

A6767 PRESERVATION PLANNING & POLICY

Fall 2017 – Columbia/Graduate School of Architecture, Planning & Preservation
Tuesdays, 11:00am – 1:00pm Avery Hall, room 412

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Course Description

This course provides a broad-ranging introduction to preservation planning and policy, and examines the ways in which historic preservation intersects with broader land use planning, real estate, management of the built environment, and civil society. The course will cover heritage typologies and vocabularies, the history of preservation policy development, the assessment of significance/values as a participatory process, preservation planning theory and methodologies, heritage designation and management tools, legislation and regulatory frameworks, codes and zoning tools, property rights, financial incentives, and issues of community participation and social justice. The course will utilize theoretical and applied readings, lectures, case-based analyses, and dynamic discussion to explore the aforementioned issues. Primary focus will be on the United States, but the course will also examine international policies and practices.

Learning Objectives and Avenues of Inquiry

This course will help students to:

- Think critically about the role of preservation vis à vis society and the broader management of the built environment;
- Advance preservation through the proficient use of planning tools and methods, community/stakeholder engagement approaches, socio-economic rationales, and financial incentives; and
- Engage creatively and effectively in the decision-making about and evaluation of preservation policy.

Key questions to be explored include:

- How do we decide what is *heritage*?
- How do we manage heritage and incentivize its preservation?
- How do we evaluate preservation planning and policy outcomes?

Course Requirements

Class Participation & Readings: Policies, practices, and the concepts that underpin them will be explored largely through robust discussion of the texts, lectures, and cases presented. Therefore, it is imperative that each individual keep up with the weekly readings, prepare questions for each class based on the readings, and participate fully in group discussions, for their own benefit as well as that of their fellow students. Readings will be a critical foundation for assigned papers (see below).

Individual Assignments: Two written assignments are due over the course of the semester; specific directions will be distributed and discussed in class:

- *LPC Meeting Analysis* –requires attendance at a meeting of the New York City Landmarks Preservation Commission (LPC) on Tuesday afternoon directly after class, on Sept 12 or 19.
- *Zoning Analysis* – this will involve a zoning analysis related to your building assignment in Studio I.

Group Assignments: Two small-group assignments will be undertaken over the course of the semester; specific directions will be distributed and discussed in class:

- Local Regulation Analysis – a comparative analysis of municipal level legislation, policy, and processes.
- Incentives Analysis – an examination of financial incentives used to promote preservation as part of real estate development.

Papers: Two papers will be prepared individually during the semester; specific directions will be distributed and discussed in class:

- Midterm paper/case study – proposed strategy for assessing the significance of a heritage site
- Final paper/case study – evaluation of a development project (within New York City or elsewhere) that demonstrates the application of one or more preservation incentives.

Due Dates

Sept 26:	Meeting Analysis
Oct 24:	Local Regulation Analysis (group presentation)
Nov 3:	Zoning Analysis
Nov 10:	Mid-term paper/case study
Nov 21:	Incentives Analysis (group presentation)
Dec 17:	Final paper/study

Grading

Class Participation:	20%
Individual Assignments:	20%
Group Assignments:	20%
Papers:	40%

Course Schedule and Readings

Reading assignments are posted on [Canvas](#). Additional readings may be added over the course of the semester.

Sept 5 Course Introduction

Syllabus review, introduction to heritage typologies and forms of designation, discussion of heritage, preservation, and planning vocabularies

LPC Meeting Analysis assignment distributed and discussed

Ahmad, Yahaya. 2006. The Scope and Definitions of Heritage: From Tangible to Intangible. *International Journal of Heritage Studies* 12(3): pp. 292-300.

de Monchaux, John, and J.Mark Schuster, 1997. Five Things To Do. In *Preserving the Built Heritage: Tools for Implementation*, Schuster, de Monchaux, and Riley, eds. Hanover: University Press of New England, pp. 3-11.

Sept 12 **Preservation Planning History**

Planning and preservation histories and movements pre-WWI, and post-war development of planning and preservation disciplines, regulation, and policies, and their intersections throughout the 20th century (US and Int'l)

Boyer, M. Christine, 1994. *The City of Collective Memory: its Historical Imagery and Architectural Entertainments*. Cambridge, MA: MIT Press, Chap. 7.

Wallace, Michael. 1986. Reflections on the History of Historic Preservation. In *Presenting the Past: Essays on History and the Public*, Susan Porter Benson, Stephen Brier, Roy Rosenzweig, eds. Philadelphia: Temple University Press, pp. 165-199.

Sept 19 **Deciding what is *Heritage* and Assessing Significance**

Origins and concepts of inventories, processes of listing/designation, the role of listing/designation in policy, concepts of significance, the balance between expert and non-expert knowledge, the role of values, methodologies/approaches/tools for assessing significance

Avrami, Erica, Randall Mason, and Marta de la Torre. 2000. *Values and Heritage Conservation: Research Report*. Los Angeles: The Getty Conservation Institute, pp. 3-11.

Avrami, Erica, and Randall Mason. 2017. Mapping the Issues of Values: A Discussion Paper (DRAFT – NOT FOR DISTRIBUTION - *under publication by the Getty Conservation Institute*).

US Environmental Protection Agency. 2002. *Community and Culture and the Environment: A Guide to Understanding a Sense of Place*. Washington, DC: Office of Water. Chap 4: The Tool Kit, pp. 23-199.

Sept 26 **Heritage Planning Theory & Methodology**

Evolution of planning/integrated management theories, shift away from rationalist paradigms (top-down vs bottom up), emergence of participatory and values-based planning methodologies, heritage management plans and their development

Mason, Randall and Erica Avrami. 2002. Heritage Values and Challenges of Conservation Planning. In *Archaeological Site Management Planning: Proceedings of the Corinth Workshop*. G. Palumbo and J. M. Teutonico, eds. Los Angeles : The Getty Conservation Institute, pp. 13 – 26.

Baer, William C. 1998. The Impact of “Historical Significance” on the Future. In *Preservation of What, for Whom?*, M. Tomlan, ed. Ithaca, NY: The National Council for Preservation Education, pp. 73-83.

Castellanos, Carolina, and Françoise Descamps. 2009. *Conservation Management Planning: Putting Theory into Practice. The Case of Joya de Cerén, El Salvador*. Los Angeles: The Getty Conservation Institute.

Wijesuriya, Gamini, et al. 2013. *Managing Cultural World Heritage*. Paris: UNESCO, Chap 2 - Context: Managing Cultural Heritage, pp. 12-28.

LPC Meeting Analysis due

Mid-term paper assignment (Significance Assessment) distributed and discussed

Oct 3 Meet a Landmarks Preservation Commissioner – Session with Michael Devonshire
Students to meet to advance local regulation assignment and prepare group presentations
Erica in Haiti with Advanced Studio

Oct 10 **International Policy**

Intergovernmental infrastructure (UNESCO, World Heritage, ICCROM, etc.) and professional policies and standards (ICOMOS, charters, etc.)

Legislation and Regulatory Frameworks (national)

Int'l precedents, legal rationales for preservation in the US and early cases, gov't ownership vs. regulation, development of National Historic Preservation Act and the federal preservation system (esp. section 106) , other forms of federal support (byways, heritage areas, etc.), other relevant legislation (NEPA, etc.)

Local Regulation group assignment distributed and discussed

Elliot, Michael A., and Vaughn Schmutz. 2012. World Heritage: Constructing a Universal Cultural Order. *Poetics*, Vol. 40, pp. 256–277.

International Council of Monuments and Sites (ICOMOS). 2004. *International Charters for Conservation and Restoration*, pp. 5-29.

Australia ICOMOS. 2013. *The Burra Charter*.

Fisch, S. 2008. National Approaches to the Governance of Historical Heritage: A Comparative Report, in *National Approaches to the Governance of Historical Heritage*, S. Fisch, ed., Amsterdam, NLD: IOS Press.

Oct 17 **Legislation and Regulatory Frameworks (national con't)**

Legislation and Regulatory Frameworks (local)

NYC Landmarks Law and other municipal (US and int'l) cases and legal structures, regulatory and monitoring processes.

Confresí, Lina, and Rosetta Radtke. 2003. Local Government Programs: Preservation Where it Counts. In *A Richer Heritage*, Stipe, ed. Chapel Hill: University of North Carolina Press, Chap. 5, pp. 117-156.

NY State Dept. of State. 2005. Legal Aspects of Municipal Historic Preservation. James A. Coon Local Government Technical Series.

NYC Landmarks Law

PDF: <http://www.protectwest70.org/resource-library/NYC-Administrative-Code-Title-25-Ch-3.pdf>

Online: <http://codes.lp.findlaw.com/nycode/ADC/25/3>

Oct 24 **Local Regulation Analysis – Group Presentations**

Incentives group assignments distributed and discussed

- Oct 31 **Land Use Policy, Building Codes, and Property Rights**
 Zoning, growth management, densification, sustainability, energy/performance codes
 Issues and challenges related to preservation and property rights
Zoning assignment distributed and discussed (due Nov 3)
- Talen, Emily. 2012. *City Rules: How Regulations Affect Urban Form*. Washington, DC : Island Press, Chaps. 1 & 6.
- Costonis, J. J. 1997. The Redefinition of Property Rights as a Tool for Historic Preservation. In *Preserving the Built Heritage: Tools for Implementation*, Schuster, de Monchaux, and Riley, eds. Hanover: University Press of New England, pp. 81-99.
- Introduction to NYC Zoning Districts <http://www.nyc.gov/html/dcp/html/zone/zonehis2.shtml>
- Nov 7 **No class** (University holiday)
- Mid-term papers due Nov 10*
- Nov 14 **Economics, Financing, and Incentives**
 Basics of financial mechanisms for inciting preservation (Tax credits, syndication, PILOT, TIF, tax abatement, façade easements, etc.), role of economics in evaluating heritage values and policy outcomes
Final paper assignment (Project Evaluation) distributed and discussed
- Schuster, M. J. 1997. Inciting Preservation. In *Preserving the Built Heritage: Tools for Implementation*, Schuster, de Monchaux, and Riley, eds. Hanover: University Press of New England, pp. 49 – 80.
- Pickard, Robert. 2008. *Funding the architectural heritage: a guide to policies and examples*. Strasbourg, FRA: Council of Europe Publishing (skim)
- Rypkema, D., C. Cheong, and R. Mason. 2011. Measuring Economic Impacts of Historic Preservation: Report to the Advisory Council on Historic Preservation, pp. 1-15.
- Nov 21 **Incentives Analysis – Group Presentations**
- Nov 28 **Evaluating Preservation Policy**
 Understanding the role of preservation in the context of sustainability and urban dynamics (such as displacement and gentrification, labor economy, real estate trends, etc.), indicators of preservation success, data collection for policy evaluation, etc.
- Avrami, Erica. 2016. Avrami, Erica. “From Passion to Public Policy: Making Preservation More Sustainable.” *Bending the Arc: Fifty Ideas to Shape the Next Fifty Years of Preservation Practice*. Max Page and Marla Miller, eds. Amherst: University of Massachusetts Press, pp. 49-54.
- Glaeser, E. (2010). Preservation Follies. *City Journal*, 20: 2 (Spring)

Gould Ellen, I., B. McCabe, & E. Stern. 2016. *Policy Brief: Fifty Years of Historic Preservation in New York City*. Furman Center, New York University.

NYC Landmarks Conservancy and Place Economics. 2016. *Historic Preservation: At the Core of a Dynamic New York City*.

National Trust for Historic Preservation and Preservation Green Lab. 2014. Older, Smaller, Better Measuring how the character of buildings and blocks influences urban vitality. Executive Summary.

Dec 5 **Course Conclusions**

Charting an agenda for the next generation of preservationists

Ryberg-Webster, Stephanie, and Kelly L. Kinahan. 2014. Historic Preservation and Urban Revitalization in the Twenty-first Century. *Journal of Planning Literature*, Vol. 29(2) 119-139.

Page, Max, and Marla Miller, eds. 2016. *Bending the Arc: Fifty Ideas to Shape the Next Fifty Years of Preservation Practice*. Amherst: University of Massachusetts Press, excerpts.

Sandercock, Leonie. 2005. *Cosmopolis II: Mongrel Cities of the 21st Century*. London: Continuum, Chap 8: The Power of Story In Planning, pp. 181-204.

Dec 17 *Final Papers due*