

South Londonderry Township Historical Commission

Special Meeting Minutes for Monday, February 27, 2023, 7:00pm

Presiding: Cindy Skinner - Chair

Members: Susan Bucks – Vice Chair/PR, Trevor Kase – Secretary, Maria Pichini, Bill Jackson

Members Absent: Steve Alger

Public Present: Alan Funck, Randy Wright (Hanover Engineering), Faith Bucks, JV Bennett, Sid Hostetter, Pat Krebs, Rugh Henderson

The South Londonderry Township Historical Commission (the “**Commission**”) met in the South Londonderry Township (the “**SLT/Township**”) Building in Campbelltown.

Chairwoman Cindy Skinner opened the meeting.

Alan Funck/Deininger Store-Apartments Contingency Use Plan Presentation:

Randy Wright

1. Presentation of site demolition, renovation, and general parking plan
 - a. Update of structural and substructural conditions and rationale for the conditional use based on renovation/restoration/reuse challenges
 - b. Discussion of conditional use processes
2. Review of village commercial district, 2003 Pennsylvania Historical and Museum Commission (PHMC) Campbelltown Historic Resource Survey, 2013 Comprehensive Plan, Zoning Ordinance 488.C
 - a. Question over designation as a historic structure
3. Report provided that contained deed history and historical and current condition photos
 - a. 6 reasons why the conditional use and demolition is warranted
 - i. Compliance w/ current building code would be difficult to achieve
 - ii. Many beams/joists compromise
 - iii. Many original architectural features have been removed or replace
 - iv. Infrastructure utility services would require significant renovation
 - v. Required handicapped features would require extensive modifications
 - vi. Creation of commercial permitted uses would require additional parking strain

- b. B.H. Architectural recommendation letter attached
- 4. Provided plan of building screening wall in between buildings using the existing materials

Public Discussion

1. Proposed suggestion of consulting a structural engineer to generate additional alternatives – there was confusion regarding this point.
2. Question of whether the parking area would be considered for public parking – Alan Funck clarified that he had not interest in restricting public access
3. Cindy Skinner the efforts to address the building.
4. J.V. Bennett provided commentary on historic commercial fabric of the village and encouraged additional efforts to preserve more of the building's features.
5. Pat Krebs provided commentary on Don Rhoads history of the village, the efforts of concerned citizens to raise awareness, and the lessons learned from the process. What other outside interests might get involved and what assessments could be considered.
6. Question of what materials exist under the siding.
7. Maria Pichini commented on her family's historical connections to the property and the continual threat of flooding and water damage.
8. Bill Jackson questions what the foundation is composed of.
9. Comment on grant funding for structural preservation and stabilization
10. Rugh Henderson narrated his experiences in the historical designation of his property, the Lebanon Valley Conservancy, and the need to take the extra step in defining/promoting/protecting the future.
11. Trevor Kase commented on the overall nature of the process, concerns with transparency, continuing efforts to encourage more community collaboration regarding historical sites and heritage preservation.
12. Pat Krebs discussion over preserving the foundation, allowing the larger structure to be preserved. Further encouragement to wait and enlist additional outside sources.
13. Rugh Henderson commented on the historical worth of the building to the village and township.

Responses

1. Randy Wright reviewed the stormwater process, the limitations of the 2003 Historical Survey, the PHMC, and the National Register processes, and the implications of the 2013 SLT Comprehensive Plan regarding the rights of the property owner.
2. The SLT Historical Commission was charged with generating meeting minutes and a written review of the proposed demolition.

Cindy Skinner adjourned the meeting

SLT HC Potential Preservation Options/Ideas

1. Encouragement of further consideration to preserve additional elements of the

building beyond the façade/wall conversion.

2. Potentially enlist a historic architecture engineer to consider additional use alternatives.
3. Potential partnership with the community and/or other outside organizations to fund the potential restoration of the building for other uses.
4. Create a sign/placard/case or other similar marker to provide some historical context to the property's history and pattern of multiple uses.
5. Work to have the restaurant/tavern/inn designated as a historic structure through available agencies
6. Generate a history that can be attached to a QR code, and subsequently, to the Rising Sun menu to provide patrons with a background of the property and the tavern/inn.

Documents

- 2003 PHMC Campbelltown Historic Resource Survey.



- 2023 PHMC Deininger Store Historic Resource Survey



Respectfully Submitted,
Trevor P Kase