



EXECUTIVE SUMMARY

Heritage

The Cultural Heritage Element:
Conserving Our Community Character
August 2006



Prepared by

Lancaster County Planning Commission
 Lancaster County Cultural Heritage Plan Task Force

Consultants

Kise, Straw & Kolodner, Philadelphia, PA
 Urban Partners, Philadelphia, PA
 The Right Word, Frenchtown, NJ

Technical Advisor

Carol Lee, National Register Coordinator
 Bureau for Historic Preservation
 Pennsylvania Historical and Museum Commission

Lancaster County Board of Commissioners

Dick Shellenberger, Chairman
 Howard “Pete” Shaub
 Molly Henderson

Lancaster County Planning Commission

Charles E. Douts, Jr., Chair	Dennis Groff
Virginia Brady, Vice-Chair	James Miller, Jr.
Nancy Halliwell, Secretary	Jonathan L. Price
Raymond D’Agostino, Jr.	Matthew Young
Julianne Dickson	James R. Cowhey, AICP, Executive Director

Cultural Heritage Plan Task Force

Charles E. Douts, Jr., Chair <i>West Hempfield Township</i>	Bruce Evans <i>Cox Evans Architects</i>
Gary Baer <i>Restore N’More, Inc.</i>	Patricia Gible <i>Consulting Archeologist</i>
Ron Bednar <i>Pennsylvania Department of Community & Economic Development</i>	Clarke Hess <i>Hess Home Builders, Inc.</i>
Henry G. Benner <i>Lancaster Mennonite Historical Society</i>	Ken Hoak <i>Conestoga Area Historical Society</i>
Virginia Brady <i>Pequea Township Supervisors</i>	Patricia Justice-Levin, PhD <i>Franklin & Marshall College</i>
Lloyd Chapman <i>National Park Service</i>	Jeff LeFevre <i>Coldwell-Banker Real Estate</i>
Frank Christoffel, IV (through June 2005)	Wendy Nagle <i>Pennsylvania Dutch Convention & Visitors Bureau</i>
Richard Doenges <i>Lancaster County Agricultural Preserve Board</i>	Sharon Okin <i>PennDOT District 8</i>

Task Force Continued

Randy Patterson
*Lancaster County Housing
& Redevelopment Authority*

Jack Phillips
*Building Industry Association
of Lancaster County*

Mark N. Platts
Lancaster-York Heritage Region

Gordon Reed
*Conestoga Area Historical Society
(from October 2005)*

Cindy Shaffer
Coalition for Smart Growth

Susan Shearer
Preservation Pennsylvania

Timothy A. Smedick
*Historic Preservation Trust
of Lancaster County*

Suzanne Stallings
*City of Lancaster
Department of Planning*

Robert Stoner
Manheim Borough

Project Team

Lancaster County Planning Commission Staff

Heritage Planning Division

Scott W. Standish, Director for Heritage Planning

Michael A. Domin, Principal Planner

Carole E. Wilson, Historic Preservation Specialist

Kip Van Blarcom, Heritage Planner

Andrew N. Helm, Heritage Planner (through June 2005)

Donna J. Hahn, Administrative Secretary

Lancaster County Printing Department

Lynn M. Stiles, Graphic Designer

This project was funded in part by a grant from the Commonwealth of Pennsylvania, Department of Community and Economic Development.

A full copy of the Lancaster County Cultural Heritage Element is available online at www.co.lancaster.pa.us/planning.

Introduction	1
Key Message	1
What Is This Resource Called Lancaster County?	1
Why Should We Conserve It?	2
The Lancaster County Comprehensive Plan	3
Purpose of the Cultural Heritage Element	4
Guiding Principles	6
Stakeholder Involvement	6
Sustainability	6
Integration of Supporting Studies	7
Achievable Recommendations	7
The Planning Process	8
Approach	8
Research and Assessment	8
Public Involvement Strategy	9
Strategic Vision	13
Purpose of a Vision Statement	13
Cultural Heritage Vision for 2015	14
Goals, Objectives, and Strategies for Action	16
Implementation	18
Roles and Responsibilities	18
Call to Action	21
What's Unique About Our Heritage	21
Why It's Worth Protecting	21
What We Need to Do	22

Introduction

Key Message

Lancaster County has an unusual depth and breadth of historic and cultural resources for a single county, and these resources play a key role in defining the county's identity. If the residents of Lancaster County want to maintain their quality of life, all sectors of the community must commit themselves to making historic and cultural preservation an integral, indispensable part of living and working here.

***Heritage*, the Cultural Heritage Element of the Lancaster County Comprehensive Plan, is designed to help Lancasterians discover, interpret, preserve, and celebrate the county's heritage resources. In addition to focusing on the preservation of historic buildings, Heritage celebrates the county's people and customs. Our sense of place has as much to do with our traditions as it does with bricks and mortar. Maintaining and enhancing the county's unique identity requires ongoing investment in both the tangible and intangible expressions of our heritage.**



What Is This Resource Called Lancaster County?

Lancaster County's resources include scenic agricultural landscapes, small towns, dense and varied urban neighborhoods, and diverse cultures strongly committed to their traditions. The contributions of a few groups, such as Germans, Swiss, English, Welsh, and Scots-Irish are widely known here, but many other groups have contributed to the county's identity. African Americans have played an important role in the county's history since colonial times, creating successful communities of free men and women long before the Civil War. More recently, Latinos and Asians have added their voices to the county's diverse mix of peoples and cultures. Some residents have ancestors who arrived here centuries ago, and others have only recently made a home here, but everyone has a story to tell. We have all inherited a legacy of historic and cultural resources – but we have also inherited the responsibility to be stewards of that legacy.

While historic buildings are often the most obvious and tangible reminders of the county's past, other evidence of the past is more difficult to see. Buried below ground are the county's archeological resources, which not only highlight prehistoric native cultures, but the material culture of generations of Lancasterians since then. Beyond what is hidden, our heritage also includes intangible resources, such as the traditions we pass from one generation to the next. Evidence of these traditions survive all around us, from a regional German dialect spoken on a Plain Sect farm, to the Puerto Rican Festival in Lancaster City, to a Buddhist shrine in a Vietnamese restaurant. If Lancaster County is to live up to its historic reputation as a place where all are welcome, it must continue to recognize and celebrate its cultural diversity.



Before



After



Why Should We Conserve It?

Heritage is a limited resource. While careful management might renew a damaged forest or stream, a demolished building is gone forever. Cultural traditions that are not shared with younger generations are lost to history. When an historic building is transformed into a pile of rubble, the time and effort invested by countless craftsmen and women is lost, as is the memory of the people who lived and worked there. The conditions that produced a hand-hewn beam or a carved mantelpiece two hundred years ago cannot be recreated now or in the future. While the style can be imitated, and historic techniques can be taught again, it is impossible to give something a past it never had. If Lancaster County is to maintain its historic and cultural identity, it must strive to preserve the intersections between people, place, and tradition.

Although awareness of the importance of historic and cultural resources is growing in Lancaster County, commitment to protecting and enhancing them has been inconsistent. Local citizens often express the view that the past will take care of itself, and that traditions worthy of surviving will find their own way to continue. Unfortunately, places throughout the world have shown that buildings and traditions must not only be protected, but actively nurtured. There was a time when cultures could incrementally grow and change in response to changes introduced from elsewhere, but these changes now come at such a rapid pace, that there is never enough time to react.

Today, entire cultural landscapes that took centuries to create can be destroyed in a matter of days, with little regard for the resources that made them unique. While local residents often speak of the need for a balance between growth and preservation, the balance is frequently tipped against historic and cultural resources. All too often, protecting these resources is seen as a burden, not a duty. Some of Lancaster County's greatest assets are its historic buildings and cultural resources – without them, the county loses its identity, and an important part of America's heritage goes with it.

The Lancaster County Comprehensive Plan

The Lancaster County Comprehensive Plan (called Envision Lancaster County) outlines where the county is today, where we want to be in the future, and how we are going to get there. The plan includes three major elements:

1. Policy Element, called *ReVisions* (1999)

The Policy Element contains the vision and goals of the Lancaster County Comprehensive Plan. This element is designed to show the interconnectedness between different planning issues. In addition, it discusses Key Focus Areas. These are issues that county residents feel are worthy of special attention – issues that concern them the most. They are:

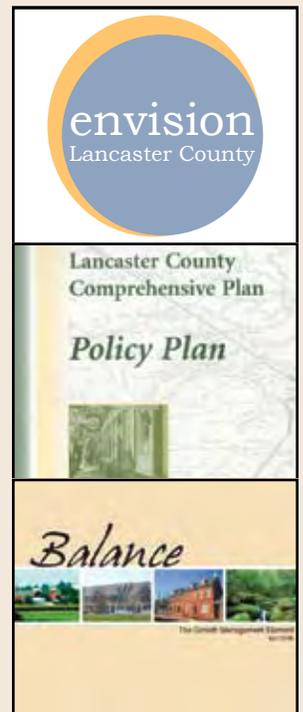
- Protect and preserve our natural and cultural heritage
- Revitalize our urban communities
- Develop livable communities
- Create a sustainable economy
- Celebrate, invest in, and mobilize the talents of our human resources
- Promote strong leadership, awareness, responsibility, and involvement in community issues

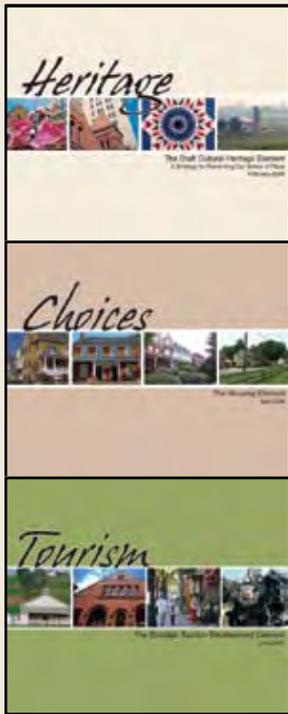
As noted above, the first of these Key Focus Areas is to protect and preserve our natural and cultural heritage. More specifically, the Policy Element calls on all sectors of the community to maintain the integrity of historic buildings and structures, archeological sites, and other cultural resources.

2. Growth Management Element, called *Balance* (2006)

The Growth Management Element translates the goals of the Policy Element into specific, targeted land-use strategies. It identifies areas that are appropriate for urban growth and areas that are better suited for agriculture, other rural uses, and resource conservation. For each of these areas, the Growth Management Element identifies appropriate tools and techniques for implementation, such as the use of traditional neighborhood design in Urban and Village Growth Areas.

The vision for the Growth Management Element is to achieve and sustain Lancasterians' vision of a balanced community where urban centers prosper, natural landscapes flourish, and farming is strengthened as an integral component of our diverse economy and cultural heritage. The goals and objectives of the Growth Management and Policy Elements provide an overall framework and direction for the functional elements listed below.





The strategies in the plan are intended to:

- **Actively engage municipalities, agencies, organizations, and individuals throughout the county;**
- **Raise awareness about our rich and diverse history;**
- **Develop mechanisms for proactive preservation planning; and**
- **Encourage residents to become better stewards of heritage resources.**

3. Functional Elements

Functional Elements are specialized planning documents designed to address specific issues of concern, such as cultural heritage. As these plans are completed, they are adopted as official amendments to the Lancaster County Comprehensive Plan. These elements (with their year of adoption by the Lancaster County Board of Commissioners) include:

- Cultural Heritage (2006)
- Housing (2006)
- Tourism (2006)
- Transportation (2005)
- Water Resources (1997) – The County anticipates starting work on an update to this plan in 2006.
- Open Space (1992) – In 2007, the County expects to adopt a “Green Infrastructure Plan” that will serve as an update to this plan.

Purpose of the Cultural Heritage Element

The Cultural Heritage Element supports the goals of the Lancaster County Comprehensive Plan by calling on the county’s public, private, and non-profit sectors to identify, preserve, and celebrate the county’s heritage resources.

Rather than focusing exclusively on the preservation of buildings, the Cultural Heritage Element also seeks ways to celebrate the people and cultures of Lancaster County. Both the tangible and intangible elements of our heritage are important to our sense of place. Tangible elements of our heritage are the resources most often associated with historic preservation – features such as buildings, structures, neighborhoods, and landscapes. Intangible elements are the cultural traditions that inform our understanding of the world around us. Maintaining and enhancing the county’s unique identity requires ongoing investment in both of these elements.

The Cultural Heritage Element is not simply a set of policies and actions for county government. Instead, it is a blueprint for cultural heritage policy and action at all levels of government and across all sectors of the community: public, private, and non-profit.

One reason for developing the plan is to meet the requirements of the Pennsylvania Municipalities Planning Code, commonly called the MPC. The MPC, which was first

passed by the Pennsylvania General Assembly in 1968, is the Commonwealth’s “enabling” legislation for municipal governments. It outlines the structure that enables municipalities to create and enforce planning and zoning ordinances. Since its creation, the MPC has been amended many times. One of the most sweeping changes occurred in 2000, when the MPC began requiring county and municipal comprehensive plans to include provisions for the protection of natural and historic resources. With the adoption of the Cultural Heritage Element as an amendment to the Lancaster County Comprehensive Plan in April 2006, the County of Lancaster has met this requirement.

Two existing elements of the county’s comprehensive plan were updated concurrently with the Cultural Heritage Element: the Growth Management Element, called Balance; and the Housing Element, called Choices. The joint purpose of these three amendments is to support balanced growth through policies and strategies designed to strengthen and sustain Lancaster County’s urban and rural communities, its diverse economy, its choice of housing types and affordability, and its natural and cultural heritage.

In addition, the Tourism Element, one of the few county-wide tourism plans in the nation, was adopted in June 2005. The Tourism and Cultural Heritage Elements are linked together through complementary policies that call for the conservation, preservation, and celebration of important resources as a basis for ensuring that Lancaster County remains a great place to live and visit in the future.



Guiding Principles

The development of the Cultural Heritage Element was guided by four principles: stakeholder involvement, sustainability, integration of supporting studies, and achievable recommendations. Every element of the Lancaster County Comprehensive Plan, including the Tourism, Housing, and Growth Management Elements, shares these principles. The purpose of these principles is to ensure that plans adopted by the Lancaster County Planning Commission have complementary goals that are sustainable, achievable, and have broad public support. Each of the four principles is described below.



Stakeholder Involvement

A stakeholder is anyone who has a “stake” in the planning process – citizens, government officials, local businesses, and non-profit organizations. Crafting the Cultural Heritage Element brought a variety of people together to identify issues and find feasible solutions to the challenges facing Lancaster County. Stakeholders were involved in this effort through surveys, meetings with municipal officials and with the Lancaster County Cultural Heritage Plan Task Force, and a cultural heritage summit that was open to the public. Together, these efforts produced a cohesive vision for the plan.



Sustainability

The long-term sustainability of Lancaster County’s cultural heritage is vital to conserving community character – the county’s sense of place. The Cultural Heritage Element recognizes that the county’s future quality of life depends on economic development that complements local historic and cultural resources.



Integration of Supporting Studies

In developing the Cultural Heritage Element, Lancaster County Planning Commission staff consulted a variety of planning studies and resource inventories undertaken since the early 1970s. Over the past thirty years, many historic preservation concerns have remained the same in Lancaster County, including demolition, neglect, insensitive alterations, and sprawl. Some of the recommendations in these studies also sound familiar: the need to update resource inventories, enact preservation ordinances, and provide financial incentives for preservation.

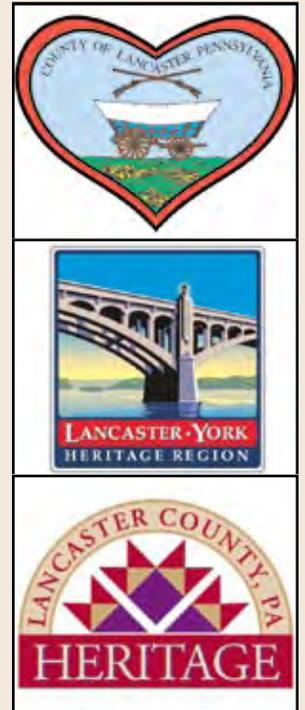
The planning process for the Cultural Heritage Element was also guided by the experience the Lancaster County Planning Commission has gained in over a decade of involvement in heritage development and tourism. Together with local and national partners, LCPC began a countywide heritage tourism program in 1994, and later worked with York County and other partners to create the Lancaster-York Heritage Region. Both of these initiatives encourage economic development with a focus on authenticity and sustainability – principles that are emphasized throughout the Cultural Heritage Element.



Map from 1972 County Study to identify areas of significance

Achievable Recommendations

Showing steady progress is important to the success of any plan. The 15 objectives listed in the Cultural Heritage Element are what planners call “catalytic recommendations.” A catalyst is a “trigger” that causes other events to occur. Likewise, if we follow these 15 catalytic recommendations, they will stimulate a host of other actions that will help us to meet our broader goals. These objectives are the most essential steps to ensure successful implementation, and each one is designed to build on the last. Detailed strategies outline how each objective can be achieved. Responsibility for implementing these strategies is assigned to one or more agencies or organizations based on their mission and institutional capacity.



The Guiding Principles:

- Stakeholder Involvement
- Sustainability
- Integration of Supporting Studies
- Achievable Recommendations



The Planning Process

Approach

The Cultural Heritage Element was prepared by a project team consisting of Lancaster County Planning Commission (LCPC) staff and consultants including Kise, Straw & Kolodner, an architecture and preservation planning firm based in Philadelphia; Urban Partners, an urban planning firm also from Philadelphia; and The Right Word, interpretive planners from Frenchtown, New Jersey.

Like all planning processes undertaken at LCPC, this process was designed around public involvement. The process started with the creation of a Cultural Heritage Plan Task Force made up of nearly thirty representatives from businesses, non-profit organizations, municipal governments, and other county agencies. The public was also invited to participate in surveys and in public meetings.

Research and Assessment

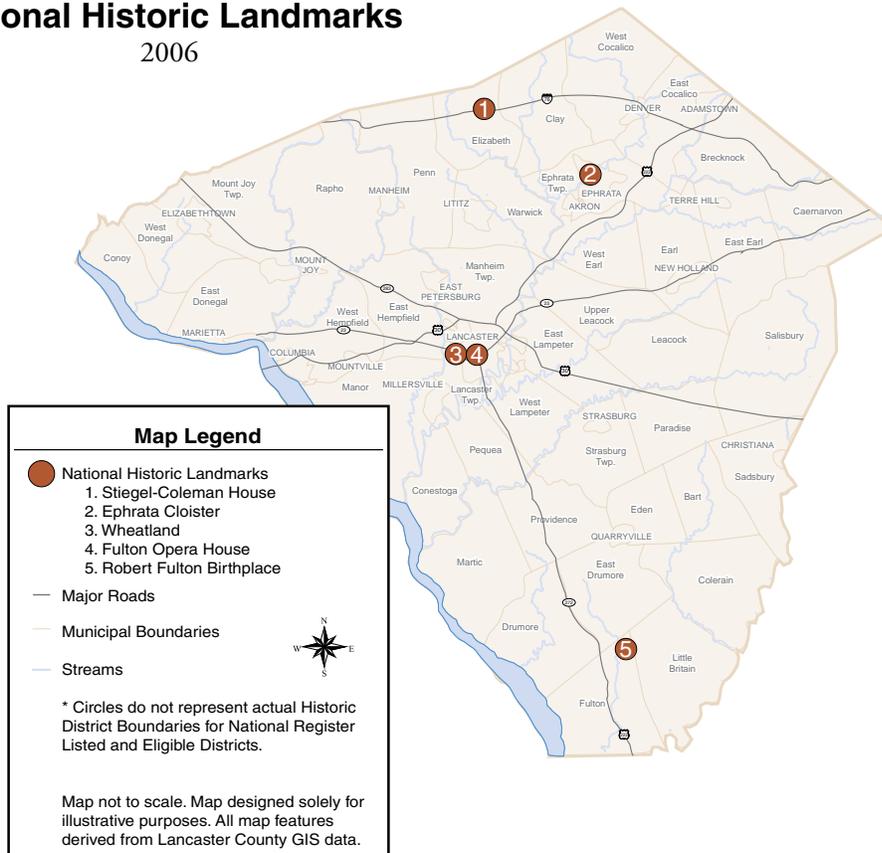
Before establishing priorities for future action, it was important to identify the county's heritage resources and study the merits of past and current preservation planning initiatives. The project team studied a variety of existing heritage-related plans and studies, and assessed the status of historic resource data in the Lancaster County Geographic Information System (GIS). This exercise highlighted the need for more current and comprehensive heritage resource information at both the local and county levels.

The project team reviewed municipal comprehensive plans and zoning ordinances throughout Lancaster County to discover what, if any, historic preservation provisions they contained. This information helped staff to chart the status of preservation planning in every municipality. The project team also identified federal, state, county, and local agencies and organizations that have an impact on heritage resources, and studied their current role in preserving or promoting these resources. This information identified what types of preservation services these organizations are providing, and conversely, where there are gaps in these services.

The project team also considered preservation activities undertaken in other states, counties, and municipalities. This research was used to generate new ideas and refine existing ideas for the proposed goals and strategies in the plan.

National Historic Landmarks

2006



Public Involvement Strategy

Lancaster County Cultural Heritage Plan Task Force

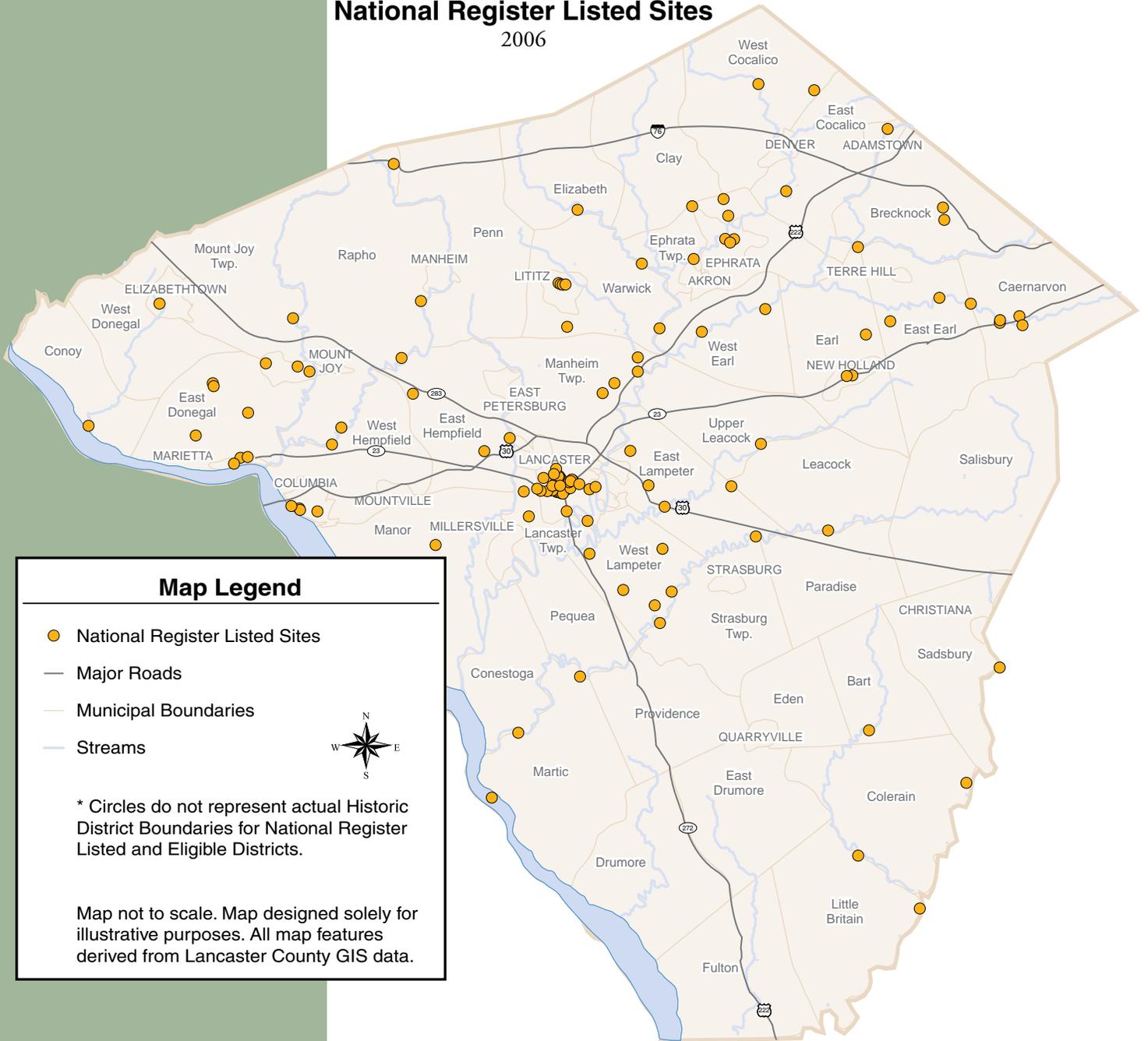
To guide the process of creating this plan, the Lancaster County Planning Commission appointed a Lancaster County Cultural Heritage Plan Task Force that included representatives from all three sectors of the community – public, private, and non-profit. The group typically met every other month to discuss ideas and review the plan's progress. During these meetings, the task force discussed the county's heritage resources and possible strategies to protect them. One of the exercises was a SWOT analysis, a planning tool that identifies strengths, weaknesses, opportunities, and threats related to a particular issue – in this case, cultural heritage. Task force members suggested possible case studies, identified contacts in the community, and made other important contributions to the planning process. The task force also participated in a public workshop called "There Is No Place Like Home: Preserving the Spirit of Place in Lancaster County, Pennsylvania," which was held in July 2005.

Interviews

The project team discussed cultural heritage planning with representatives of each division within the Lancaster County Planning Commission, and identified the ways in which their work programs intersected with heritage issues. The team also arranged a meeting with National Park Service (NPS) staff to discuss the potential opportunities for NPS involvement in heritage-related initiatives in Lancaster County. In addition, local real estate developers attended a roundtable meeting to help the project team gain a better

National Register Listed Sites

2006



Map Legend

- National Register Listed Sites
- Major Roads
- Municipal Boundaries
- Streams

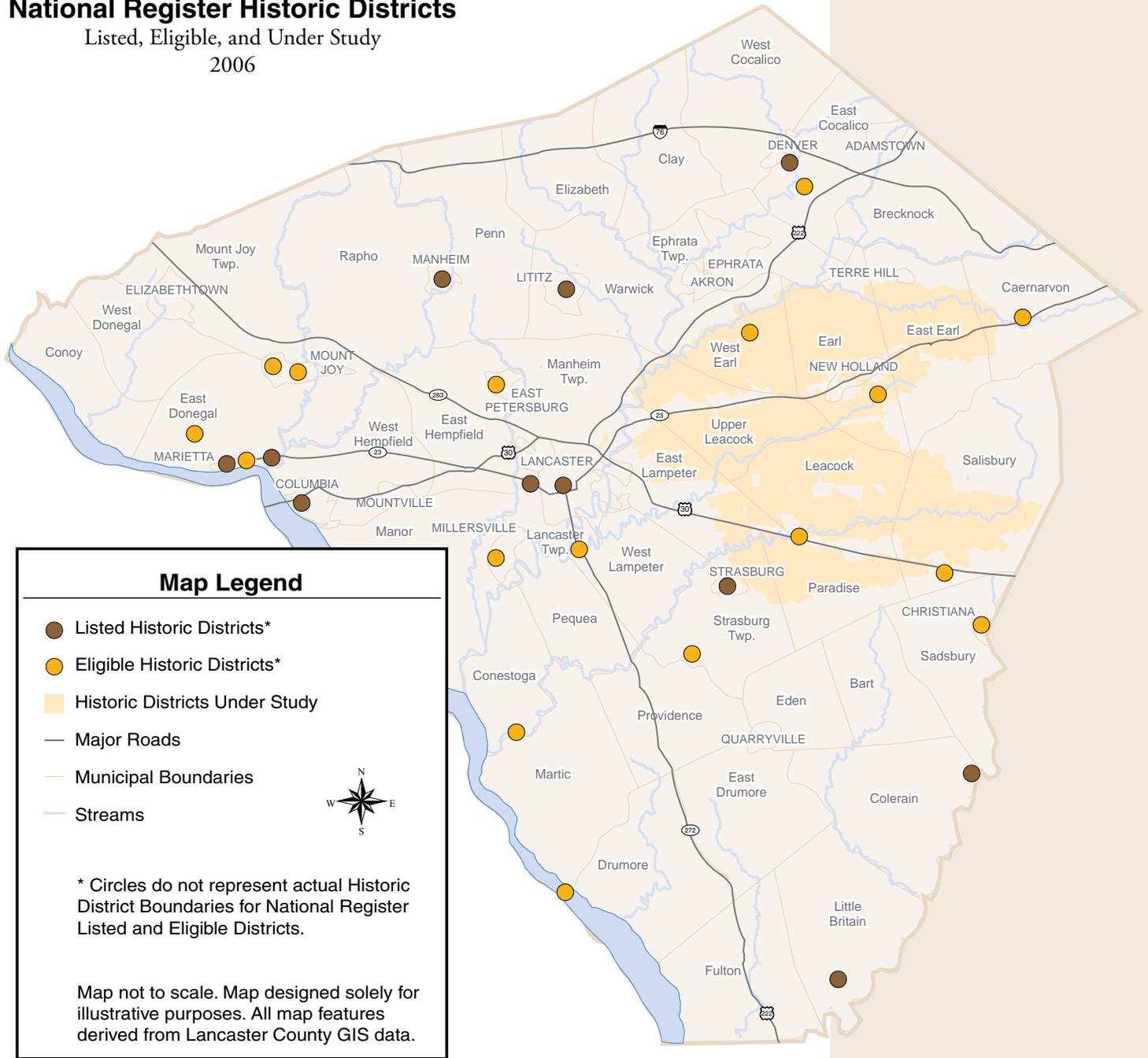


* Circles do not represent actual Historic District Boundaries for National Register Listed and Eligible Districts.

Map not to scale. Map designed solely for illustrative purposes. All map features derived from Lancaster County GIS data.

National Register Historic Districts

Listed, Eligible, and Under Study
2006





understanding of the challenges of rehabilitating, reusing, and developing historic properties in Lancaster County. Several of the strategies contained in the Cultural Heritage Element directly relate to the issues identified in this part of the planning process.

Surveys

Three surveys were conducted to inform the content of the Cultural Heritage Element. Separate but related surveys were made available to: 1) municipal officials; 2) non-profits and businesses; and 3) private citizens. The survey for private citizens appeared in the Lancaster Sunday News. The other surveys were distributed through the mail and at meetings, and were also made available on the Lancaster County Planning Commission (LCPC) website, www.co.lancaster.pa.us.



The results of these surveys indicated that residents, representatives of local agencies and organizations, and municipal officials agreed on many of the heritage resource issues facing Lancaster County: suburban sprawl, unmanaged growth, demolition of resources, and lack of awareness about the importance of heritage resources. All of these factors are working to diminish Lancaster County's unique sense of place. Most respondents acknowledged that sound heritage preservation planning involves more than preserving individual historic buildings. The context of an historic building plays an important role in determining its historical significance, so Lancaster County must move in the direction of conserving broader landscapes.

Regional Meetings

At six regional meetings held throughout Lancaster County, LCPC staff presented the plan to municipal officials to solicit their ideas and feedback. Following a PowerPoint presentation, the staff discussed the initial results of the public survey. They also conducted an exercise where attendees identified important heritage resources on several different county base maps. A question-and-answer session followed the presentation. Participation was excellent and the feedback was productive.

Public Workshop: There Is No Place Like Home

A cultural heritage workshop entitled "There Is No Place Like Home: Preserving the Spirit of Place in Lancaster County, Pennsylvania" was held in July 2005 to give the public an opportunity to learn about the process of developing this plan. Participants heard from Brenda Barrett, the National Park Service's Coordinator for National Heritage Areas, who discussed national and international approaches to cultural heritage conservation and their potential applicability to Lancaster County. Most importantly, the workshop provided an opportunity for participants to identify the best tools and concepts for discovering, conserving, preserving, and celebrating the county's rich and diverse heritage resources.

Echoing the results of the other public involvement processes, workshop participants identified priorities that should be implemented in the near future. These strategies included:

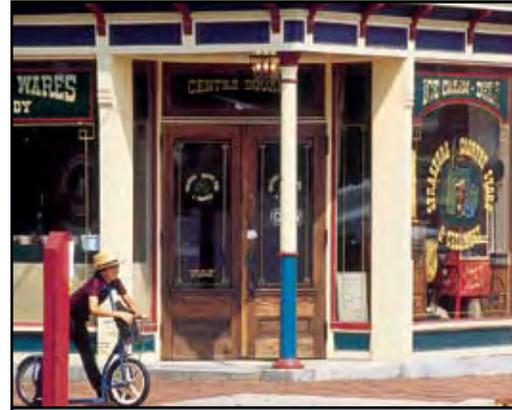
- Expanding the county's inventories of tangible and intangible heritage resources;
- Integrating resource conservation and preservation into economic development activities, landscape design, and architecture;
- Developing appropriate leadership;
- Increasing collaboration, awareness, and responsibility for heritage resources;
- Finding more ways to celebrate and promote our cultural heritage; and
- Seeking additional financial resources for cultural heritage conservation.

Strategic Vision

Purpose of a Vision Statement

A clear vision statement is a critical element of any successful plan. It is a useful tool for painting a picture of the future as a community or organization would like to see it unfold. A vision is essentially a goal that provides direction, aligns key stakeholders, and energizes people to achieve a common purpose. Rather than describing the way things are now, it states an ideal outcome, stretching the imagination and motivating people to rethink what is possible.

The purpose of the following vision statement is not to describe the end result of every action called for in this plan. Instead, it aims to concisely communicate a small glimpse of the future with an optimistic, but realistic, perspective about what can be achieved in a given period of time. In this case, it describes Lancaster County as it might be in 2015 – about ten years after the start of the process that led to this plan.





Cultural Heritage Vision for 2015

Lancaster County is a place where local history and culture are valued and celebrated by residents and visitors alike. Historic buildings and structures, small family farms, working landscapes, quaint towns, and close-knit city neighborhoods define the character of the county and the people who live there.

From Main Streets and crossroads villages to dense urban neighborhoods, adapting historic buildings for new uses has become standard practice in development projects. Irreplaceable community assets such as farm markets and wooden covered bridges are carefully safeguarded and maintained, and those that are damaged or destroyed are fully restored or sensitively replaced. Residents take pride in their homes and neighborhoods and work hard to maintain the distinct character of their communities.

A plentiful supply of educated workers skilled in the traditional building trades is readily available to rehabilitate historic buildings, structures, and bridges. In fact, Lancaster County has become renowned as a center for this kind of education and training.

Visitors from around the world travel to Lancaster County to experience its unique and distinctive heritage, and residents take pride in sharing their stories. A highly-developed program of interpretive venues teaches both residents and visitors about the county's role as one of America's "cultural hearths" – a place where many of the nation's cultural traditions were born. Here, they learn how settlers from Switzerland and Germany's Rhine Valley forged a new identity as the Pennsylvania Dutch, and how their way of life influenced everything from American foodways to furniture.

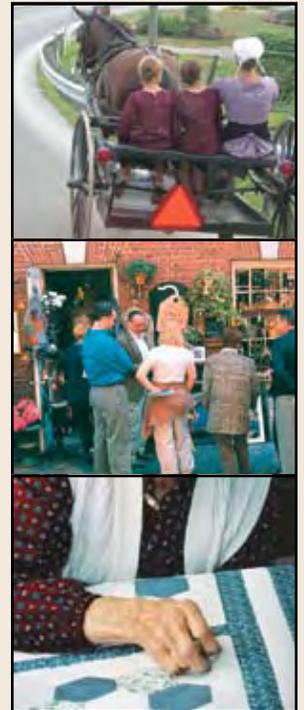
In Lancaster County, residents and visitors have the opportunity to experience customs that have been a part of local folklife for hundreds of years. Local artisans practice time-honored crafts to create heritage products such as redware pottery and quilts. Driving or biking through

the county, residents and visitors follow routes that have been designated to showcase the county's neighborhoods, agricultural landscapes, and natural areas.

Communities throughout the county discover, interpret, preserve, and celebrate the cultural legacies of all who live here, whether they have been here for generations, or for just a short time. While residents remain proud of the county's German and British heritage, they also recognize the important contributions of American Indians, African Americans, Latinos, Asians, and other groups. Festivals such as the West Lampeter Fair and interpretive events like Bethel AME Church's Underground Railroad production "Living the Experience" bring history and culture alive for residents and visitors.

Local officials take the lead in efforts to preserve the county's most cherished historic and cultural resources. They plan for the protection of working landscapes such as the Mill Creek Valley, natural landscapes including the Susquehanna River Gorge, historic districts, community character, and heritage byways. Municipalities adopt regulations that encourage and assist developers in building new communities that complement traditional patterns of development.

Historic and cultural resources are a regular part of community dialogue, and the public, private, and non-profit sectors work together to save resources threatened by neglect, desecration, or demolition. An effective preservation system is in place to avoid duplication of efforts and to ensure the best possible outcome for heritage resources. Funding and incentives for preservation allow residents, businesses, governments, and non-profits to maintain, rehabilitate, and restore buildings and landscapes that define community character. Lancaster County residents know that their future quality of life depends on how well they protect and sustain what they have inherited from the past.





Goals, Objectives, and Strategies for Action

The goals, objectives, and strategies presented in the Cultural Heritage Element outline what should be accomplished during the life of this plan. There are six goals, and these are the principal steps that should be followed in order to implement the plan's strategic vision. Objectives describe the goals in more detail, and strategies (which are included in the full *Heritage* Element) are the specific actions that the plan's stakeholders will implement. By implementing these six goals, Lancaster County can protect the sense of place that makes it different from everywhere else – a more attractive and functional place to live and work.

Goal 1 Identify, conserve, and preserve the county's heritage resources as a basis for retaining and enhancing strong community character.

- 1.1 Create and maintain a comprehensive, GIS-based inventory of the county's tangible heritage resources such as buildings, structures, objects, sites, and districts. This includes but is not limited to archeological, historic, and cultural sites; landscapes; byways; archives; and hand-crafted products.
- 1.2 Create and maintain a comprehensive database of the county's intangible heritage resources – cultural traditions such as music, storytelling, dance, and foodways, together with the locations where they take place.
- 1.3 Develop new – and enhance existing – tools and strategies for the conservation and preservation of the county's most significant tangible and intangible heritage resources.

Goal 2 Integrate the conservation and preservation of heritage resources in the economic development and revitalization of the county's towns, villages, and rural working landscapes.

- 2.1 Promote historic and cultural resource conservation and preservation as an economic tool in the revitalization of Lancaster City and its neighborhoods, and also in towns and villages throughout the county.
- 2.2 Identify and implement conservation models and actions that will sustain the economic vitality of Lancaster County's important rural, agricultural, and cultural "working" landscapes.
- 2.3 Develop additional heritage tourism opportunities as a form of economic development that is both sustainable and asset-based.
- 2.4 Develop new and expanded educational opportunities for learning traditional building trades and practices in Lancaster County.

Goal 3 Ensure that new development respects and complements the patterns, character, and scale of the county's traditional communities and rural landscapes.

- 3.1 Promote context-sensitive design for transportation projects, infill development, and rural development in towns, villages, and rural landscapes.

Goal 4 Promote strong leadership, collaboration, awareness, and responsibility in the conservation of the county's heritage resources among the public, private, and non-profit sectors.

- 4.1 Encourage county and local governments to serve as role models in promoting the preservation of the county's heritage resources.
- 4.2 Improve the facilitation and coordination of all appropriate public, private, and non-profit groups involved in heritage preservation-related activities.
- 4.3 Strengthen the involvement of local governments in heritage conservation, and ensure that it is an integral part of municipal planning.
- 4.4 Encourage local residents to volunteer in interpretive programs at publicly and privately operated historic and cultural venues.
- 4.5 Build the public's awareness of heritage resources and the value of conserving and preserving them.

Goal 5 Celebrate and promote the county's heritage resources.

- 5.1 Recognize existing and implement new county and local recognition programs for heritage resources and activities.

Goal 6 Ensure that adequate financial resources and incentives are available to carry out the implementation of the county's heritage preservation goals.

- 6.1 Advocate for new legislation to provide financial incentives for the conservation and preservation of heritage resources.
- 6.2 Develop new financial support and incentives for the conservation and preservation of heritage resources.



Implementation

Successful implementation of the Cultural Heritage Element will require a collaborative effort between all three sectors of the community: public, private, and non-profit. To ensure that the county's future preservation system is effective, each of these groups must clearly understand its role. Establishing clear roles and responsibilities for each group will help Lancaster County to retain and enhance more of its historic and cultural resources. The conservation and preservation of Lancaster County's heritage resources demands that stakeholders communicate with one another and work together to develop consistent goals, vision, and leadership for the future.

Primary Roles and Responsibilities

Many roles and responsibilities for conserving Lancaster County's heritage resources are common to all of us, whether we count ourselves among the public, private, or non-profit sectors of the community. We all have a responsibility to take better care of Lancaster County's historic buildings and landscapes, because they are irreplaceable gifts from the past. At the same time, we must find new ways to celebrate and nurture our cultural traditions, because our diversity makes the county a stronger and more interesting place to live, work, and visit.

Conserving our resources, however, is about more than just respecting the past. It is about taking action to enhance our quality of life today – teaching others the value of heritage resources, so that they can be better stewards of what they own, and we can all enjoy a more vibrant and sustainable community. Effective advocacy in support of our heritage can be as simple as shopping at Central Market, taking a class in traditional quilting, or repairing an old window rather than replacing it.

As we consider the most effective means of conserving our historic and cultural resources, we must also recognize that no citizen, group, or government can accomplish these goals alone. Achieving our cultural heritage vision will require an organized and disciplined effort to implement the strategies outlined in the Cultural Heritage Element. If all three sectors the community focus on the same issues, some tasks are duplicated, while others are ignored.

Beyond the basic conservation principles that all of us should practice, there are responsibilities that are best suited to specific sectors of the community. To achieve the best possible outcome for Lancaster County's heritage resources, it is important for each sector to focus on its strengths, and allow the others to concentrate on what they do best. The discussion below provides an overview of the most appropriate roles that each sector can play in protecting, preserving, and conserving Lancaster County's heritage resources.



Public Sector

This sector includes all levels of government (federal, state, county, and local) and related agencies such as the Lancaster County Planning Commission, the Pennsylvania Historical and Museum Commission (PHMC), and the National Park Service. Educational institutions are also included in this category, even though some are privately run.

The primary role of the public sector is to develop and implement policies that help all sectors of the community to discover, interpret, preserve, and celebrate our heritage. Cities, boroughs, and townships have another important responsibility – to develop and implement regulations that protect heritage resources. Through the use of subdivision and zoning ordinances, historic resource surveys, local historic districts, and other tools, local governments can maintain and enhance the heritage resources that contribute to community character.

The public sector accomplishes these goals by coordinating the planning process and by facilitating communication among stakeholders. Governments offer technical assistance and provide data management tools that support informed decisionmaking. To raise awareness of significant resources, the public sector manages recognition programs such as the National Register of Historic Places. Governments also provide financial incentives that encourage heritage preservation.

Educational institutions play an important role in heritage preservation, both in terms of what they teach and how they allocate their resources. Concepts we learn in school have a lasting effect on our perceptions of historic and cultural heritage, and how we treat the resources in our care. Likewise, when institutions make choices about rehabilitating historic buildings, retaining existing neighborhood schools, or building new ones, they influence the way that communities function now and in the future.

Private Sector

The private sector includes two major groups – individuals and businesses. Over the long term, their everyday decisions have a profound impact on our built environment and cultural traditions. As property owners and consumers, these groups often determine where investments are made and who will benefit from them. Homeowners can make a difference by learning to recognize historically significant features of their homes, use appropriate tools and techniques to maintain them, and replace lost or damaged features with compatible materials.

Architects, builders, planning consultants, realtors, and financial institutions play an especially important role in shaping our built environment. By adaptively reusing historic buildings, revitalizing vacant properties, and creating new neighborhoods that reflect traditional patterns, the private sector can help to curb suburban sprawl. Banks and other lenders can contribute to a stronger Lancaster County by supporting projects that follow the principles of sustainable development and smart growth.





Non-Profit Sector

This sector includes 501(c)3 organizations such as the Historic Preservation Trust of Lancaster County, the Heritage Center of Lancaster County, the Lancaster-York Heritage Region, the Lancaster County Historical Society, and local historical societies throughout the county.

The primary responsibilities of the non-profit sector are advocacy and education. Organizations in this sector advocate for the preservation of historic buildings, landscapes, and cultural traditions; maintain the records and material culture of the past and present; and educate the public about the importance of these resources. They publicly champion the cause of historic preservation and cultural awareness, bringing attention to issues that may be undervalued or ignored. Groups in the non-profit sector lobby all sectors of the community for increased recognition and financial support for heritage preservation.

The institutions that comprise this sector are the “keepers of our stories.” They maintain and conserve the landscapes, buildings, sites, objects, and documents that tell the story of Lancaster County. Facade easement and improvement programs help reveal the true character of historic buildings, heritage events bring the past alive, and museum exhibitions make our history more accessible. Non-profit groups educate the community about issues that affect heritage resources, and organize meetings and conferences to bring groups together to discuss issues of mutual concern. Non-profit organizations also sponsor awards programs that highlight successful heritage projects and initiatives, as well as the individuals who contribute to the success of these efforts.

Call to Action

What's Unique About Our Heritage

When residents and visitors picture Lancaster County, they often think of rolling hills of contoured farmland, Amish buggies on country roads, and roadside stands offering fresh produce and shoofly pies. Those who dig a little deeper may think of brick buildings and tree-lined streets in Lancaster City, colorful community fairs, and church bells ringing in the distance.

Of course, Lancaster County is more than that. It is a dynamic, living place full of stories waiting to be told. It is a place where the Amish still produce traditional quilts by hand, African Americans rekindle awareness of a local history that dates to colonial days, and Puerto Ricans celebrate musical and culinary traditions that are distinctly their own. Every story adds to our cultural landscape. Whether people have been here only a year or two, or claim local ties lasting for generations, they contribute to the county's sense of place.

Not surprisingly, the Cultural Heritage Element focuses attention on historic buildings and structures – but it also emphasizes less visible aspects of the cultural landscape. For instance, it is easy to forget that we are surrounded by archeological resources that are still hidden from view. Other aspects of our culture are preserved at heritage sites that celebrate the simple objects and events of everyday life, now and in the past. At home and in dining establishments across the county, residents serve up traditional foods like chicken pot pie, red-beet eggs, and pepper cabbage. All of these things enrich our lives as Lancaster Countians.

Without its historic buildings, working agricultural landscapes, traditional craftsmanship, and cultural diversity, Lancaster County would not be the same kind of community. It is this rare and unique combination of historic and cultural elements that make Lancaster County a special place. Across the nation, few counties can boast the abundance of heritage resources that we have here. While every community has a story to tell, only a handful can claim a heritage that has influenced the development of America as a whole – and Lancaster County is one of these places.

Why It's Worth Protecting

Although every community must grow and change over time, accepting that reality has never required us to throw out the past. Some of the best things about Lancaster County have been here for centuries, and have stood the test of time because someone insisted that they be preserved. Whenever the county appears poised to become Anyplace, USA, concerned citizens from all sectors of the community come to its rescue. This spirit of stewardship has helped to ensure that Lancaster County remains a distinctive, recognizable place.





We have all inherited a legacy from the past, but with that gift comes a responsibility to protect and nurture it. If we do not safeguard our historic and cultural resources for the enjoyment of future generations, no one will do it for us. Communities that have lost their soul have trouble attracting new residents and businesses, and have little to offer visitors. Conservation is critical to our future, because we have a precious resource that cannot be reproduced.

Protecting Lancaster County's heritage has benefits that go beyond making it a more beautiful and livable place. Preservation is not just a "feel good" activity – it creates a more sustainable environment. When we find a new use for an old building, we are not only showing respect for the past, but saving energy by recycling. When we teach people to value their own cultural roots and those of their neighbors, we give them the knowledge and confidence necessary to become better citizens. The more we know about each other, the more likely we are to build bridges instead of fences.

At times, Lancaster County residents suggest that things should just be left the way they are. At one time, leaving things alone might have been an effective way to preserve them. Today, we have to do more than allow things to happen – we have to actively pursue solutions that protect and enhance the characteristics we enjoy most about where we live. The risk is not that a few more buildings will be torn down, but that we will become just another stop in a drive-through culture. The easy path is to allow Lancaster County to become more like other communities. Retaining what makes us special is a challenge, but we need to prove that we are up to the task.

What We Need to Do

Just as the natural environment depends on interrelationships between a variety of plants and animals, our cultural environment forms a whole that is greater than the sum of its parts. If we lose one part of what makes us unique, it diminishes our overall identity. We need to work harder to maintain Lancaster County's patchwork quilt of rural landscapes, small towns, and urban fabric. At the same time, we need to ensure that our cultural traditions remain strong. The Cultural Heritage Element provides the vision, goals, and strategies needed to protect and enhance this resource called Lancaster County.

First, we need to become better educated about our heritage resources. We must continue to gather consistent and reliable data that helps us to make informed decisions, and this data should be made available to a wider audience. The more people know about the resources in their care, the more likely they are to appreciate their historic and cultural value. Sometimes, a little understanding is all it takes to convince someone to invest in preservation, rather than demolition.

Heritage initiatives must become an integral part of economic development and revitalization across Lancaster County. Although regulations are one way to encourage conservation, they are only one tool in the toolbox. Preservation policies rarely mandate a particular course of action – instead, they give heritage resources a fair chance to survive. While preservation may appear to interfere with short-term gain, it has rarely been shown to impede long-term growth. Rather than lamenting the fact that we do not have an endless supply of buildable land, we must make better use of our existing built environment. Our historic buildings are an asset, not a liability. Lancaster County is the perfect laboratory for teaching the traditional building trades, and we have an opportunity to become a national leader in this area.

Local interest in heritage preservation is growing, but we continue to allow significant, irreplaceable resources to be lost. We sometimes get caught up in short-term details, rather than focusing on the end goal. Well-intentioned groups throughout the community have often sponsored a host of unrelated initiatives, rather than working with each other toward a common objective. While some efforts duplicate what is already being done, important aspects of heritage preservation are being ignored.

Finally, we need to do a better job of sharing our heritage with each other, with our children, and with visitors. It is important to find new ways to promote our historic and cultural resources without exploiting them or harming their long-term sustainability. If we want to make a real difference, we need to provide financial and educational resources to ensure that our goals are implemented. As we move ahead, we must check our progress frequently and be flexible enough to change course when necessary. Lancaster County's heritage is a unique resource that deserves a place in our future.





The Comprehensive Plan for Lancaster County, Pennsylvania

The Cultural Heritage Element: Conserving Our Community Character EXECUTIVE SUMMARY

Lancaster County Planning Commission
50 North Duke Street • P.O. Box 83480 • Lancaster, PA • (717) 299-8333
www.co.lancaster.pa.us/planning