

Planning 590: Planning for Historic Preservation

Instructor: J. Myrick Howard
Mondays 4-6:30pm in Murray Hall G201
Office Hours: Appointment only (TA hours TBD)

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The purpose of this course is to provide an introduction to historic preservation and its role in the planning and development process. The seminar will highlight current activities in historic preservation. As President of the Historic Preservation Foundation of North Carolina, Inc. (Preservation North Carolina), a private nonprofit statewide preservation organization, I've been involved in the development of numerous preservation laws and programs in North Carolina. My background is in planning and law. Preservation North Carolina is best known for its endangered properties program, through which it purchases and resells properties.

Lara Seltzer will be the TA for this course. She will be helping organize readings, participating in some of the discussions, and grading some of the papers. To contact Lara: 781/690-6987
lseltzer@live.unc.edu.

Expectations

Participation: Students are expected to attend every scheduled class and one field trip throughout the semester. Each day is the equivalent to one week of regular scheduled class; therefore, attendance is strongly correlated with success in this course. Participation is a part of your grade, and I encourage you to engage in class discussion. Grading your participation will be based on your demonstration of mastery of the material, ability to connect themes and topics to class discussion, and insights to the broader discussion of historic preservation. Some may find speaking in class as uncomfortable, if this is the case, then please let me know privately

Required Readings: The readings are assigned to support the conversation and discussion in class and are expected to be completed before class. It is the student's responsibility to come class to prepared, including have familiarity with the reading assigned for class. Out of class work will include reading and becoming familiar with the differing styles of American architecture

- McAlester, Virginia Savage. A Field Guide to American Houses. Alfred A. Knopf Incorporated. (November 2015 Edition)
- Readings from the Web or on Sakai. A tentative outline of readings is attached. If you haven't read the required assignment before class, please let me know before class.

Presentation about an Architectural Style: Each student will be assigned to make a brief presentation about an architectural style. Your turn to teach the class! Photos and information presented should be taken from sources other than the McAlester book, so that your presentation enhances the reading assignment for others.

Historic Preservation Committee Meeting: Attendance at and a one-page analysis of three historic districts, historic properties or appearance commission or National Register review committee meetings. A complete list of available meetings and a form to be used for your comments will be available on the Sakai Website under class resources. The one-page write-ups should be submitted at the end of the semester with the final exam.

Final Examination: The exam will cover all class material throughout the semester and will test the students' knowledge of the course material. Subjects include local and federal statutes, architectural styles, and historic preservation best practices. The exam will be a take-home exam handed out on the last day of class and due on the university's assigned date (Monday, May 4 at 4:00). The exam will be a closed book exam, and students are not to look at their notes while taking the exam.

Semester Project:

Each student will undertake a case study of a preservation project or a local historic preservation commission. Students will explore what has made the project successful (or not, where appropriate). With North Carolina commissions, students are strongly encouraged to inquire from the commission staff or leadership what changes need to be made to the state's enabling legislation in 2021. The product will be a report no longer than 10 single-spaced pages (with footnotes and bibliography) and a brief oral summary in class. Photos can be attached as an appendix. Each student will be expected to conduct at least one personal interview with a practitioner associated with the project or commission. Failure to conduct such an interview will be grounds for the project to be considered incomplete.

Grading

- Readings, class participation, and class assignments. (20% of grade)
- Final examination (40% of grade)
- A semester project (40% of grade)

January 13, 2019

Introduction to Course

Review of class requirements and introduction of the class members and the professor to each other. An introductory exercise for looking at buildings.

January 27, 2019

Historic Preservation: A Variety of Meanings and Motivations

Preservation is a generalist's field, incorporating history, architecture, city planning, environment advocacy, affordable housing, downtown revitalization, neighborhood stabilization and more.

Donovan Rypkema, "Historic Preservation as Sustainable Development," 2006

Tom Mayes. “Why Do Old Places Matter? Civic, State, National, and Universal Identity”

Tom Mayes, “Why Do Old Places Matter? Sustainability”

- Discussion question: Why are many preservationists less than enthusiastic about the LEED certification process...and many related discussions about “green architecture”?

February 3, 2019

The Federal and State Governments' Roles in Historic Preservation

The role of the Federal and state governments are often misunderstood by the public. What is the reality of the public-sector role in historic preservation?

Scan: Institute for Local Government, “Takings Law in Plain English”:

<https://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=64537912-dede-c772-1a57-546ce8b4955c>

National Park Service: <https://www.nps.gov/subjects/nationalregister/faqs.htm>

NC Historic Preservation Office, Fact Sheet 1: <https://files.nc.gov/ncdcr/historic-preservation-office/survey-and-national-register/NRfacts1-What.pdf>

NC Historic Preservation Office, Fact Sheet 4: <https://files.nc.gov/ncdcr/historic-preservation-office/survey-and-national-register/NRfacts4-FactsFigures.pdf>

Advisory Council on Historic Preservation:

https://www.achp.gov/sites/default/files/documents/2019-10/AboutTheACHPFactSheet2019_100319.pdf

Discussion questions: To what extent can government in general regulate private property? To what extent can the Federal government regulate private property? What does National Register designation really mean for a building? For a district?

McAlester: Scan first four chapters of Colonial Houses; read **Georgian** with more care.

Every week there will be assignments to read in the McAlester book. Assignments and dates for student presentations about architectural styles will be finalized by the second day of class. Generally those presentations will occur in the last half-hour of class.

February 10, 2019

Preservation as Economic Development

Two DCRP alums take the class on a behind-the-scenes tour of recently renovated historic properties **in downtown Raleigh**.

Andrew Stewart and Patrick Nerz, Empire Properties

Tom Mayes, “Why Do Old Places Matter? Economics”

February 17, 2019

Local Governments and Historic Preservation

The strongest regulatory tools are at the local level. They require careful implementation.

NC Historic Preservation Office, Comparison of National Register and Local Designations, <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/local-historic-2>

NC Enabling Legislation, G.S. 160A-400.1ff

- Discussion questions: *See Historic District questions on Sakai*. Be ready with specific answers and citations.

McAlester: Read **Federal** and **Early Classical Revival**.

February 24, 2019

Local Governments II: Neighborhood Preservation

Stabilizing neighborhoods is one of local government's biggest challenges. Balancing the need for market stability and affordability is difficult.

Boston Globe article on gentrification, March 31, 2007

Donovan Rypkema, "Gentrification and the Economic Integration of Neighborhoods"

Donovan Rypkema, "Historic Preservation and Workforce Housing: The Missed Connection"

Richard Florida, "The Closest Look Yet at Gentrification and Displacement"

- Discussion questions: Is "gentrification" a useful term for discussion? Are rising property values necessary to maintain a neighborhood?

McAlester: **Greek Revival** and **Gothic Revival**.

March 2, 2019

The Role of Nonprofit Organizations – Revolving Funds

Revolving funds are one of the strongest tools for historic preservation, and The 1772 Foundation is the nation's largest funder of revolving funds. The class will look at the work of revolving funds across the country.

SCAD, "Preservation Revolving Funds Collaborative Project"

Scan: SCAD, "Revolving Fund Impact Report"

McAlester: **Italianate** and **Second Empire**; scan Exotic Revivals and Octagon.

SPRING BREAK

March 16, 2019

****Status Reports about Practitioner Interviews for Semester Project****

The Role of Nonprofit Organizations – Preservation NC's Endangered Properties Program

Preservation NC's revolving fund is one of the nation's best known. Learn more detail about how it works.

National Trust, "Preservation Revolving Funds"

Scan: SCAD, "Revolving Fund Impact Report"

- Discussion question: Why are nonprofits so important in the historic preservation movement?

McAlester: **Queen Anne** and **Richardsonian Romanesque**, scan Stick,

March 23, 2019

Project Review and Class Catch-up

Moving Midway or *Oberlin: A Village Rooted in Freedom* – Movie (time-permitting)

McAlester: **Colonial Revival** and **Neoclassical**; scan Shingle and Folk Victorian

March 30, 2019

Preservation Easements and Covenants

Preservation easements and covenants are among the strongest tools for preserving historic properties – in perpetuity.

National Park Service, <https://www.nps.gov/Tps/tax-incentives/taxdocs/easements-historic-properties.pdf>

National Trust for Historic Preservation, "Preservation Easements"

Preservation North Carolina, "Private Agreements, Public Benefits"

Preservation North Carolina, "Sample Preservation Agreement"

- Discussion: Are easements the ultimate preservation tool?

McAlester: **Tudor** and **Early Modern Houses (especially Craftsman)**.

April 6, 2019

Federal and State Tax Incentives

The Federal tax credits have generated more than \$90 billion in historic rehabilitation over the last forty years. North Carolina state credits have added another \$2+ billion.

National Park Service, <http://www.cr.nps.gov/hps/tps/tax/incentives/index.htm>(read through Program Essentials, Application Basics, and The Review Process)

North Carolina Historic Preservation Office, <http://www.hpo.dcr.state.nc.us/credits.htm>

McAlester: **International**. Scan Modern Styles.

April 13, 2019

******Semester Project Due******

Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation are used to evaluate tax credit projects. The standards have shaped the movement in many ways.

Guest Speaker: Tim Simmons, Senior Preservation Architect and Income-producing Tax Credit Coordinator, NC State Historic Preservation Office

National Park Service, <https://www.nps.gov/tps/standards/rehabilitation.htm> and

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

(read through Meeting the Standards and Avoiding Incompatible Work)

- Discussion question: Are the Secretary of the Interior's Standards for Rehabilitation good standards for a local historic district commission to use?

April 20, 2019

Field trip to Oneida Mill, Graham

We'll wrap up the class at a historic textile mill that's been adaptively used for affordable housing with a tour by the developer.

Host: Richard Angino, Third Wave Housing

Where Do We Go From Here?

Robert E. Stipe, *A Richer Heritage*, Chapter 15

Donovan Rypkema, "What's Next for Preservation?"