



West Vincent Township Historical Commission

Meeting Minutes for March 11, 2026 (Approved April 8, 2026)

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

Township Supervisors in Attendance: Dana Alan

Historic Resources Committee Members in Attendance: Cindy Clark (Township Historian), Isabelle Travaglini (Township Historian Emeritus)

Call to Order: Meeting called to order at 7:07pm by Kate Farnham

Approval of Minutes:

February 11, 2026 Minutes prepared by Stephen Foley: Motion for Approval by Bob Wise, Kate Farnham seconds. Motion carries unanimously.

Applications:

A. Bennett / Toll Mid-Atlantic

- a. Discussion of updated project plans and Historic Resource Impact Study submitted by Toll and their consultant (CHRS). HC concerns: need to better screen houses built around farmstead; pond and springhouse should remain part of the farmstead property, keep it open visually; need to increase the lot size of the farmstead. Plans call for demolishing stone wall along S. Chester Springs Road and widening road by 10'. Provide opportunity for public to access viewshed from farmstead. Bob Wise to draft memorandum that addresses the revised project plans, our concerns, and review of the impact statement. Peter Benton made a motion to have Bob Wise draft review memorandum as well as a follow-up letter to Barbara Frederick at Pennsylvania State Historic Preservation Office as her letter didn't fully appear to address historic concerns. Kate Farnham seconded. Motion carried unanimously.

B. Pulte Conditional Use Application, Pottstown Pike / Lexington Blvd / Birchrun Rd

- a. Planning commission had approved the conditional use for front loading garages, concerns about open space.
- b. Historical impact: closest property is historic house and barn on corner of Pottstown Pike and Birchrun Rd. One open space lot is within the West Vincent Highlands Historic District. Peter Benton made a motion to draft a memorandum to the planning commission that lays out the HC's comments and what the issues are (dislike front-loading garages, how can Pulte better contribute to the village, install vegetative buffer, remove street lights, have the fronts of houses face



Lexington instead of the backs). Kate Farnham seconded. Motion carried unanimously.

C. 2004 Pottstown Pike (Barn Demolition / Reconstruction)

- a. Non-historic pole barn is to be replaced with new bank barn. HC reviewed the proposed plans. Peter Benton made a motion to take no issue with proposed replacement of pole barn and replace with new bank barn; Bob Wise seconded. Motion carried unanimously. Kate Farnham is to notify Jason Barron of the HC's opinion.

Old Business

A. Birchrun Rd. Bridge Replacement:

- a. Follow up communication with PennDot: HC participated in polling regarding the design; open rail design and having plaque visible from bridge were both approved. Bob Wise is to draft a letter from the Township to PennDOT that further communicates concerns regarding width of bridge.

B. Ordinance Revisions: Inventory (update):

- a. Bob Wise presented proposed revisions to Board of Supervisors and the presentation went well. Need to determine how many properties we have to contact due to change in class. Bob Wise is to generate a list that indicates which properties need to be notified.

New Business

A. Permitting Review Process:

- a. Peter Benton made a motion to create a committee to clarify the historic ordinance and application review process; Kate Farnham seconded. Motion carried unanimously.

Reports

A. Committee Liaisons KF: PC; PB: OSC, HRC; SB: ZHB; RW: BoS, EAC - Assign next meeting

B. Township Historian - Peter and Cindy are to attend meeting regarding collaboration w/E. Coventry Historical Commission.



Business from the Floor

- A. Chester County Historic Preservation Network is offering a historic preservation leadership breakfast including a CC250 overview. Kate is to attend with Dana Alan and/or Bob Wise.

Adjournment: The meeting ended at 8:53 pm upon motion by Peter Benton and seconded by Bob Wise. All HC members approved.

Respectfully submitted,

Stephen Foley

