



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

JUNE 17, 2026

I. Call to Order

II. Roll Call

III. Review and Approval of Minutes of Prior Meeting

IV. Discussion of Open Issues

1.

- **America250 PA Chester County 250 Commission**

- View events at this link: <https://america250chesco.org/Events.htm>
- **A Parks and Rec meeting**

- **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 eight 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.
- **EFTHC had sent a letter to the Code Enforcement Officer complaining of the zoning violations described above. The Code Enforcement Officer reached out to the owner's representative, Tom Lowry, to determine their plan for resolution of the violations.**
- **Mr. Lowry contacted Joe McCormick by phone to inquire as to what could be done. Mr. Lowry was advised the best thing was to complete the renovations to the property by installing all materials as previously recommended by the Historical Commission and agreed to by Mr. Lowry and the owner. Short of that, it was explained to Mr. Lowry that all window and door openings should be completely sealed off.**

- Mr. Lowry stated that he would contact the owner, and that they would quickly commence the completion of renovation work.
- **Statewide Historic Preservation Plan**
 - Historical Commission to review the plan and determine areas where the objectives can be adopted by the Township.
- **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 yet been filed with the Code Enforcement Officer.
 - See attached photos of property, siding details, and proposed product.
 - **Owner was expected to appear at the meeting and discuss his proposed renovations but has not appeared as yet.**

V. New Business

- **605 (aka 942) Buck Run Road**
 - Tax Parcel 47-7-147, included in the Township inventory of historic resources, described as a ca 1803, stone vernacular style structure with springhouse, barn and wagon shed, formerly known as the Thomas Welch House. Resource is classified as a Class I resource and is a National Register of Historic Places property as a part of the Ercildoun Historic District, a certified historic district.
 - Due to the street number change, the Code Enforcement Officer had some confusion as to the historic significance of the property, and requested advice from the Historical Commission. Joe McCormick met with Rob McLarnon and reviewed the Windshield Survey information.
 - The property is apparently in violation of several zoning requirements, and a hearing on those issues is pending. Mr. McLarnon asked that a letter be sent to the owner's counsel advising of the property's historic classification.
 - As extensive renovations have been made to the property without a building permit or Historical Commission review, there may be additional zoning violations. A letter was sent to the owner's counsel. See attached.
 - Counsel has requested that all information describing the historic resource status be provided as well as the nomination forms.

VI. 265 Buck Run Road

- Tax Parcel 47-7-122, included in the Township inventory of historic resources as a Class II resource described as a ca 1910 Four Square structure

- Recently owned by Awakened Properties, who had appeared at several Historical Commission meetings to discuss renovation of the property.
- The property has recently been listed for sale (see photo attached). A prospective buyer has contacted Joe McCoprmick with questions as to what renovations are allowable for the property.
- The window requirements were reviewed as well as the front entry door and the PC porch railing which was rejected by the EFTHC.
- It was questioned whether exterior renovations could be undertaken later with assurances that they would be completed. It was noted that this probably would not be acceptable.
- The inquirer was encouraged to attend next meeting to review renovations.

VII. 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



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)

**TOWNSHIP OF EAST FALLOWFIELD
HISTORICAL COMMISSION**

**2264 STRASBURG ROAD
EAST FALLOWFIELD, PA 19320
(610) 384-7144**

2026 MEMBERS:

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

**CHAD PETERSON
CONNIE McLAUGHLIN**

**RANIA LARSEN
PAM JACCARD**

JACK ALVAREZ

June 8, 2026

Jaypee, LLC
915 Stargazer Road
East Fallowfield, PA 19320

**Re: 605 Buck Run Road, Tax Parcel 47-7-147
Zoning Violation Notification**

To the Property Owner(s):

Pursuant to a consultation with the East Fallowfield Zoning Enforcement Officer, it has been brought to the attention of the East Fallowfield Historical Commission that extensive renovations have been made to your property. The Historical Commission was asked to review the status of the property with respect to inclusion in the East Fallowfield inventory of historic resources.

Reviewing the Tax Parcel number and street address, the East Fallowfield Historical Commission has made the following determinations:

1. The property is included in the historic resource inventory and has been determined to be a Class I historic resource, formerly known as the Thomas Welch house, and is further designated as a National Register of Historic Places property by virtue of its inclusion in the Ercildoun Thematic district, a certified historic district within the Township.
2. Based on the property's historic classifications, all renovations, alterations, and modifications are subject to the processes, reviews, and determinations as specified in
3. **§ 27-2413 Certified Historic Districts** of the East Fallowfield Township Zoning Ordinance. The commission has never received any permit applications, plans and documents or other information for review as required by the ordinance. As such, the Historical Commission has determined that the recent renovations to the property were implemented in violation of the zoning ordinance requirements, particularly, but not limited to 27-2411, 27-2112, and 27-2413.

The Historical Commission, by this letter, is notifying the property owner, the Board of Supervisors, and the Code Enforcement Officer of its determination of the zoning ordinance violations indicated above. Pending any further enforcement actions available, the Historical Commission recommends that the Board of Supervisors and Code Enforcement Officer require that the property owner submit a building permit application, applicable fees, and all required

plans, details, and other materials as enumerated in § 27-2413 for review. Subsequent to the review of all submitted application materials, the Historical Commission would make further recommendations to the Board of Supervisors as to the appropriateness of the renovations put in place.

The Historical Commission recommends that this notice be made a part of the unpermitted use regulations notification dated February 12, 2026, and included in any subsequent hearings.

For the East Fallowfield Historical Commission,

Joe McCormick
Chair
East Fallowfield Township
Historical Commission

cc: East Fallowfield Code Enforcement Officer
East Fallowfield Board of Supervisors
Scott Swichar, Township Manager

East Fallowfield Historical Commission

ATTACHMENT – 265 Buck Run Road Photo



Realtor Photo 2026