

Course Syllabus

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**COLUMBIA UNIVERSITY GRADUATE SCHOOL OF ARCHITECTURE, PLANNING
AND PRESERVATION**

A6510 – Winter 2017

NEIGHBORHOOD PRESERVATION AND ZONING

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Course Description

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This course provides an introduction to the ways in which neighborhood preservation goals are being achieved in several American cities. The use of neighborhood conservation district ordinances will be a principal focus. Other mechanisms that seek to protect neighborhood character or regulate community appearance will also be explored. The class will include an overview of the development of zoning in New York City to illustrate its role in local neighborhood preservation efforts. Contextual zoning, form-based codes and the preparation of preservation plans will also be discussed. Students will be asked to debate the effectiveness of a variety of approaches to sustaining the integrity of neighborhoods.

Course Requirements

Attending class and the field trip, completing the readings, and participating in class discussion is required. The assignment is a research project examining a city that has a neighborhood conservation ordinance, and assessing its performance. An illustrated class presentation and a paper are required.

January 17 Course Introduction

Review of syllabus and course requirements. An introduction to land use controls and aesthetics.

January 24 The Emergence of Neighborhood Conservation Districts

The origin of NCDs as a tool to protect community character. Planning and zoning in the first half of the 20th century and its relevance to neighborhood preservation.

January 31 The Proliferation of Neighborhood Conservation Districts

NCDs evolve as preservation, neighborhood planning and hybrid tools. In New York City, a focus on planning and community appearance in the 1950s was critical to the development of the criteria in the Landmarks Law.

February 7 Rachel Levy, Executive Director, Friends of the Upper East Side Historic Districts

Current issues

February 14 Contextual Zoning and Form-based Codes

Contextual zoning and its importance as a neighborhood preservation mechanism. The growing use of form-based codes will also be examined.

February 17, 2-4 PM Site visit to the Gowanus Canal

February 21. Discussion about site visit. Presentation of planning and zoning for a mature New York City. Student presentations.

February 28 Prospects for Sustaining Neighborhood Character

Discussion of potential future scenarios for neighborhood preservation. Student presentations.

Required Readings

January 17

Duerksen, Christopher J., and Goebel, R. Matthew. "Aesthetics, Community Character and the Law." Washington, D.C.: American Planning Association, 1999, pp. 3-7; 22-24.

January 24

McClurg, Jessie. "Executive Summary" from *Alternative Forms of Historic Designation: A Study of Neighborhood Conservation Districts in the United States*. University of Minnesota, 2011.

Miller, Julia and Lubens, Rebecca. "Preserving Older Neighborhoods Through Conservation District Programs." *Preservation Law Reporter*, Washington, D.C.: Jan.-March 2002.

Willis, Carol. "A 3-D CBD: How the 1916 Zoning Law Shaped Manhattan's Central Business Districts." *Planning and Zoning New York City: Yesterday, Today and Tomorrow*, edited by Todd W. Bressi, New Brunswick, N.J.: Center For Urban Policy Research, 1993.

January 31

Clark, Carol. "Albert S. Bard and the Origin of Historic Preservation in New York State." *Widener Law Review*, Vol. 18:323, 2012.

Hornick, Sandy. "Context is Everything: A New Zoning Concept Comes to New York's Neighborhoods." *Planning Practice*, December 1990,

26.22- 26.

Lovelady, Adam. "Broadened Notions of Historic Preservation and the Role of Neighborhood Conservation Districts." *The Urban Lawyer*, Winter, 2008, pp.147-183.

Winter, Nore. "Trends in Neighborhood Conservation." <https://www.laconservancy.org> (Links to an external site.)Links to an external site., September 30, 2014.

February 7

Levy, Rachel. "Contextual Zoning as a Preservation Planning Tool in New York City." Master's Thesis, Columbia University Graduate School of Architecture, Planning and Preservation, 2015, chapters 1 & 2.

Greenwich Village Society for Historic Preservation. "Ten Years: A Thousand Buildings: One Hundred Blocks: A Decade of Progress on Landmark and Zoning Protections in the Village, East Village, and Noho." 2013. www.gvshp.org/10

Website of The Friends of the Upper East Side Historic Districts,
www.friends-ues.org

February 14

Purdy, Jeffrey R. "Form-based Codes – New Approach to Zoning." *Smart Growth Tactics* No. 28. Michigan Association of Planning, 2006.

Goldberger, Paul. "It Takes a Village: The Anti-sprawl Doctors Make a Manifesto." Review of *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*, by Andres Duany, Elizabeth Plater-Zyberk, and Jeff Speck. *The New Yorker*. March 27, 2000, pp. 128-134.

Southworth, Michael. "New Urbanism and the American Metropolis."
Built Environment 29, no. 3, 2003, pp. 210-226.

Fischel, William A. "Neighborhood Conservation Districts: The New Belt and Suspenders of Municipal Zoning." *Brooklyn Law Review*. Vol. 78:2, 2013.

February 17

“Gowanus Neighborhood Planning Study,” NYC Planning Places, *Website of the NYC Department of City Planning*, www.nyc.gov ([Links to an external site.](#))[Links to an external site.](#)

Website of Bridging Gowanus, BridgingGowanus.org

February 21

Marcus, Norman. “Zoning from 1961 to 1991: Turning Back the Clock – But with an Up-to-the-Minute Social Agenda.” *Planning and Zoning New York City: Yesterday, Today, and Tomorrow*, edited by Todd W. Bressi.

New Brunswick, N.J.: Center for Urban Policy Research, 1993, pp. 61-102.

Schaffer, Richard L. “Reflections on Planning and Zoning in New York City.” *Planning and Zoning in New York City: Yesterday, Today, and Tomorrow*, edited by Todd W. Bressi. New Brunswick, N.J.: Center for Urban Policy Research, 1993, pp. 239-251.

Haar, Charles M., and Kayden, Jerold S. “Foreword: Zoning at Sixty – A Time for Anniversary Reckonings.” in *Zoning and the American Dream: Promises Still to Keep*. American Planning Association. June, 1990.

Weisbrod, Carl. “Building a City for All New Yorkers,” remarks at the Municipal Art Society Summit, October 24, 2014.

<http://www.nyc.gov/html/dcp/html/about/pr102414.shtml> ([Links to an external site.](#))[Links to an external site.](#)

February 28

Kayden, Jerold. “Reconsidering Zoning: Expanding an American Land-Use Frontier.” *Zoning Practice*. American Planning Association. January, 2004.

Lander, Brad, "Rediscovering City Planning and Community Development, Together." *Toward a 21st Century City for All: Progressive Policies for New York City in 2013 and Beyond*. Center for Urban Research, CUNY Graduate Center, 2013.

Lemar, Anika S. "Zoning as Taxidermy: Neighborhood Conservation Districts and the Regulation of Aesthetics." *Indiana Law Journal*: Vol.90: Iss. 4, Article 4.