



West Vincent Township Historical Commission
Meeting Minutes for December 10, 2025 (approved January 14, 2026)

Commission Members in Attendance: Peter Benton, Kate Farnham, Suzanne Bender, Bob Wise, Stephen Foley.

Township Supervisors in Attendance: Dana Alan

Historic Resources Committee Members in Attendance: Isabelle Travaglini

Call to Order: Meeting called to order at 7:06 pm by Kate Farnham

Approval of Minutes:

- A. October 8, 2025, Minutes prepared by Stephen Foley: Motion for Approval by Suzanne Bender Bob Wise seconds. Motion carries unanimously.

Applications:

- A. Bennett / Toll Mid-Atlantic, S. Chester Springs Rd. Attendees for the Applicant included Brielle Brown (Kaplin Stewart; counsel for Toll Mid-Atlantic), Max Bustos (Toll Mid-Atlantic) & Maureen McDougall, historic preservation consultant (CHRS). The Applicant submitted a Pennsylvania Historic Resource Survey Form for the property to be developed at 2452 S. Chester Springs Rd. The HRSF evaluated the property and concluded it was not eligible for the National Register of Historic Places. The Applicant clarified there is no HRSF for the farmstead at 2000 Conestoga Rd., which is part of the Bennett Property, since it is not being redeveloped and will be a "conservancy lot." The discussion clarified that the farmstead at 2000 Conestoga Rd. is outside the area of disturbance.

The Applicant proposes to demolish 3 of the 7 historic buildings at 2542 S. Chester Springs Rd. The remaining farmstead complex is to receive all new improvements (water/septic) and will be conveyed as a single parcel containing the 4 remaining historic buildings. Question as to whether additional land is to be placed into conserved land. Toll confirmed that 60% of the land is dedicated to open space. Kate Farnham stated that the farmstead does retain integrity, the barn has historic consideration as the largest barn in the township at time of construction, and the Mosteller family members were prominent and highly productive farmers of the time. Peter Benton stated these are vernacular buildings. Kate Farnham stated that the Historical Commission requests a historic impact resource study as required by our ordinance, including historic resources within 500 feet. 2440, 2447 and 2455 S. Chester Springs Rd, 2563 Veronica Drive, and 2000 Conestoga Rd. are considered impacted historical properties within 500 ft.

Old Business

A. Birchrun Rd. Bridge Replacement - No Movement

B. Ordinance Revisions: Inventory Update – need to present to BOS, reconcile maps/list - Bob and Cindy are meeting w/ Tommy Ryan on December 22nd at 11am to discuss.

C. 1245 Schoolhouse Lane (update) – The owners are proceeding with a lawsuit against a contractor. Peter Benton reported that the owners said that mold has been remediated in the addition and the house is going to remain. Still in litigation, going to trial in January. The owners asked if



WVT HC can provide information on historical significance of barn. Peter is to notify Tommy of WVT HC involvement in providing information support while not being an invested party.

D. 3070 Horseshoe Tr. (past 10/1/2025 deadline to remove trash) – Removal is nearly complete

E. Township Historian ordinance – to be considered at 12/15/2025 BOS meeting – The HC and Cindy Clark agreed ordinance text should be revised to remove (E.) to allow for Historian to join HC and also replace “shall” w/ “may.” The ordinance is being considered in next week’s Board of Supervisors meeting. Kate Farnham is to request this edit from Tommy Ryan.

F. Website updates - No Movement

New Business:

- A.** Kate Farnham – 2 Fox Run Lane, owners have done a lot of work on the farmstead without Historical Commission review. The Township Building Codes department is not notifying HC about permit applications.
- B.** Peter Benton provided an update on his health.

Reports:

- A.** Committee Liaisons KF: PC; PB: OSC, HRC; SB: ZHB; RW: BoS, EAC - No Reports
- B.** HRC Report - No report

Business from Floor: None

Adjournment: The meeting ended at 9:13 pm upon motion by Suzanne Bender and second by Peter Benton. All HC members approved.

