



# **East Fallowfield Historical Commission**

## **Approved Meeting Minutes**

**January 18, 2023**

2023 Historical Commission Members:

Joe McCormick, Chairman  
Sue Monaghan, Secretary

Arthur DeLeo  
Chad Peterson

Lee Schlingmann  
Buddy Rhoades

Connie McLaughlin

- **Call to Order**

- Meeting called to order at 6:35pm

- **Meeting attendance**

**Present:** Joe McCormick, Lee Schlingmann, Chad Peterson, Buddy Rhoades, and Connie McLaughlin. **Absent:** Sue Monaghan, and Arthur DeLeo. **Quorum met.**

Al Wright, Township Supervisor

- **Discussion – Open Issues**

- **Bomb Shelter** – the sealing of the underground fallout shelter located on the community park grounds to preserve and protect it from and vandalism and prevent risk to persons entering it, which was constructed by and for the Strunk Chainsaw Factory was discussed briefly. Al Wright noted that the Historical Commission should provide the Board of Supervisors with some deliverables pertaining to the shelter.
    - I. Chad Peterson noted that the photographic study of the shelter he provided constituted an enormopus electronic file which would be difficult to transfer to the Township in an easily accessible format. Much of the survey he conducted was determined to be unusable, however he agreed to see a summary type of survey could be prepared from the useable files.
    - II. Sue Monaghan was to receive documents from the gentleman involved with the Boy Scout Eagle project conducted years ago, which would be submitted to the Township as well.
    - III. Artist watercolor of Strunk Chain Saw Factory and magazine advertisements are included herein as **Attachment 3**
  - **Document Storage Issues**– as has been noted numerous times in recent years, the fire-rated lateral filing cabinet located in the Township office meeting room had been procured by and dedicated for Historical Commission use to store documents and records. The Historical Commission records have been removed, and the cabinet now appears to be used for storage of BOS meeting minutes and other records. The Township administrative staff has no idea what happened to the Historical Commission records.
    - I. Included among the documents now missing is a significant portion of the research work and supporting data compiled by local historian Jane Davidson, a consultant hired by the Township to evaluate and document the historic resources In the township in the early
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1980's. It is Ms. Davidson's work that comprises the historic resource inventory included by reference in the Zoning Regulations. Also apparently missing are original deeds and records dating to the early 1800's given to the Township for safe-keeping and availability to interested parties.

- I. This concern has been elevated to a more urgent status recently as a resident has filed a Right-to-Know Request for information pertaining to his property explaining the basis for its inclusion in the Historic Resource asset list. As the pertinent records are missing, the administrative staff was unable to provide any information to the resident. The resident proposes to use this as a basis for having his property removed from the historic inventory, and ultimately leaving no impediments to his plan to raze the property.
  - II. Buddy Rhoads mentioned that one of the books compiled by Jane Davidson comprising her research had been presented to the Coatesville Public Library in the early 1980's as a permanent record. Buddy was able to show the Commission a newspaper clipping which memorialized that presentation. He suggested he would visit the library to see if the book is still available. If so, perhaps there is an opportunity to recreate some of the missing Township records.
- **Budget Concerns** – It was noted that the Historical Commission had not been contacted to recommend or have any input into the Township budget preparation for the coming year. This has been the case for several years now. Previously, the Historical Commission had always been provided with an accounting of the years expenditures, and asked to forecast needs for the coming year. During the pandemic, expenditures were down as many events were cancelled, and overall activities of the Commission were reduced. The lack of input to the budget process is concerning.
    - I. Historical Commission annual expenditures typically include membership fees to several local and national historical preservation organizations that provide valuable information and educational opportunities for historical commissions including publications, seminars and forums. Such information is valuable in keeping up to date with preservation law, emulations and practices.
  - **Historical Commission Mail** – it was noted that the Historical Commission has not been receiving any mail at the Township office. Several organizations to which the Commission has traditionally held memberships have indicated that renewals have been sent out to the Commission, yet the renewals have not been received by the Historical Commission. Joe McCormick will review with the Township administration.

#### **Discussion - New Business**

- **470 Buck Run Road** – Tax Parcel 470-7-84-1, listed in the Township Historic Resource Inventory as a Class II, 2 ½ story Greek Revival structure, ca 1840. (Photographs of structure attached) Property owner Justen Hanna appeared before the Commission requesting information on the property, and expressed his interest in demolishing the structure.
    - Mr. Hanna had previously filed a Right-to-Know Request Form with the Township seeking information on the property with a special interest in learning why the property had been included in the Historic Resource Inventory.
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- Mr. Hanna was advised that Information pertaining to his property related to its inclusion on the list of historic resources was unfortunately missing from the Township files, however this does not constitute basis for de-listing the property as a resource. It was noted that a copy of all of the information prepared by Jane Davidson in preparing the Township historic resource documentation had been presented to the Coatesville Library. Commission member Buddy Rhoads, a Township Supervisor at the time, personally delivered the information to the library. The Commissions noted that any documentation pretraining to the subject property located would be forwarded to the owner.
  - Mr. Hanna stated his intent to raze the structure as it had been seriously damaged by termites to the extent that it is largely structurally unsound, and renovation would be cost prohibitive. Mr. Hanna was advised that if the structure was in fact in such a state of demolition-by-neglect that renovation was not financially feasible, the Commission would consider making a recommendation to the Board of Supervisors to approve a demolition permit. Demonstration of financial hardship would be required in accordance with zoning regulations. Mr. Hanna was asked to apply for a demolition permit, and was asked to provide estimates for renovations and insect inspection reports to accompany his permit application.
  - Mr. Hanna was advised that the process for permitting the total demolition involved (1) applying for a demolition permit, including all pertinent data supporting a demolition, (2) a formal review by the Historical Commission, (3) the Historical Commission making a written determination and recommendation to the Board of Supervisors, (4) the Board of Supervisors determining whether or not to Issue a Certificate of APPROPRIATENESS, (5) the Code Enforcement Officer will either issue three demolition permit as submitted, or deny the application accordingly. IF approved, the applicant/owner shall prepare a detailed survey of the existing building site including, but not limited to, photographs of the structure from all sides with all pertinent architectural features, site plan precisely locating the existing structure on the plan, and any other requirements as may be enumerated in the applicable zoning codes and regulations.
  - Mr. Hanna was asked if had any objection to Commission members walking the property to look at the house, he stated that fine. **POST MEETING NOTE:** As such, photographs were taken of the property, which are included herein as **Attachment 2**. The architectural style of the structure is somewhat unique to its location, which is adjacent to the Buck Run Historical District.
  - Section of Zoning regulation's pertaining to demolition of historic resources is included herein as **Attachment 1** for reference.
- **Adjourn Meeting** – meeting adjourned at 8:15pm.

Respectfully Submitted,

*Joe McCormick*

Joe McCormick  
Chairman  
East Fallowfield Historical Commission

# ATTACHMENTS TO HC MEETING MINUTES – 1/18/2023

## 1. Copy of Zoning Ordinance for Historic Resources

### § 27-2405. Demolition or Removal of Historic Resources.

[Ord. 2002-06, 11/11/2002, § 2405; as added by Ord. 2004-08, 11/17/2004, § 1]

1. **General Rule.** No historic resource of any class shall be demolished, demolished by neglect, or removed from their existing sites, in whole or in part, except as provided herein.
  2. **Demolition by Neglect.** No historic resource shall be demolished by neglect. Demolition by neglect includes leaving a building or structure open or vulnerable to vandalism or decay by the elements. Unoccupied structures should be tightly sealed and fenced off to standards set forth in the Township Building Code [Chapter 5] and applicable provisions of the National Park Service Preservation Brief #31. Any owner of a historic resource who has allowed that historic resource to be demolished as a result of neglect shall be subject to the same enforcement remedies as an owner who knowingly violates this Part by demolishing a historic resource without a permit for demolition. When it can be shown that the owner of a historic resource allowed the resource to fall into the category of demolition by neglect due to a lack of routine maintenance, and he/she cannot prove that the negligence occurred due to lack of financial ability to provide maintenance, he/she will be subject to all enforcement remedies available to the Township, at law or in equity, under this chapter and Article VI of the Municipalities Planning Code, 53 P.S. § 10601 et seq., as may be amended from time to time.
  3. **Demolition Permit Requirements for Historic Resources.**
    - A. **Permit Required.** No part of a structure of a historic resource shall be demolished, including the indiscriminate removal, stripping, or destruction of any significant feature, in whole or in part, unless and until the applicant obtains a building permit as required by this chapter and complies with all of the additional procedures and requirements of this Part. The provisions of this Part shall not be construed to prevent the ordinary maintenance or repair of any building structure, site, or object where such work does not require a permit and where the purpose and effect of such work is to correct any deterioration or decay of or damage to a building, structure, site, or object and to restore the site to its condition prior to the occurrence of such deterioration, decay, or damage.
    - B. **Procedure for Obtaining Demolition Permit.** The applicant shall submit to the Township an application for a demolition permit in a form and amount acceptable to the Township. The Zoning Officer shall utilize the historic resources Map in evaluating an application for a demolition permit and if the application requests the demolition permit until approval is first obtained from the Board of Supervisors under this Part and the applicant complies with all applicable procedures and requirements of this Part. The Zoning Officer shall forward the application to the Historical Commission for review within five days of the Township's receipt of a properly completed application.
  4. **Application Requirements for Historic Resources.** In addition to applicable requirements under the Township Building and Fire Codes [Chapter 5], any applicant seeking a permit to demolish or remove a historic resource shall provide the following information with regard to that historic resource with the application in writing.
    - A. Owner of record.
    - B. Classification of this historic resource on the Historic Resources Map.
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C. Site plan showing all buildings and structures on the property, with appropriate measurements and drawings of all uses and elevations (facades).

D. Recent photographs (8 by 10, black and white) of the historic resource proposed for demolition.

E. Reasons for the demolition or removal.

F. Method of demolition or removal.

G. Proposed future uses of the site and of the materials from the demolished resource.

H. In any instance where there is a claim that a historic resource cannot be used for any purpose for which it is or may be reasonably adapted, or where a permit application for demolition is based, in whole or in part, on financial hardship, the applicant shall submit, by affidavit, facts reasonably sufficient to support those assertions. The Historical Commission may further require the applicant to conduct, at the applicant's expense, evaluations or studies, as are reasonably necessary in the opinion of the Historical Commission, to determine whether the historic resource has or may have alternate uses consistent with preservation.

**5. Review by the East Fallowfield Historical Commission.** The Zoning Officer shall notify the Commission of the application for demolition or removal within five days of acceptance of a properly completed application, including the necessary filing fee. Within 45 days of the date of the complete application the Commission, at a regular or special meeting, shall consider the application for demolition or removal. In reviewing the application, the Historical Commission shall consider the following:

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

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

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.

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.

E. Whether the resource has been intentionally neglected.

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

G. The archaeological potential of the site.

H. Any cogent public comment germane to the topic.

Any costs incurred by the Commission as agreed to by the applicant in reviewing plans or studies submitted by consultants specifically retained for this application shall be reimbursed by the applicant.

**6. Initial Recommendation of the East Fallowfield Historical Commission.** Unless the Historical Commission elects to use the time periods described below in Subsection 6D, within 30 days following conclusion of the above-described regular or special meeting to review the application for demolition, the Historical Commission shall set forth specific findings and one of the following recommendations in a written report to the Board of Supervisors:

A. Immediate Approval. After reviewing the demolition permit application with attachments, the Commission may recommend approval of the demolition permit as provided below.

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B. Delay of Demolition. The Commission may recommend delay of demolition in accordance with the subsection below.

C. Denial of Demolition. The Commission may recommend denial of demolition.

D. Following the Commission's regular or special meeting to review the application for demolition, the Commission may elect to use the following time periods in order to provide an adequate opportunity for the Commission to evaluate the demolition permit application, explore alternatives to demolition with the applicant and/or set forth the findings and the recommendation described above:

(1) For Class III Historic Resource: 45 days.

(2) For Class II Historic Resource: 60 days.

(3) For Class I Historic Resource: 90 days.

## **7. Approval, Denial, or Delay of Demolition Permit by the Board of Supervisors.**

A. Board Consideration. Within 30 days of receiving the recommendation from the Historical Commission, the Board of Supervisors shall consider the application, together with the recommendations of the Historical Commission, and vote either to approve the application, approve the application with changes, deny the application or defer its decision, affording a delay of demolition for up to 90 days as set forth below. The applicant shall be notified of the meeting of the Board to vote on the application at least 10 days prior to its date and shall have the opportunity to present the applicant's reasons for filing the application. Within five days of making its decision, the Board shall provide written communication of its decision to the applicant, Historical Commission and Zoning Officer. The Board of Supervisors shall consider each of the factors set forth in this Subsection 5 and shall either adopt the findings of the Historical Commission or make new findings of its own and those findings shall be included as part of the written decision of the Board.

B. The Board shall not approve an application to demolish a Class I Historic Resource unless the Board finds that the Class I Historic Resource sought to be demolished cannot be used or reasonably adapted. In order to show that the Class I Historic Resource cannot be used or reasonably adapted, the applicant must demonstrate that the sale of the historic resource property is impracticable, that rental of the historic resource cannot provide a reasonable rate or return and that other potential uses of the historic resource are foreclosed.

C. Denial of Application. Where the Board acts to deny the application, a notice of denial and the Board's findings and conditions shall be sent to the applicant indicating what changes to the plans and specifications, if any, would be sufficient to meet the standards of this section.

D. Issuance of Building Permit. Where the Board acts to approve the application, it shall authorize the Zoning Officer to issue the permit. Where the approval is granted with conditions attached, the Zoning Officer shall be authorized to issue the permit upon receipt from the applicant of written acceptance of those conditions.

## **8. Delay of Demolition.**

A. Purpose of Delay. The specified period of delay up to 90 days from the date of the Board of Supervisors written decision shall be used to provide an opportunity to engage in a dialogue with the applicant about alternatives to demolition (Class I, II, and III); to allow for complete historical documentation of the resource (as set forth below, Class I and Class II only); and/or for preparation of a financial analysis (as set forth below, Class I and Class II only). The Historical Commission shall make every effort to open a dialogue with

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the applicant to inform him or her of the historical importance of the resource, its significance to the Township and alternatives to demolition (additional uses, etc.).

B. Class III Historic Resources. For Class III Historic Resources, the Commission may recommend approval of the demolition permit and may so advise the Board of Supervisors not later than the end of the applicable ninety-day time period. The Board of Supervisors shall act upon the application for demolition of Class III Historic Resource(s) in accordance with the provisions of Subsection 7 above, within or at 90 days, whether it received a recommendation from the Historical Commission or not.

C. Special Provisions for Class I and Class II Historic Resources.

(1) Documentation of Class I and Class II Historic Resources. When prescribing the delay of demolition for a Class I or Class II resource, the Board of Supervisors may require the applicant to provide documentation of the resource proposed for demolition. Such documentation may include historical data, surveys, and other data provided by local, state, and federal historic preservation organizations and agencies; photographs; floor plans; measured drawings; archaeological surveys (if appropriate); and any other acceptable form of documentation recommended by the Historical Commission. Where necessary, the delay shall continue past the stipulated 90 days until the applicant has sufficiently satisfied the documentation requirements.

(2) Additional Information. Where the applicant alleges that demolition is necessary due to undue economic hardship or the lack of a reasonable alternative, the Board of Supervisors may, to the extent such information is not provided under Subsection 4H above, request that the applicant prepare and submit an affidavit which sets forth facts, including a financial analysis, sufficient to support this assertion. Such an affidavit shall include the following information, as applicable:

(a) Amount paid for the property.

(b) Date of purchase and party from whom purchased, including a description of the relationship, if any, whether business or familial, between the owner and the person from whom the property was purchased.

(c) Assessed value of the land and improvements thereon according to the most recent assessment.

(d) A pro forma financial statement prepared by an accountant or broker of record.

(e) All appraisals obtained by the owner in connection with his purchase or financing of the property, or during his ownership of the property.

(f) Bona fide offers to sell or rent the property, the price asked and offers received, if any.

(g) Any consideration by the owner as to reasonable, adaptive uses for the property and any other practical uses; 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.

(h) Where relevant, written estimates of the cost(s) of restoration and/or renovation from at least two professional restoration contractors.

(3) Historical Commission Recommendation. Once the delay of demolition has expired, the Historical Commission shall review the application again and any further documentation requested by the Board of Supervisors at its next regular meeting. The applicant shall be notified of the meeting and shall have

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an opportunity to present its reason for continuing with the application. The Commission may recommend to the Board of Supervisors approval of the demolition permit or, where the Commission does not believe that the applicant has proven undue economic hardship or that there is no reasonable alternative to demolition, denial of the demolition permit.

(4) Approval of denial of demolition permit for Class I and Class II Resources after delay of demolition.

(a) Board Consideration. At its next regular meeting after receiving the recommendation from the Historical Commission, the Board of Supervisors shall again consider the application, the recommendations of the Historical Commission, any further documentation which had been requested and the factors set forth in this section. Then the Board shall vote either to approve the application or to approve the application with changes as set forth above or to deny the application as set forth below. The applicant shall be notified of the meeting at least 10 days prior to its date and shall have the opportunity to present his or her reasons for continuing to pursue this application. The Board of Supervisors shall either adopt the findings of Historical Commission or it may make new written findings of its own and those findings shall be included as part of the written decision.

(b) Denial of Application. Where the Board acts to deny the application, a notice of denial and the Boards findings and conditions shall be sent to the applicant indicating what changes in the plans and specification, if say, would be sufficient to meet the standards of this section.

## 9. Enforcement.

A. Fines and Penalties. Any person who violates the requirements of this section shall be subject to the fines and penalties imposed under this chapter in accordance with Part 21, as well as those fines and penalties imposed under the Township Building and Fire Codes [Chapter 5].

B. Any person who alters a historic resource in violation of the provisions of this Part or in violation of any conditions or requirements specified in a permit issued under the terms of this section shall be required to restore the building, structure, site, or object involved to its appearance prior to the violation. Such restoration shall be in addition to, and not in lieu of, any penalty or remedy available under this chapter or any other applicable law.

C. The Board of Supervisors shall withhold issuing any building permits for a minimum of one year for a property which, at the date of enactment of this Part, was occupied by a historic resource which subsequently was demolished or removed in violation of this section.

D. Any conditional use application or subdivision or land development application involving any property which was occupied by a historic resource that subsequently was demolished in violation of this Part shall not be approved except upon the condition of satisfactory restoration of any such resources or upon the granting of appropriate demolition permit(s) in accordance with this section.

E. In addition to the above remedies, the Township may take other appropriate legal action, which may include equitable and injunctive relief, to enforce the provisions of this Part.

## 2. Photo Survey of 470 Buck Run



**470 Buck Run – Front Elevation**



**470 Buck Run – Front Gable Detail**



**470 Buck Run – North & West Elevation**



**470 Buck Run – Porch Post Detail**



**470 Buck Run – West Side Elevation**



**470 Buck Run – West Side Porch Gable Detail**



**470 Buck Run – East Side Elevation**

### 3. Strunk Chain Saw Factory Watercolor and Advertisements



Strunk Chainsaw Factory and Farm by artist Ranulf Bye

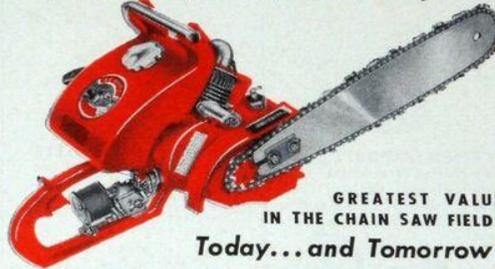


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