

**COLUMBIA UNIVERSITY GRADUATE SCHOOL OF
ARCHITECTURE, PLANNING AND PRESERVATION
A6510 – Spring 2018
NEIGHBORHOOD PRESERVATION AND ZONING**

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Course Description

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 16 Course Introduction

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

January 23 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 30 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 6 Rachel Levy, Executive Director, Friends of the Upper East Side Historic Districts

Current issues

February 13 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 16, 2-4 PM Site visit to the Gowanus Canal

February 20. Discussion about site visit. Presentation of planning and zoning for a mature New York City. Student presentations.

February 27 Prospects for Sustaining Neighborhood Character

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