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 online viewing of one or more New York City Landmarks Preservation Commission (LPC) hearings, and recommended attendance at a meeting on Tue, Oct 2, during class time.
• 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 instructions 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 redevelopment project (within New York City or elsewhere) that demonstrates the application of one or more preservation incentives.

**Due Dates**

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<thead>
<tr>
<th>Date</th>
<th>Assignment</th>
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<tr>
<td>Oct 5</td>
<td>Meeting Analysis</td>
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<td>Oct 26</td>
<td>Zoning Analysis</td>
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<tr>
<td>Oct 30</td>
<td>Local Regulation Analysis (group presentation)</td>
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<td>Nov 8</td>
<td>Mid-term paper/case study</td>
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<tr>
<td>Nov 20</td>
<td>Incentives Analysis (group presentation)</td>
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<td>Dec 14</td>
<td>Final paper/study</td>
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**Grading**

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

Grading will consider the student’s ability to undertake substantive independent or collaborative research, think analytically, express ideas effectively through written and oral communication, and demonstrate proficient understanding of the subject matter.

**Course Schedule and Readings**

Reading assignments are posted on Canvas. Those listed below are REQUIRED. A subfolder on Canvas includes supplementary readings for each week’s topic that are not required, but recommended.

**Sept 4**  
**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*
Sept 11  **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)


Sept 18  **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


Sept 25  **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


*Local Regulation group assignment distributed and discussed*

Oct 2  **No class – attendance at LPC hearing  [Erica in Montgomery with Advanced Studio]**

Oct 5  **LPC Meeting Analysis due**
Oct 9  **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.)


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

Oct 16  **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.


Oct 18  **Dialogue with LPC commissioner Michael Devonshire, 4 – 6pm** (*make-up of Oct 2 class*).

Oct 23  **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


Introduction to NYC Zoning Districts [https://www1.nyc.gov/site/planning/zoning/districts-tools.page](https://www1.nyc.gov/site/planning/zoning/districts-tools.page)

*Zoning assignment distributed and discussed*

Oct 26 *Zoning assignment due*

Oct 30 **Local Regulation Analysis – Group Presentations**

*Incentives group assignments distributed and discussed*

Nov 6 **No class** (University holiday)

Nov 8 **Mid-term papers due**

Nov 13 **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*


Nov 20 **Incentives Analysis – Group Presentations**

Nov 27 **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.


Dec 4  
**Course Conclusions**
Charting an agenda for the next generation of preservationists


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.


Dec 14  
**Final Papers due**