

**2005 PENNSYLVANIA PLANNING ASSOCIATION CONFERENCE
PRESERVING THE PAST . . . PLANNING THE FUTURE
October 9 - 12, 2005**

**HISTORIC PRESERVATION:
THE ECONOMIC ENGINE THAT CAN**

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City of Lancaster Comprehensive Plans and Preserving the Past

* Nolen Plan – 1929:

No heritage could be finer than for a city to undertake, as Lancaster is now doing, the preparation of a Master Plan. This plan should have as one of its purposes the preservation of as much as possible that is memorable from earlier days, and the carrying forward of new developments adapted to modern needs, but with the same high standards and ideals that prevailed in earlier days. This is the spirit of Lancaster.

* Comprehensive Plan – 1993

Goal: To protect and enhance Lancaster City's physical attractiveness and historic quality while allowing for reasonable growth and development.

Objective: The rich architectural heritage of Lancaster City is one of the community's primary strengths. The City's historic resources contribute to the positive community character of Lancaster and enhance the significant aesthetic quality of our urban environment; therefore, demolition and/or improper alteration of historic structures should be strongly discouraged unless the demolition is unavoidable for an economic development project that will increase jobs, expand the tax base, and support the utilization of other historic buildings.

What is Historic Preservation?

- * The protection from harm, deterioration or destruction of historically significant buildings and places so as to insure that a community's or region's heritage and unique character, which contribute to its livability, economic well-being and quality of life, are passed on to future generations.
- * The act or process of applying measures necessary to sustain the existing form, integrity, and materials of historic properties, including the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to ensure the continued viability of historic structures.
- * The protection and stabilization of older properties, generally achieved through ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

What is Economic Development?

- * Activities that create new employment opportunities and/or broaden the tax base.
- * Policies and programs that retain and enhance local businesses, facilitate new commercial and industrial investment, and expand the market for goods and services.
- * A holistic approach to community development that considers jobs and tax base within the context of building a better community, taking into consideration housing, transportation, education, recreation, cultural and natural resources, and public health, safety and welfare; in other words, development that ensures a quality environment for people and businesses.

How are historic preservation and economic development two sides of the same coin?

- * Encourage the responsible use of resources.
- * Build upon available assets and recognized community strengths.
- * Promote the synergism of critical mass.
- * Attract new investment to the existing community and increase assessed value.
- * Create new jobs, both temporary and permanent.
- * Create new markets and attract new customers/patrons to existing community.
- * Serve private and public sector needs.

What tools are available to Pennsylvania communities to facilitate the adaptive reuse of older buildings and the related economic benefits of increased investment, new jobs, increased assessed value, preservation of community character, and new and expanded businesses?

- * Federal Historic Tax Credits.
- * Inclusive and flexible zoning.
- * Commonwealth of Pennsylvania (DCED, PHMC and other) assistance.
- * State enabling legislation for the protection of historic resources: PA Municipalities Planning Code and PA Act 167 of 1961, Historic Districts.
- * Tax abatement for improvements to deteriorated residential and commercial property under Pennsylvania Acts 42 and 76 of 1977.
- * Federal Community Development Block Grants, other Federal grants.