



TOWNSHIP OF EAST FALLOWFIELD

HISTORICAL COMMISSION

MEETING AGENDA

SEPTEMBER 2, 2026

- I. Call to Order
- II. Roll Call
- III. Review and Approval of Minutes of Prior Meeting

Discussion of Open Issues

- **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.
 - The property has been left unattended for approximately one year 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 on MAY 2026.
 - Mr. Lowry contacted Joe McCormick by phone SUBSEQUENT TO BEING CONTACTED BY THE Code Enforcement officer, and state work would re-commence within the week and proceed to completion.
 - **Having found no work has been attempted, another letter of complaint has been forwarded to the Code Enforcement Officer (see attached).**
- **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. Property has more recently been offered for sale.
 - Prospective buyer appeared at the last Historical Commission meeting to review what was needed. EFTHC advised of all the required improvements which were not implemented by the owner to meet Historical Commission requirements.
 - **Property owner has failed to completely secure the building with a rear door missing for several months creating hazards and potential for demolition by neglect. (see attached photos).**

- **Commission to determine whether to submit zoning complaint to Code Enforcement Officer**
- **Statewide Historic Preservation Plan**
 - Historical Commission to review the plan and determine areas where the objectives can be adopted by the Township.

IV. New Business

- **Supervisor Katja DiRado has been appointed as the liaison of the Board to the Historical Commission.**
- **Member Jack Alvarez has submitted his resignation from the Historical Commission to the Township Manager, effective immediately. Resignation request will be on the Board's agenda for their next meeting. If accepted, Township Manager will advertise an open position on the Commission.**
- **26 Park Avenue**
 - **Tax Parcel 47-7-13, included in the Township inventory of historic resources, described as a ca 1850 Gothic Revival with detached barn. Resource is classified as a Class II resource.**
 - **Applicants propose renovating the historic barn located on the property. Proposal includes roofing, siding, windows, and repointing of masonry wall, (see attached email)**
- **1375 South Bailey Road**
 - **Tax Parcel 47-6-9, included in the Township inventory of historic resource as a Class 2 resource described as a ca1800 vernacular style with barn, springhouse, privy, sheds. Property was formerly known as the Harkins Farm.**
 - **Owner's contractor, Cocoon, has submitted plans and product submittal data (provided separately for reference) for an expansive renovation to the house.**
 - **It appears that a significant change to the architectural appearance of the resource is contemplated by the proposed renovation.**
 - **Realtor photos of property attached below**

V. Adjourn Meeting

**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

August 17, 2026

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

**Re: 2960 Strasburg Road, Tax Parcel 47-4-96-E
Zoning Violations Notification**

Dear Rob:

The Historical Commission once again is issuing a complaint for the apparent willful avoidance of zoning regulations and failure to cure the long-standing violations evident at the above referenced property. Despite numerous complaints, notices and meetings, the owner(s) of this property have willfully avoided compliance with zoning regulations relative to the neglect of this historic resource for years. The owner(s) continue to allow the abandoned property to remain as depicted in the photos included below taken in March 2026.

At the May 20, 2026 Historical Commission meeting, the ongoing violations of zoning regulations were discussed, and a letter of complaint was sent to you on May 20, 2026. 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. Although the owner(s) have apparently started to renovate the structure, all work ceased and the property has been left unmaintained for about a year. Front and rear entry doors have been removed, windows have been removed and left open leaving the structure unprotected from vandalism, access by intruders, and susceptible to damage from weather and pest infiltration. There is also the risk of potential injury to persons entering the premises without the knowledge of the owner(s) due to the incomplete renovation and ease of access.

After the Historical Commission's letter of May 20, the owner's representative, Tom Lowry contacted Joe McCormick by phone. In that conversation, Mr. Lowry confirmed he had been contacted by the Code Enforcement Officer, indicated he had been in touch with the owner, and made assurances that the renovation work would re-commence before the end of the month, and that the renovation work would continue until the building was complete.

As a reminder, the subject property is included in the Township inventory of historic resources, and one of the few surviving one-room schoolhouses in the Township, and is also included in the **Department of the Interior's National Register Historic Places** as a part of the **Strasburg**

Road 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 March 24, 2026, clearly show unprotected and open access to the structure. The owner, through their representatives, have consistently advised the Commission that renovations would be undertaken immanently for several years. As no actions have been taken to further the renovation of this structure, it has been concluded that there are no immediate plans for the completion of the renovation, that the owner(s) have allowed this property to fall into a condition of demolition by neglect. Prior notices have been ignored, the owner's commitments to complete the renovation have not been sincere.

Once again, the Historical Commission is recommending that the remedies provided in the zoning regulations be enforced fully. Either all window, door, and vent openings should be securely sealed, and a security fence should be erected around the perimeter of this structure, or a dedicated construction crew should continue renovations on the structure such that all violations are cured by the end of August 2026.

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



Figure 1

Photos indicate the existing conditions of the property as of 03-04-2026. The depicted conditions remain unchanged as of this date, May 20, 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 nine 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.

2960 STRASBURG ROAD PHOTOS TAKEN 03-24-2026



ELEVATION LOOKING SOUTH



ELEVATION LOOKIING WEST



ELEVATION LOOKING EAST



ELEVATION LOOKING NORTH

ATTACHMENT – email messages re 26 Park Avenue

Joe McCormick

From: j.mccormick318@verizon.net

To: beckvalley@hotmail.com

Aug 20, 2026, 1:22 PM

beckvalley@hotmail.com

----- Forwarded Message -----

From: Joe McCormick <j.mccormick318@verizon.net>

To: Sue Sereditch <ssereditch@eastfallowfield.org>

Cc: Permits <Permits@eastfallowfield.org>; Rob McLarnon <codeofficer@eastfallowfield.org>;
beckvalley@hotmail.com <beckvalley@hotmail.com>

Sent: Thursday, August 20, 2026 at 12:43:45 PM EDT

Subject: Re: Permit - 26 Park Avenue

Hi Bob-

Sorry for the delay in responding to you, I've had some recent health issues and hospitalization.

What you propose sounds reasonable. In order to review, the Historical Commission needs a building permit application and manufacturer data sheets for proposed materials, plans if available, and photos are also helpful and encouraged. Short notice, but our next meeting is Wednesday Sept 2.

Thanks,

Joe McCormick

Chair

East Fallowfield Township

Historical Commission

On Thursday, July 9, 2026, 1:34 PM, Sue Sereditch <ssereditch@eastfallowfield.org> wrote:

Sue Sereditch

East Fallowfield Township Office Assistant

ssereditch@eastfallowfield.org

610-384-2104 (Office)

From: Bob Beck <beckvalley@hotmail.com>

Sent: Thursday, July 9, 2026 1:04 PM

To: Sue Sereditch <ssereditch@eastfallowfield.org>

Subject: Fw: Message from "RNP583879C1B49B"

Sue,

I tried sending this email to Joe McCormick but it came back as undeliverable. If possible, can you forward it to him?

Thanks,

Bob Beck

610-389-7994

From: Bob Beck <beckvalley@hotmail.com>

Sent: Thursday, July 9, 2026 12:00 PM

To: J.McCormick618@verizon.net <J.McCormick618@verizon.net>

Subject: Fw: Message from "RNP583879C1B49B"

Joe,

This is Bob Beck at 26 Park Ave. My barn is listed on the historical register and I am looking to make repairs. Rob already explained that I need a permit for the roof and the historical commission reviews the siding as well as other repairs. I am looking to:

- Replace the corrugated metal roof with A.B. Martin -metal (G-100)
- Replace the existing wood board and batton siding with cypress board and batton
- Replace the existing windows with windows made from cypress
- Remove textured cinder blocks on the east side of the barn and install windows made with cypress
- Have the exposed exterior stone work repointed

I would appreciate your thoughts. Please feel free to give me a call or email.

Thanks,

Bob Beck
610-389-7994

From: Rob McLarnon <codeofficer@eastfallowfield.org>

Sent: Tuesday, July 7, 2026 10:58 AM

To: Bob Beck <beckvalley@hotmail.com>

Subject: FW: Message from "RNP583879C1B49B"

Bob attached is the Historic list that includes your property

-----Original Message-----

From: EFT_Scanner@Rothdoc.com <EFT_Scanner@Rothdoc.com>

Sent: Tuesday, July 7, 2026 11:08 AM

To: Rob McLarnon <codeofficer@eastfallowfield.org>

Subject: Message from "RNP583879C1B49B"

Letter pending agreement by Historical Commission

605 BUCK RUN – PHOTOS TAKEN 08-28-26

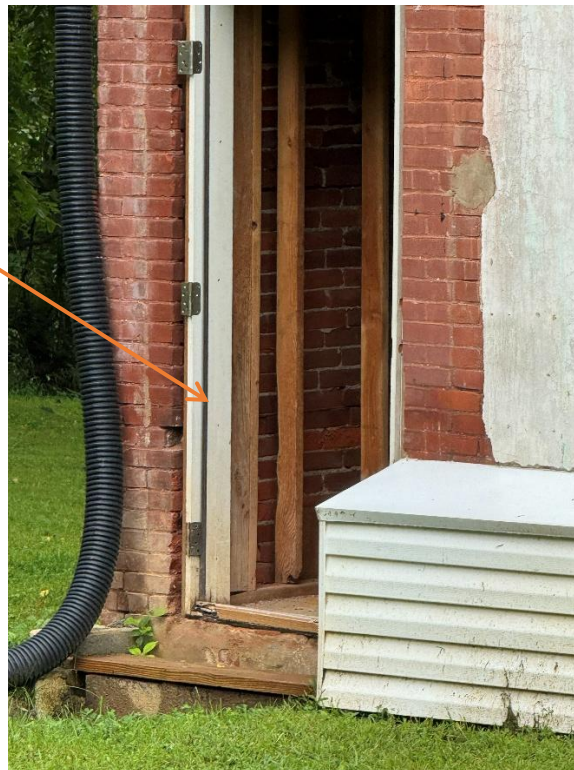


FRONT ELEVATION



REAR ELEVATION

Rear entry door
removed from casing
leaving access to



REAR ENTRY DOOR REMOVED

1375 South Bailey Road Undated Realtor Photos



