



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

DECEMBER 3, 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**
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 - **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. What as Parks and Rec planned to date.**
 - **Pam attended November 6 250PA Chester County “hybrid meeting”.**
 - **265 Buck Run Road**
 - Tax Parel 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. **No further activity by owner at this time.**
 - **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.
- **A notification of code violation to Code Enforcement Officer for violations of the zoning ordinance pertaining to historic resources for – demolition by neglect, lack of secure window and door openings has been prepared. Letter is attached for review and approval.**

V. New Business

- **New Members**
 - **At the recent Board of Supervisors meeting, the Board appointed the following new members to the Historical Commission: Jack Alvarez, Rania Larsen, and Pam Jaccard. The Historical Commission congratulates and welcomes the new members.**
 - **The Commission now has a full roster of members.**
- **Statewide Historic Preservation Plan**
 - **List of Goals and Objectives from CCHPNH event attached.**
 - **Historical Commission to review the plan and determine areas where the objectives can be adopted by the Township.**

VI. Attachments

ATTACHMENT – LETTER TO CODE ENFORCEMENT 30 LOOP ROAD

**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

RANIA LARSEN
PAM JACCARD

JACK ALVAREZ

December 1, 2025

Code Enforcement Officer
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

**Re: 30 Loop Road, Tax Parcel 47-7-290
Zoning Violations Notification**

Dear Rob:

At the November 5, 2025 Historical Commission meeting, the ongoing conditions and neglect of an important Township historic resource was discussed. The Commission has determined that the owner appears to be in violation of several of the Township zoning ordinances arising from the apparent willful demolition by neglect of the property. The owner(s) have allowed the property to be unmaintained for many months. Rear access doors to the first floor and the basement, have been removed or damaged apparently by vandalism, leaving the structure unprotected from further vandalism, potential injury to intruders, and further damage from weather and pest infiltration.

The subject property is included in the Township inventory of historic resources as a Class I historic resource, and is also included in the ***Department of the Interior's National Register Historic Places*** as a part of the Ercildoun Historic District, which is a Certified Historic District. As such, the resource is afforded protection under Part 24 of the Municipal Ordinance Zoning Regulations chapter 27.

§ 27-2405 Demolition or Removal of Historic Resources, Part 2, states:

“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.”

The attached photos taken on November 19 2025, clearly show the unprotected and open access to the structure. The owner, through their representative, have reviewed the requirements established by the Historical Commission for the renovation of this property for more than 24 months, and have consistently advised the Commission that renovations would be undertaken immanently. Relying on statements made to the Historical Commission that renovation would be expedited, the present conditions have been overlooked to date. As no actions have been taken to further the renovation of this structure, it has been concluded that there are no immediate plans for renovation, that the owner(s) have allowed this property to fall into a condition of demolition by neglect, and are recommending that the owner(s) be put on notice to correct the current violations immediately. The Historical Commission recommends that such immediate corrections should include but necessarily be limited to the sealing off of all open access points and placement of protective fencing around the structure.

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
East Fallowfield Historical Commission

30 LOOP ROAD PHOTOS TAKEN 11-19-2025



NORTHEAST PORTION (REAR) OF STRUCTURE



MISSING REAR DOOR AND OPEN BASEMENT



OPEN BASEMENT ENTRY

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.