

**WEST VINCENT TOWNSHIP  
HISTORICAL COMMISSION**

**October 14, 2019  
7:00 PM**

Attendance: Jim Helm, Chair; Peter Benton, Vice-Chair (via telephone); and Kate Farnham, Secretary. Absent: Thomaseth Dulchinos and Bob Wise.

Mr. Helm called the meeting to order at 7:00 PM.

**CORRESPONDENCE/APPROVAL OF MINUTES:**

There was no correspondence. Minutes for the September meeting were not yet available.

**NEW BUSINESS:**

**670 Birchrun Road (Tax Parcel 25-7-5.1, aka Bruner-Zarichniak Farm)**

Mr. Helm did a recap of events to date involving this property and the owner's goal of adaptive reuse of the barn as 4 apartments. The HC and Mr. Risbon had a conceptual discussion in January 2019, and the conditional use was approved by ZHB in March. A new covenant agreement was issued at that time reiterating the restrictions mentioned in the 2007 Hankin agreement. The Commissioners are not in possession of this agreement, but Sara Shick was in the audience and said she had a copy and would send it around. Mr. Risbon would need to go to the Board of Supervisors to get relief from the covenant restrictions (1. Relief from the use specified in the covenant, and 2. Clarification on the design requirements). It was unclear why this issue did not come up at ZHB. The design requirements in the covenant are stricter than what is in our ordinance but the Solicitor would need to determine whether these restrictions apply; an opinion on this is expected soon. The HC cannot participate in any decisionmaking at this point since there is no application triggering review, but Commissioners would like to provide guidance in shaping the application. Another conceptual discussion on the project occurred at the September 9 HC meeting. The Commissioners are concerned by the demolition and other work that has already occurred without a permit; however, despite not needing to render a decision at this time, the Commissioners do want to state that the Commission does not object to the proposed reuse. **MOTION** by Mr. Benton that the Historical Commission supports the proposed reuse as a multi-unit apartment building; second by Ms. Farnham. *Motion carries unanimously.*

**2806 Conestoga Road (Tax Parcel 25-6-67)**

At the September meeting, the Commission tabled the discussion of the demolition permit for 2806 Conestoga Road pending a safety report from the Building Inspector and additional information from the Applicant. Mr. Newhams was injured while visiting the property and the

inspection report was not yet completed. The Applicant was not present and no additional information was received.

**1550 Pottstown Pike (Tax Parcel 25-3-21)**

The owner of this property wants to participate in dialogue with the Commission and is asking to reclassify the property from Class III to Class IV. Moving it to Class IV would mean neglect of the property could continue, but if it remains Class III it could be cited for neglect under our ordinance. The Board of Supervisors would make the decision on classifications. Mr. Benton asked whether a walk-through was possible and if Mr. Newhams could look at it.

**REPORTS:**

There were no reports.

**BUSINESS FROM THE FLOOR:**

Ms. Shick stated that Andy Gustine and Diane Cram of the Chester County Historic Preservation Network were available to assist municipalities with questions similar to the ones for Pottstown Pike.

Ms. Shick sent Mr. Helm a request for assistance in selecting a representative photo of the Highlands Historic District to share with the County.

**ADJOURNMENT**

**MOTION** for adjournment was made by Mr. Benton; second by Ms. Farnham. *Motion carries unanimously.* Meeting adjourned at 8:00PM.

Respectfully submitted,  
Kate Farnham, Secretary