

## **A6767    PRESERVATION PLANNING & POLICY**

Fall 2018 – Columbia University Graduate School of Architecture, Planning & Preservation  
Tuesdays, 11:00am – 1:00pm, 300 Buell South

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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 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**

Oct 5	Meeting Analysis
Oct 26	Zoning Analysis
Oct 30	Local Regulation Analysis (group presentation)
Nov 8	Mid-term paper/case study
Nov 20	Incentives Analysis (group presentation)
Dec 14	Final paper/study

### **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

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.

*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 20<sup>th</sup> 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 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

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. 2019. Mapping the Issues of Values. *Values and Heritage Management*, E. Avrami, R. Mason, S. MacDonald, D. Myers, eds. Los Angeles: J. Paul Getty Trust (forthcoming). [CONFIDENTIAL PREVIEW – NOT FOR DISTRIBUTION](#)

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 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

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.

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

*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.)

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.

*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.

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

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

Hirt, Sonia. 2014. *Zoned in the USA: The Origins and Implications of American Land-use Regulation*. Ithaca, NY: Cornell University Press. Chaps. 2 & 3.

Talen, Emily. 2012. *City Rules: How Regulations Affect Urban Form*. Washington, DC : Island Press, Chaps. 2 & 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 <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*

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 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.

VIDEO: *Flag Wars* a documentary film by Linda Goode Bryant and Laura Poitras. Access is through CLIO at <https://clio.columbia.edu/catalog/12069412?counter=1>

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.

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 4 **Course Conclusions**

Charting an agenda for the next generation of preservationists

Avrami, Erica, Cherie-Nicole Leo, Alberto Sanchez-Sanchez. Confronting Exclusion: Redefining the Intended Outcomes of Historic Preservation. *Change Over Time* 8:1 (forthcoming Fall 2018).

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 14 **Final Papers due**