



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

NOVEMBER 5, 2025

I. Call to Order

II. Roll Call

III. Review and Approval of Minutes of Prior Meeting

IV. Discussion of Open Issues

- **Community Park – Strunk Fallout Shelter**
 - Chad Peterson to retake photo survey if access can be provided.
- **Peoples Hall**
 - A rededication ceremony held on September 20, 2025. Attended by Township supervisors, Peoples Hall trustees, volunteers, contributors, and public. (see attached photos)
- **America250 PA Chester County 250 Commission**
 - BOS has joined other county municipalities in preparing for the upcoming events.
 - View events at this link: <https://america250chesco.org/Events.htm>
 - **Determine role the Historical commission can play in the celebration.**
- **265 Buck Run Road**
 - Tax Parcel No. 47-7-102.1, described in the survey as a Class II resource, ca. 1935 brick bungalow structure with block addition at rear, garage, formerly known as the Benjamin Fredd Farm, possibly included in the Buck Run National Register Thematic District, BR-10.
 - **Revised plans and material submittals were approved, letter sent recommending the issue of a building permit. (see attached).**
- **2960 Strasburg Road**
 - Tax parcel 47-4-96-E, a Class II Township historic resource, formerly a one-room schoolhouse, and Mt. Carmel Church.
 - Per Code Inspection officer request, owner's rep, Tom Lowrey, was contacted and asked to provide a new building permit application, which would be the first step in a Zoning Hearing Board appeal for a zoning change in use petition.
 - Letter sent to owner concerning Historical Commission endorsement of change in use petition.
- **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.
- **Consider sending a notification of code violation to owner and Code Enforcement Officer – demolition by neglect, lack of secure window and door openings.**
- **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)
 - Contacted by architect requesting guidelines for renovations.
 - The owner's architect, Andrew Bush, was contacted concerning proposed renovations. He indicated that the owner was planning to construct a master bedroom suite at the rear of the structure, and he was looking for design guidelines.
 - The permit process was reviewed, and he was referred to the zoning codes applicable to historic properties within a certified historic district, available at the Township's web page.
 - He was encouraged to prepare schematics and material cuts for review with the Historical Commission prior to submitting a permit application

V. New Business

- **CCHPN 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**
- **New applicant interviews**
 - **The following applicant has expressed interest in filling one of current vacancies on the Historical Commission: Fran Martin. Application has previously been submitted to the Township.**
 - **New application received, Jack Alvarez, see attached information.**
 - **Rainia Larsen, application not et received**

VI. Attachments

ATTACHMENT – 265 BUCK RUN ROAD PERMIT RECOMMENDATION LETTER

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

2025 MEMBERS:

JOE MCCORMICK, CHAIRMAN
SUE MONAGHAN, SECRETARY

CHAD PETERSON
CONNIE McLAUGHLIN

BUDDY RHOADES

October 2, 2025

Awakened Properties
30 Ridge Road
Coatesville, PA 19320

Re: Permit Application – 265 Buck Run Road, Tax Parcel No. 47-7-122

Attn: Mr. Ben Benner:

At the Historical Commission meeting held October 1, 2025, a permit application for the property located at 265 Buck Run Road was reviewed, together with a set of revised building plans and material data sheet selections. The Historical Commission has found that the subject property is included on the list of East Fallowfield historic resources, and is identified as a Class II historic resource in the Township.

It is the recommendation of the Historical Commission that a building permit be issued for the revised renovation plans as presently submitted. The conditional recommendations are based on the following determinations:

1. The submitted plans indicate the demolition of the existing addition at the rear of the structure and rebuilding as per the documents provided. The Historical Commission has determined this addition to be ancillary to the historic resource, as such any modifications or alterations have no material impact on the existing historic resource, and therefore makes no recommendation or comment as to the proposed renovation of this portion of the project.
2. The original windows submitted with the permit application were found to be inappropriate to the period of the historic resource, and the applicant was asked to resubmit in accordance with Historical Commission recommendations. The new submittal of Anderson series 400 double hung window in a two-over-two configuration has been determined to be appropriate, and the applicant has agreed to install this window in all of the openings existing in the main house. These windows will replace the existing mis-matched vinyl replacement windows which were installed by a previous owner in direct contradiction to Historical Commission recommendations.
3. The existing front porch PVC railing was installed by a previous owner, again in direct contradiction to the Historical Commission recommendations. The applicant was shown photographs of the original wood railings previously existing on the front porch from Historical Commission records. The applicant has agreed to replace the vinyl railings with wood railings similar to the original railings. As the railings shall be constructed on site, the Historical Commission agreed to waive the requirement of a submitted detail, and shall trust the contractor to install the railing as agreed.

4. Prior recommendations made by the Historical Commission to the previous owner included the salvage and reuse of the existing front entry door. It has been observed that a new door has been installed, which is inappropriate to the period of the historic resource. The original door being unavailable, the Historical Commission requested the applicant submit a new entry door which would be appropriate. The owner has submitted an entry door as manufactured by Reeb which has been found to be acceptable. The applicant has agreed to provide and install this door as submitted.
5. All exterior trim and millwork selections utilized are to be consistent with that originally existing on the historic resource.

The Historical Commission has reviewed the above recommendations with the applicant, and it is the understanding of the Historical Commission that the applicant is in agreement with the determinations and shall proceed with the renovations accordingly. As such, it is the recommendation of the Historical Commission that a building permit be issued to the applicant subject to proceeding with the renovation as described in submitted plans and recommendations as described above, and any other requirements or restrictions as determined by the Code Enforcement Officer. Should you have any questions about this review, please do not hesitate to contact the Historical Commission.

For the East Fallowfield Historical Commission,

Joe McCormick

Joe McCormick
Chair
East Fallowfield Township
Historical Commission

cc: East Fallowfield Board of Supervisors
Scott Swichar, Township Manager
Rob McLarnon, Code Enforcement
East Fallowfield Historical Commission

ATTACHMENT - 2550 STRASBURG - HISTORIC RESOURCE SURVEY PG 1

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

7. Local survey organization

East Fallowfield Township

1. 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 42 8 4 0 0
easting
4 4 22 7 60
northing

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

usgs sheet: Coatesville

2. classification
site () structure () object ()
building (X)
in N.R. district yes () no ()

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

14. period
1820 - 1860

15. style, design or folk type

Federal

19. original use
residence

20. present use
residence

3. architect or engineer

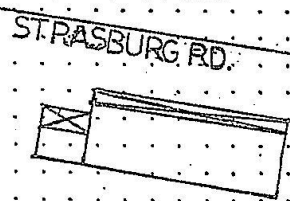
17. contractor or builder

18. primary building mat./construction
fieldstone

21. condition
average

22. integrity
average

23. site plan with north arrow



24. photo notation

CC: M. S. Young
J: 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

39581

revision(s)

1. County
CHESTER

2. municipality
EAST FALLOWFIELD TOWNSHIP

3. street address or specific location
STASBURG ROAD

4. survey code
SHH-11

5. present name
DROVERS INN (JESSE BENTLEY HOUSE)

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 Fidler, Thomas Vandever, David Williams, James
Griffith, Thomas P. Truman, James Wilson, James I. Bailey, Eli Freese,
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 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

November 1979

ATTACHMENT – 2550 STRASBURG – CHESCO VIEWS SURVEY



ATTACHMENT – 2550 STRASBURG – PHOTO



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

ATTACHMENT – 2550 STRASBURG – PHOTO



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.

ATTACHMENT – MEMBERSHIP APPLICATION – FRAN MARTIN

Name: Fran Martin Telephone: 484 571 6106
 Address: 2842 Strasburg Rd Date: 6/9/25
 Email Address: panimartin2020@gmail.com
 Years as a Township Resident: 26 Occupation: Financial Director
 Background/Interests: FACTS HISTORY family
community diamond art

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

☒ Historical Committee

☒ Municipal Building 4 of 5 spots are members of

The above boards typically meet on a monthly basis or every other week. 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)

Honor, remember & preserve factual history
of the Township. Plus I've worked with all
but maybe Chad Peterson. GREAT people

Concerns for the Township; if any:

Please see resume submitted for interim
township.

¹ Please attach a resume and/or letter of interest

ATTACHMENT – MEMBERSHIP APPLICATION – JACK ALVAREZ



East Fallowfield Township Board and Commission Application

Name: Jack A. Alvarez Telephone: 610-209-9466

Address: 2335 Strasburg Rd, East Fallowfield, PA 19320 Date: Sept 26, 2025

Email Address: strasburg84 @ gmail.com

Years as a Township Resident: 40 Occupation: retired

Background/Interests: former business owner Interest in history. I live in the White Horse Tavern, which was placed on the National Register of Historic Places in the summer of 1985.

I was formerly on the Zoning Hearing Board

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

- | | |
|---|---|
| ☐ Park and Recreation Commission | ☒ Historic Commission |
| ☐ Planning Commission | ☐ Environmental Advisory Committee (EAC) |
| ☐ Zoning Hearing Board | ☐ Municipal Building Committee |
| ☐ Agricultural Security Commission | |

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 live in the White Horse Tavern, which was placed on the National Register of Historic Places in the summer of 1985.

Concerns for the Township; if any:

¹ Please attach a resume and/or letter of interest