



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

APRIL 15, 2026

I. Call to Order

II. Roll Call

III. Review and Approval of Minutes of Prior Meeting

IV. Discussion of Open Issues

- Regularly scheduled March 4, 2026 meeting was cancelled due to lack of new business for review.
- **Community Park – Strunk Fallout Shelter**
 - Chad Peterson to retake photo survey if access can be provided.
 - Contact Town Manager to determine if access can be provided in late spring.
 1. A request has been submitted to the Manager for consideration.
 2. **The Township Manager will discuss request with the crew, however he believes that when the entrance was closed off, the air shafts were also sealed off, so he expressed concern that the space may not be safe to enter.**
- **Peoples Hall**
 - Trustees have asked for preliminary information on feasibility of installing a handicapped access ramp on the building.
 1. **A plot plan indicating boundaries and setbacks will be required for Code Inspector consideration. Architectural drawing of proposed front concrete landing and stairs will be needed.**
- **America250 PA Chester County 250 Commission**
 - View events at this link: <https://america250chesco.org/Events.htm>
 - **A Parks and Rec meeting**
- **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 is 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
 - A notification of code violation has been sent to the Code Enforcement Officer citing violations of the zoning ordinance pertaining to historic resources for – demolition by neglect
 - Owner has filed a new permit application and submitted it for review by Code Enforcement Officer and EFTHC.

1. EFTHC review found the application deficient in several areas and declined to recommend a permit be issued. Letter sent to the Code Enforcement Officer defining the basis of the EFTHCF decision.
- It appears that the owner has covered the open door at the rear of the property with plywood.
 - **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.
 - Renovation started on the property in the summer and early fall months of 2025.
 1. It appears that a mason had started re-pointing the exterior masonry facade. Window rough openings were reworked, and window bucks were installed.
 2. Renovation work ceased in early September 2025, and there has been no apparent work on the property since that time.
 - The property has been left unattended for approximately six months to date, with doors removed and no windows installed leaving the property open to vandalism, infiltration of pests, subject to damage from the elements, and potentially presenting a danger intruders entering the property.
 - Presently, the property is in a state of neglect, and is in violation of the certain provisions of the zoning ordinance, specifically § 27-2405 Demolition or Removal of Historic Resources, section 1 and 2. Part 2, Demolition by Neglect, 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.”
 - **Statewide Historic Preservation Plan**
 - Historical Commission to review the plan and determine areas where the objectives can be adopted by the Township.

V. New Business

- **2960 Strasburg Road**

- Consideration of enforcement activities for 2960 Strasburg Road after cessation of renovation activities have left the property in danger
- Letter to Code Enforcement Officer has been prepared (see separate) EFTHC to review the letter
- 300 Glenrose Road
 - Tax Parcel 47-7-67, ca 1840 vernacular style listed in the Township inventory of historic resources as a Class I resource, also included in the National Register of Historic Places as a part of the Glenrose Historic District. Previously known as the James Newlin tenant house.
 - Property is included in a certified historic district, as such, the provisions of zoning regulations of *§ 27-2413 Certified Historic Districts* apply to the use and modification of this property.
 - Owner, Jerry Lopez, is proposing to replace existing wood drop style siding with new siding due to termite damage at rear of structure. He proposes to use a lap siding product as manufactured by, and dropped off a sample of the siding for EFTHC review. A permit application has not as yet been filed with the Code Enforcement Officer.
 - See attached photos of property, siding details, and proposed product.

VI. Attachments

ATTACHMENT – 300 Glenrose Road Photos



Photos of 300 Glenrose Road (bright.MLS) – top is elevation view from street, bottom closer view of existing wood drop siding as existing on front of the structure

ATTACHMENT – Typical Drop Siding Profile



Detail of drop siding profile similar to that presently existing at 300 Glenrose Road which the owner is proposing to replace. (product shown in illustration is a pine siding)



Photos indicate the existing conditions of the property as of 03-04-2026. By infrequent inspection of the status of the property, and comparison to photo survey in September of 2025, conditions are largely unchanged for a period of approximately six months, suggesting a willful abandonment of restoration activities, and a neglect of routine maintenance. The current conditions provide the potential for demolition by neglect, as window and door openings are open subjecting the property to intrusion and possible vandalism, and decay from the elements.



ELEVATION LOOKING SOUTH



ELEVATION LOOKIING WEST



ELEVATION LOOKING EAST



ELEVATION LOOKING NORTH

03-04-2026 SURVEY 2965 STRASBURG ROAD



**AZEK WINDOW BUCK (TYPICAL)
RE-POINTING OF MASONRY EXTERIOR**



INTERIOR VIEW



**INTERIOR VIEW
03-04-2026 SURVEY 2965 STRASBURG ROAD**

