contention. The engineer has concluded that insect damage (termite) to the structure is so extensive that it has compromised the structural integrity to the extent that demolition is warranted.

The Historical Commission reviewed with Mr. Hanna the documentation that was required to support an application for the demolition of a historic resource as described in § 27-2405.4. The Historical Commission believes that Mr. Hanna has substantially complied with the requirements as stated.

The Historical Commission has not been able to reach a consensus of opinion as far as making a recommendation to the Board of Supervisors to support or oppose the demolition permit as submitted. As such, the permit application is forwarded to the Board of Supervisors without recommendation by the Historical Commission. The Historical

Commission members difference of opinion falls essentially into two mindsets, one being that historic resources are important to the character and identity of a municipality and should be preserved as stated in § 27-2401.1 ***“Declaration. It is hereby declared as a matter of public policy that the preservation and protection of buildings, structures, and sites of historic, architectural, cultural, archeological, educational, and aesthetic merit, e.g., historic resources, are public necessities and are in the interests of the health, prosperity, and welfare of the citizens of East Fallowfield Township”***, while the competing position holds that this structure may be irreparably damaged by insect infestation and salvaging it may not be feasible, necessitating the demolition of the structure.

The Historical Commission has carefully reviewed the permit application materials as submitted by the owner, being guided by the criteria as defined in § 27-2405, ***Demolition or Removal of Historic Resources***. Although unable to provide a recommendation for this application, the Historical Commission offers the following comment to each of the criteria to be considered by the Commission in reviewing the permit application for demolition as described by the zoning regulations.

A. The effect of demolition or removal on the historical significance and architectural integrity of the resource in question and neighboring contributing historic resources.

- The architectural significance of this property is somewhat unique to its location on Buck Run. There are no other properties in the immediate vicinity of this property of similar style which adds to its importance as a historic asset. Although the owner has stated the intent of building a new residential structure following demolition, no architectural plans of the proposed structure have been made available which might provide additional insight as to the future interest of the location.

B. The economic feasibility of adaptively reusing the resource proposed for demolition or removal.

- The owner has not provided any information on whether or not there has been any consideration of adaptive reuse of the property or the potential for sale to others who might consider adaptive reuse thereby saving the structure. There has been no discussion of the pursuit of incentives which could be offered by the Township to preserve the resource; and any input from local, state, or federal historic preservation and architectural organization or agencies.

C. Whether the applicant has demonstrated that her or she has considered and/or pursued all conceivable alternatives to demolition or removal of the resource.

- The applicant has not represented that all available alternatives have been considered or pursued. It is the understanding of the Historical Commission that the owner has not, or at least has not disclosed, whether or not loans or grants as may be available from, federal, state, or private entities for the renovation of designated historic resources has been pursued.

D. Any expert testimony, such as, but not limited to, a certified engineering report regarding the structural stability of the resource, that would indicate threats to public safety.

- The owner has provided a structural analysis report of the property which is supportive of the owner's interest in demolition. The Historical Commission does not dispute any of the findings of the structural engineering report, a second opinion was not solicited.

E. Whether the resource has been intentionally neglected.

- The Historical Commission has no determination as to willful neglect of the property by the present owner. The owner did state that had all of the information he had sought under the ***Right-to-Know Request*** been readily available to him, the property may have been salvageable at that time. This is indeterminate, and it was pointed out to the Owner that none of the information he sought was required to support a demolition permit application.

F. Whether the required retention of the resource would represent an unreasonable economic hardship.

- The owner has provided cost estimates for the demolition of the property and opinions as to renovation budget amounts. There is no question renovation would be an expensive pursuit for this property. It is not clear, however, that Mr. Hanna is claiming a financial hardship. There has been no request made by the Historical Commission for financial statements or other affidavits that would attest to a financial hardship from the applicant. It seems such request would be more properly pursued by the Board of Supervisors should it be deemed necessary.

G. The archaeological potential of the site.

- The Historical Commission has no comment relative to this potential.

H. Any cogent public comment germane to the topic.

- The Historical Commission has not sought public comment on this application.

The Historical Commission regrets that it is unable to provide a recommendation to the Board of Supervisors as to whether to accept or reject the demolition permit application. The preservation of historic assets is important to the

interests of the municipality and is a serious concern supported in legislation and codifications. Weighing preservation efforts against the financial capacity or rights and interests of a property owner is not an easy decision.

For the East Fallowfield Historical Commission,

Joe McCormick
Chair
East Fallowfield Township
Historical Commission

cc: Scott Swichar, Township Manager
Justen Hanna, Property Owner
Rob McLarnon, Code Enforcement
East Fallowfield Historical Commission

Attachment No. 3 - 315 & 317 Strode Road – Letter to BOS re Subdivision Plan

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CHAD PETERSON
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BUDDY RHOADES
CONNIE MCLAUGHLIN**

October 5, 2023

Board of Supervisors
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320
Re: 315 & 317 Strode Road Minor Subdivision Plan

To the Board:

At the October 4, 2023 Historical Commission meeting, the ***“Final Minor Subdivision Plan for Charles S. Milewski”*** was reviewed. Mr. Milewski appeared at the meeting to review the subdivision plan and respond to questions concerning the application. The Commission determined that 517 Strode Road is included on the Township Historic Resource Map.

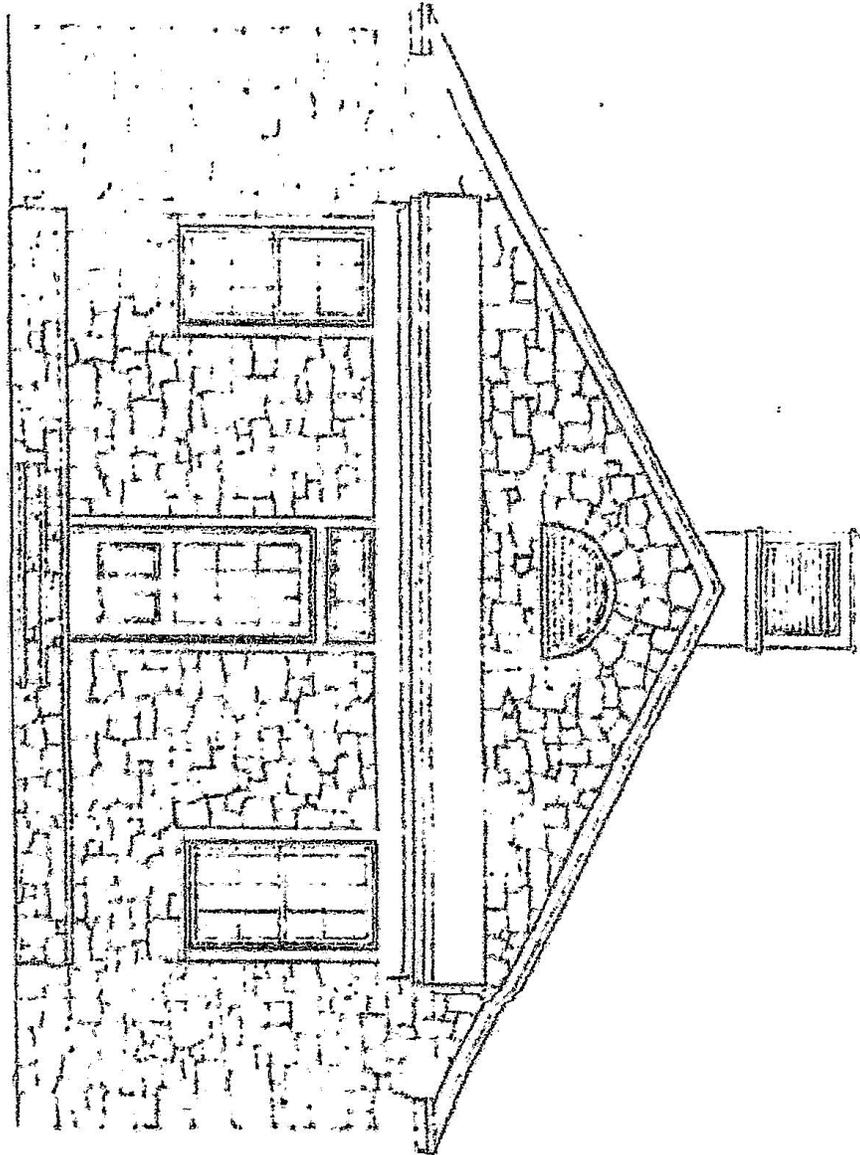
Following a review of the application materials and discussion with Mr. Milewski, it appears that there is no contemplation of any modification, alteration, or other improvements affecting the historic resource associated with the proposed minor subdivision plan. That being the case, the Historical Commission concurs with the assessment of the Township Engineer that the Board of Supervisors should consider waiving the §27-2412.1.A requirement for a Historic Resource Impact Study.

For the East Fallowfield Historical Commission,

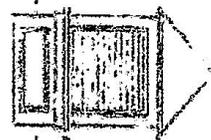
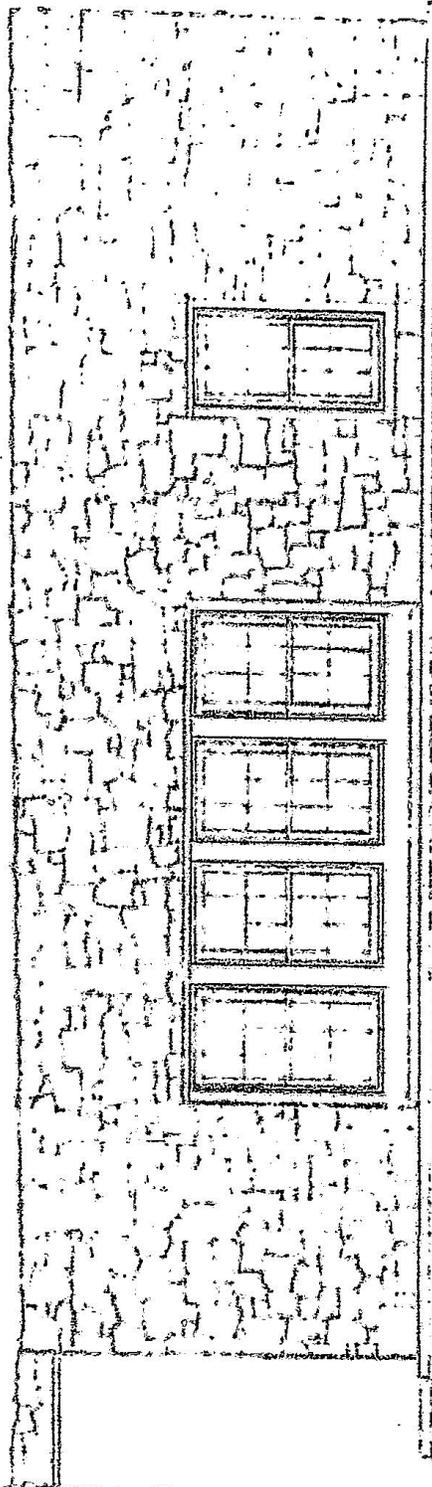
Joe McCormick
Chair
East Fallowfield Township
Historical Commission

cc: Scott Swichar, Township Manager
Nathan M. Cline, PE, Township Engineer
Charles Milewski, Property Owner/Applicant

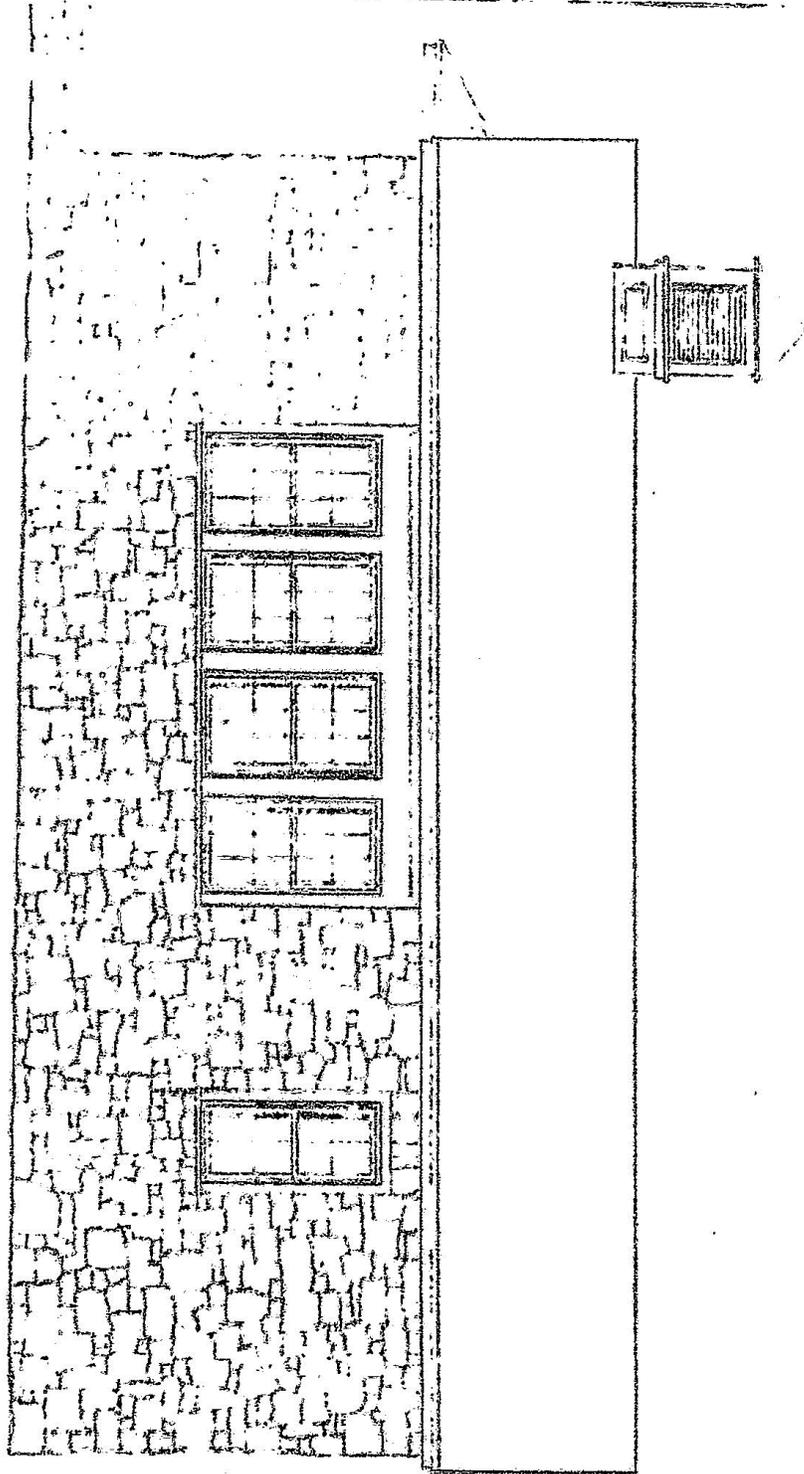
FRONT VIEW



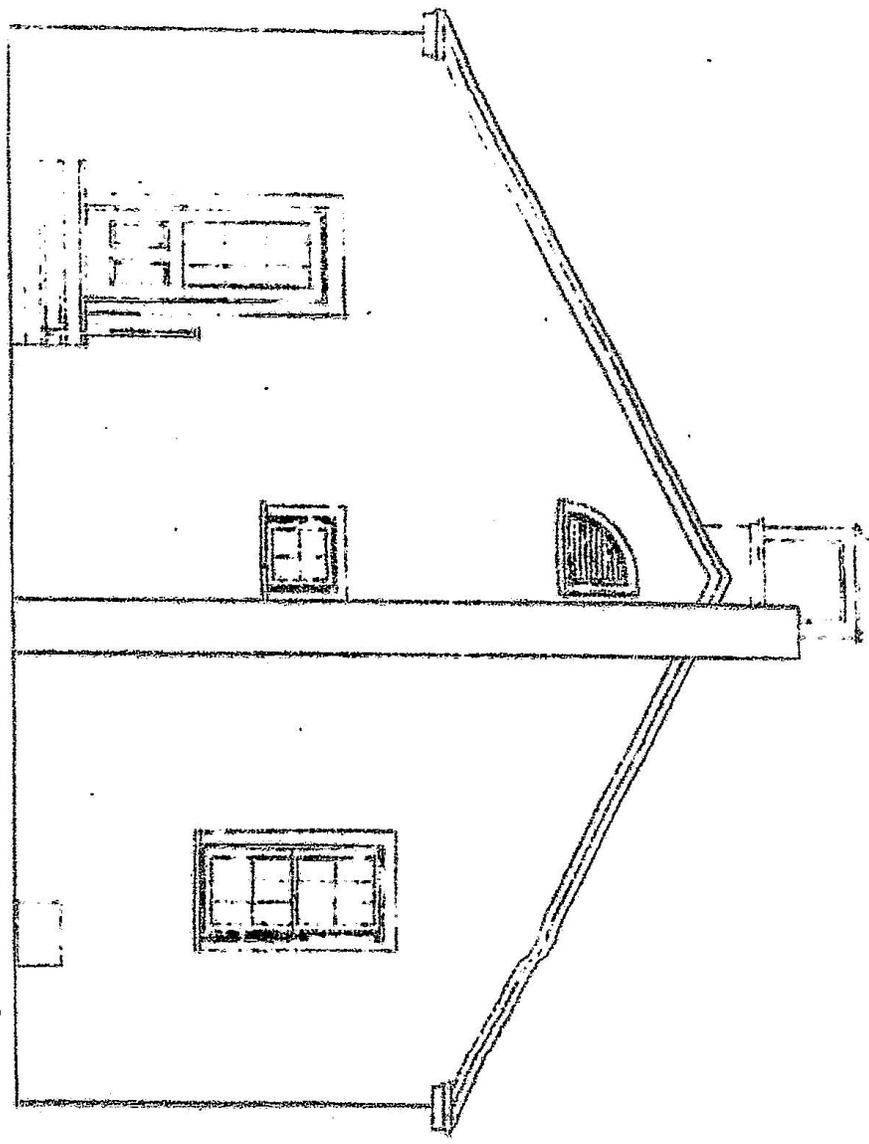
WEST SIDE



WEST SIDE VIEW



STACED REMAINS
TO BOND STONE



Attachment 5- 30 Loop Road Photos 06/26/2023





Attachment 7- 2960 Strasburg Road – Email to McLarnon

Strasburg Road schoolhouse

Yahoo/Sent

From: j.mccormick318@verizon.net

To: Rob McLarnon, Township Supervisor, Scott Swichar, Sue Monaghan, Sue Monaghan and 9 more...

Thu, Oct 26 at 3:01 PM

Hi Rob-

At our last Historical Commission meeting, Jeff Harlan and his representative Tom Lowry had agreed to provide plans and material cut sheets for the mortar they are proposing to use, the windows and door they are proposing as well as the structural wall renovation they plan to eliminate some existing windows. They showed us some renderings an architect prepared for them. The Historical Commission also told them we would provide a letter supporting their change of use petition for zoning once we approved their proposed materials.

I received a call from Tom Lowry today telling me he had met with you, and they were good to go and he was asking about our letter for zoning. Can I pick up their submittals?

Thanks,

Joe McCormick

Sent from the all new AOL app for iOS
