Planning 757: Planning for Historic Preservation

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Office Hours: By phone, appointment only

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.

Status of TA is currently unknown.

**Expectations**

Participation: Students are expected to attend every scheduled class throughout the semester. 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 Commission Meeting: Attendance (virtual) at and a one-page analysis of three historic districts, historic landmarks 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 distributed online on the last day of class and due on the university’s assigned date (Friday, April 29 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 an *in-depth* study of a current preservation issue, topics to be approved by the instructor. 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. 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 10, 2022**

**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 12, 2022**

**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.

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

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

**January 17, 2022**

**Historic Preservation and Sustainability**

Donovan Rypkema, “Historic Preservation as Sustainable Development,” 2006

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

**January 19, 2022**

**Looking at Buildings**

McAlester: Read intro and scan first four chapters of Colonial Houses

*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.*

**January 24, 2022**

**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>

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?

**January 26, 2022**

**The (Federal and) State Governments' Roles in Historic Preservation**

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>

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.*

**January 31, 2022**

**Preservation as Economic Development**

Impact of the historic preservation tax credits

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

Report on Tax Credits

McAlester: Read **Georgian Style.**

**February 2, 2022**

**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

**February 7, 2022 -**

**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?

**February 9, 2022**

**Preservation as Economic Development  
  
GUEST SPEAKER:   
Patrick Nerz, DHIC**

A DCRP alum takes the class through a case study of a recently renovated historic property in downtown Durham.

**February 14, 2022**

**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: Read **Federal,** **Early Classical Revival,** and **Greek Revival**

**February 16, 2022**

**The Role of Nonprofit Organizations – Revolving Funds (continued)**

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

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

**February 21, 2022**

**\*\*\*\*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”

**February 23, 2022**

**Preservation Nonprofit as Developer**

**GUEST SPEAKER:**   
**Kathy Kottaridis, Historic Boston, Inc.**

**February 28, 2022**

**Preservation as Economic Development**

**GUEST SPEAKER:   
Andrew Stewart, Empire Properties**

**March 2, 2022**

**Preservation Easements and Covenants**

**GUEST SPEAKER:   
Lauren McHale, President & CEO, The L’Enfant Trust, Washington DC**

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

National Park Service, “Easements to Protect Historic Properties”

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?

**March 7, 2022**

**How to Read a Building**

**GUEST SPEAKER:   
Brett Sturm, NCSPO**

Stewart Brand, *How Buildings Learn*, Chapter 2, “Shearing Layers”

**March 9, 2022**

Mid-semester summary, catch-up on architectural styles, and questions about the class

**SPRING BREAK**

**March 21 2022**

**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, “Historic Preservation Tax Incentives”

National Park Service, Peruse <https://www.nps.gov/tps/tax-incentives.htm>

National Park Service, “Eligibility Requirements” <https://www.nps.gov/tps/tax-incentives/before-apply/eligibility-requirements.htm>

National Park Service, “Qualified Expenses” <https://www.nps.gov/tps/tax-incentives/before-apply/qualified-expenses.htm>

North Carolina Historic Preservation Office, Income-Producing Tax Credits Fact Sheet

North Carolina Historic Preservation Office, Non Income-Producing Tax Credits Fact Sheet

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

**March 23, 2022**

**Federal and State Tax Incentives (continued)**

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

**March 28, 2022**

**Secretary of the Interior's Standards for Rehabilitation**

**GUEST SPEAKERS: Tim Simmons, Senior Preservation Architect and Income-producing Tax Credit Coordinator, NC State Historic Preservation Office, and Brett Sturm, NCHPO**

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

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

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>    
(Peruse whole website)

**March 30, 2022**

**Secretary of the Interior's Standards for Rehabilitation (continued)**

**April 4, 2022**

**Affordable Housing and Historic Preservation**

**GUEST SPEAKER:   
Richard Angino, Third-Wave Housing**

**April 6, 2022**

**Historic Preservation and Racial Equity**

**GUEST SPEAKER:   
Dr. Valerie Ann Johnson, Dean - Arts, Sciences, and Humanities at Shaw University**

**April 11, 2022**

**Video: Brent Leggs, Richard Rothstein**

**April 13, 2022**

McAlester: **Tudor, Early Modern Houses (especially Craftsman),** and **International**.  Scan Modern Styles.

**April 18, 2022**

**Where Do We Go From Here?**

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

Donovan Rypkema, “What’s Next for Preservation?

**April 20, 2022**

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

**April 25, 2022**

**Semester Projects Wrapup**

Brief presentations and discussions about semester projects.

**April 27, 2022 - Last Day of Class**

Summary and questions about the class

**April 29, 2022 (Friday) at 4:00 – Exam due**