COURSE OUTLINE

Description

While many people in contemporary society perceive the goals of sustainability and historic preservation to be completely at opposite ends of the spectrum, quite the opposite is true. Reusing a building is the ultimate form of recycling. Using the lens of stewardship of the built environment, this course provides the foundation for understanding why the preservation and reuse of existing buildings is a significant sustainability strategy. The course explores the theory and practices that can affect, protect, and conserve both historic and existing buildings. This includes the planning, design, construction and operating processes involved the preservation of historic buildings and sites, neighborhoods, commercial districts, and cultural landscapes.

Stewardship of the Built Environment recognizes that the built environment should interact synergistically with the natural environment and that sustainability is the integral and balanced combination of social, environmental, and economic forces that conserve material, energy, fiscal resources, and social identity. It further recognizes that, while retention of every building is not practicable, demolition of a building intensifies demand for new raw materials and energy for construction while contributing to increased land fill pressures and that sensible efforts must be made to avoid unnecessary demolition.

This course provides the foundation for understanding historic preservation theory and the practices that affect, protect, or conserve historic buildings. This includes the planning processes involved the preservation of historic buildings and sites, neighborhoods, commercial districts, and cultural landscapes. This course includes preservation practices and policies that affect buildings built in the United States from the late-16th century through the 21st century.

Objectives

The primary objective of this course is to develop skills needed to communicate and interact with others (e.g., architects, planners, engineers, consultants, clients, etc.) whom the students will encounter in professional practice when working with the preservation of older buildings. To achieve this objective, the course goals include the ability to understand:

- the development of the historic preservation practice in the United States;
- the evolution of preservation and preservation planning practices;
- the social, environmental, and economic benefits of historic preservation;
• the role of local, state and federal agencies with regards to preservation;
• the role of the Secretary of Interior’s Standards for Historic Preservation;
• the methods involved in defining the historic significance of a site, building,
district, or cultural landscape;
• the processes involved in revitalizing commercial and residential districts;
• the technology available to assist in preservation of the built environment;
• the environmental safety issues related to the rehabilitation of buildings;
• the opportunities that preservation presents in the 21st century;
• the resources available for preservation planning activities.

Teaching Philosophy

The readings and their subsequent discussions form the foundation of the
course. Substantial student preparation is imperative. Student questions and
interaction with the instructor form the basis for teaching this course, are stronglyencouraged, and are an important component of my teaching approach. It is this
combination of questions and the resultant discussions that bring significant
richness and vitality to the course.

Organization

Instructor  Robert A. Young, PE, FAPT, LEED ap; Room 240 AAC; (801)
581-3909; young@arch.utah.edu; Office Hours: MW 9:15-10:30
AM; or by appointment. Students should periodically consult the
instructor’s web site (http://www.arch.utah.edu/young) for updates
on class information.

Class Hours  6:00-9:00 P.M., Room 228 AAC, Mondays

Textbooks & Readings  Tyler, Norman, Ted J. Ligibel, and Ilene R. Tyler. 2009. Historic
Preservation: An Introduction to Its History, Principles, and
Practice, 2nd ed. New York: W.W. Norton & Company.

Young, Robert. SOTIS: Secretary of this Interiors Standards
Courseware Module. (see Instructor’s Web Site)

There are readings on reserve at Marriott Library and accessible
from the internet. Refer to "Reserve Readings" section below.

Decorum & Attendance  Punctuality, professionalism, and leadership are valued by
clients, employers, colleagues, and faculty. As such, students
should be ready to begin class at the scheduled start time and be
prepared to ask and answer questions. Pagers and cell phones
must be turned off or set to non-audio mode. Do not eat in class.

Class begins with announcements and questions to and from the
class and the resultant discussions. Participation goes beyond
just coming to class and taking notes. Leaders ask questions and
seek clarity to foster greater understanding for themselves and for
the class. Leaders engage the class in learning course materials both inside and outside the classroom.

At certain times, the College of Architecture + Planning will be sponsoring lectures by notable architects, planners, and other design professionals. **On those lecture dates (marked with an asterisk “*” on schedule) which coincide with the scheduled class period, class will start at 7:00 PM.**

Due to the quantity of materials covered, it is recommended that students attend class lectures regularly, ask questions, and keep up with the reading. Students’ participation and leadership qualities in class lectures and discussions will be used in consideration of their final course grade.

**Projects**

There will be two research projects (described later) assigned that will constitute the majority of the completion requirements for the course.

Students are responsible for all in-class instructions on projects.

**Late Policy:** **All projects must be submitted by the start of class on the date they are due** or they are considered late. Late work will be penalized up to one letter grade (e.g., an "A" becomes a "B") for each day or any part thereof that it is late. All unsubmitted late work must be turned in by 5:00 PM on the last day of the regular semester classes (not finals week) to receive completion credit even though it may be too late for a letter grade.

**Grading**

Final grades will be based on the following division of credit:

<table>
<thead>
<tr>
<th>Category</th>
<th>Points</th>
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<tbody>
<tr>
<td>Class Leadership and Participation</td>
<td>30 pts</td>
</tr>
<tr>
<td>Project #1</td>
<td>30 pts</td>
</tr>
<tr>
<td>Project #2</td>
<td>40 pts</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>100 pts</strong></td>
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Grades will be based on the following performance levels:

- **A** Performance is exceptional.
- **B** Performance is at the expected level.
- **C** Performance is below expected level.
- **D** Performance is well below expected level.
- **E** Performance is extremely poor.

The University does not grant credit for graduate courses in which a student does not receive at least a C- grade for the course.
Accessibility  The University of Utah College of Architecture + Planning seeks to provide equal access to its programs, services, and activities for people with disabilities. If you need accommodation, prior notice needs to be given to the Center for Disability Services, 162 Olpin Union Building, 581-5020 (V/TDD). All written course information can be made available in alternative format with prior notification to the Center for Disability Services.

University Notes  Last day to drop classes: September 1, 2010
Notes  Last day to add classes: September 7, 2010
## COURSE SCHEDULE

<table>
<thead>
<tr>
<th>Date</th>
<th>Subject</th>
</tr>
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<tbody>
<tr>
<td>August 23</td>
<td>Introduction</td>
</tr>
<tr>
<td></td>
<td>Required: Tyler, Ch. 1</td>
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<tr>
<td>30</td>
<td>Stewardship of the Built Environment</td>
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<tr>
<td></td>
<td>Required: Tyler, Ch 10, 11; Review only: TP-21, 22, 24 &amp; 25</td>
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<tr>
<td>September 6</td>
<td>Labor Day: No Class</td>
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<tr>
<td>13</td>
<td>Historic Preservation Movement in the United States</td>
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<td></td>
<td>Required: Tyler, Ch. 2; Review only: TP-1 Ch. 4; SOTIS Courseware</td>
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<td></td>
<td><strong>Project #1 Proposal Due</strong></td>
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<tr>
<td>20</td>
<td>Architectural Styles</td>
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<tr>
<td></td>
<td>Required: Tyler, Ch. 3; Review only: TP-10</td>
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<tr>
<td>27</td>
<td>Historic Districts and Legal Basis for Preservation</td>
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<tr>
<td></td>
<td>Required: Tyler Ch. 4; Review only: TP-1 Ch. 5; TP-2, 3, &amp; 4</td>
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<tr>
<td>October 4</td>
<td>Documentation and Designation of Historic Properties</td>
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<td></td>
<td>Required: Tyler, Ch. 5-6; TP-5; Review only: TP 6-9</td>
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<tr>
<td>11</td>
<td>Fall Break: No Class</td>
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<tr>
<td>18</td>
<td><strong>Project #1 Presentations</strong></td>
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<tr>
<td>25</td>
<td><strong>Project #1 Presentations</strong></td>
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<tr>
<td></td>
<td><strong>Project #1 Paper and CD-ROM Due</strong></td>
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<tr>
<td>November 1</td>
<td>Design Issues</td>
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<tr>
<td></td>
<td>Required: TP-11; Review only: TP-12 &amp; 13</td>
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<td></td>
<td><strong>Project #2 Proposal Due</strong></td>
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<td>8</td>
<td>Preservation Technology</td>
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<td></td>
<td>Required: Tyler, Ch. 7</td>
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<td>15</td>
<td><strong>Economics</strong></td>
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<td></td>
<td>Required: Tyler Ch. 8; TP-16; Review only: TP-17</td>
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<tr>
<td>22</td>
<td><strong>Revitalization</strong></td>
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<tr>
<td></td>
<td>Required: Tyler, Ch. 9; 11 TP-14; Review only: TP-15, 19, 20, 21, 23</td>
</tr>
<tr>
<td>November 29</td>
<td><strong>Project #2 Presentations</strong></td>
</tr>
<tr>
<td>December 6</td>
<td><strong>Project #2 Presentations</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Project #2 Paper and CD-ROM due</strong></td>
</tr>
</tbody>
</table>
RESERVE READINGS

Readings at Marriott Library

Required


Review Only


TP-23 Isenstadt, S. “Three problems in preserving the postwar landscape.” *Forum Journal* (Spring, 2001, 15, No. 3) pp. 35-44.


* Also available at the National Register website

**Instructor’s Website** [http://www.arch.utah.edu/young](http://www.arch.utah.edu/young)

**Required**
ARCH-6500/URBPL-6500/REDEV-6500 Course Pack.

**Review Only**
TP-13 Design Guidelines for Residential Buildings in Salt Lake City Historic Districts (see [http://www.slcgov.com/ced/hlc/content/design_guidelines_Book.asp](http://www.slcgov.com/ced/hlc/content/design_guidelines_Book.asp)).
LEADERSHIP AND PARTICIPATION

Introduction

Each week the class will begin with a discussion of the question “What is new in preservation?” This discussion provides a forum to present opinions and develop an interactive dialog between themselves, their classmates, and the instructor. As part of professional practice, it is incumbent upon practitioners to keep current in their field of work. For this course, preservation will be the focus of the discussion. Students are expected to take note of issues and preservation that are happening in their community or that they have encountered in the news media and bring their observations and concerns to class. Students will also be expected to attend, observe, and even participate in a public or professional meeting or event. A portion of the leadership and participation grade will be based on the attendance and reporting of one such meeting to the class.

Objectives

The objectives of this assignment are:

- To explore how historic preservation is accomplished in practice.
- To encourage development of student observation skills.
- To encourage development of student oral presentation skills.
- To foster dialog on local, state, and national preservation activities.

Procedure

There are regularly scheduled meetings and events that often have historic preservation implications. Each student should attend one such meeting as an observer of the processes involved. The student may instead elect to attend other events of a professional nature related to historic preservation and report their observations to the class as well. Finally, students may initiate discussions based on preservation related local and national current events or materials beyond class readings. A representative slate of meetings is given below

Salt Lake City Municipal Meeting Schedule
Historic Landmarks Commission (HLC): 1st & 3rd Wednesday; 4:00 PM, 126 CCB
Redevelopment Authority Advisory Com.: 1st Wednesday; 4:00PM, 326 CCB
Redevelopment Authority: 2nd Tuesday 5:30PM
City Council: 1st, 2nd, 3rd Tuesdays; 7:00 PM
Planning Commission: 1st and 3rd Thursday; 5:30 PM

Meetings in other communities are eligible as well.

Product

The student’s level of class leadership and participation in discussions are the basis for the grade received for this portion of the course. Lack of interaction and participation will lower a student’s grade considerably.
PROJECT #1: HISTORIC PRESERVATION THEORY PAPER

Introduction

Historic preservation theory is a philosophical approach that affects many aspects of constructing and using the built and natural environments. As such there is a widely diverse selection of materials from which to draw upon to form the basis of a preservation ethic in one's own professional practice.

Objectives

The objectives of this assignment are:

- To explore how historic a preservation philosophy or theory can potentially affect the built and/or natural environments.
- To encourage development of student research skills.
- To encourage development of student writing skills.
- To encourage development of student oral presentation skills.

Research Paper

In teams of two people, students will prepare a paper and oral presentation. The paper will describe one aspect of historic preservation theory or philosophy as it affects the built or natural environment. The topic of the paper is to be of the student's own selection. A suggested list of possible topics is given below or students may develop one of their own with the prior consent of the instructor:

- stewardship of the built environment as a preservation strategy
- adaptive reuse as a preservation strategy
- urban revitalization as a preservation strategy
- preserving post-World War II/midcentury modern buildings
- preservation of “first tier” suburbs
- embodied energy
- life-cycle assessment and historic preservation
- non-destructive testing/non-destructive evaluation
- architectural forensics
- materials testing and analysis
- reduction of waste streams through adaptive reuse and recycling in situ
- transportation system choices as they affect preservation
- preservation advocacy tools, resources, and programs
- historic preservation and smart growth
- sustainable community case studies that include historic preservation
- franchise/corporate identity versus preservation
- pop-ups, blow-outs and tear-downs and the resources to mitigate them
Products

Paper: Based on their research findings, students will prepare a 3000 word paper (approximately 12, 8 ½” x 11” pages of double spaced text, 12 point font with 1” margins). Graphics should be integrated within the text to highlight key points. Graphics will not be included in the page count. All graphics or images not originally developed by the students must be given proper bibliographic credit. All graphics and images must be called out in the text and have captions. Students should use the Chicago Manual of Style as the basis of their writing. All assertions and conclusions should be based on existing factual evidence and not just opinion or conjecture.

In writing the paper, keep the following criteria in mind:

1. **Proofread** manually. Spellchecker is not a proofreader.
2. Use **only** third person voice (e.g., he, she, they).
3. **Avoid contractions** (e.g., “do not” instead of “don’t”).
4. Use **headings** to delineate major areas of the paper (e.g., introduction of research question or issues, case studies, discussion, and conclusion).
5. Include **captioned** graphics (e.g., “Figure 1: Front façade of XYZ building”) within the body of the text for visual interest and to clarify a point of discussion. **Call out** figures in text (e.g., “see Figure 1”).
6. **Cite sources** of images and quotes.
7. **Include a bibliography** at the end (note: the text for this is not included in the word count).
8. **Use appendices** where appropriate to maintain flow within the main body of the paper. Use call outs (e.g., “see Appendix A”) where appropriate.

Presentation: Students will make an oral presentation to convey an overview of the subject including the major findings and expected trends of the particular topic being presented. The length of the presentation time will be determined once the class size has been finalized. Audio-visual aids (e.g. computer/projection equipment) will be the responsibility of the student.

The paper is due on the date shown on the syllabus. The students will submit one printed copy of the paper and a pc-compatible CD-ROM that includes the paper (in a .DOC formatted file); the presentation (in a .ppt formatted file); and subfolders containing all digital materials used in the preparation of the paper.
PROJECT #2: HISTORIC PRESERVATION PRACTICE PROJECT

Introduction

Historic preservation practice is a direct result of applying the theory to practical applications. As such there is a widely diverse selection of materials from which to draw upon to foster a preservation ethic in one's professional practice. The process outlined here mirrors the typical process for submitting and presenting papers at professional and academic conferences.

Objectives

• To explore historic preservation practice as it affects the built and/or natural environment.
• To encourage development of student research skills.
• To encourage development of student oral presentation skills.
• To encourage development of student writing skills.

Practice Paper

The paper will describe one aspect of historic preservation practice as it affects the built or natural environment. The subject area is to be of the student's own selection. A suggested list of possible topics is given below or students may develop one of their own with the consent of the instructor:

• Historic Preservation Tax Credits and LEED
• Historic Preservation Tax Credits and Low Income Housing Tax Credits
• Historic Preservation Tax Credits and New Market Tax Credits
• National Register nomination for a single building or site
• Economic analysis (pro forma) of a proposed rehabilitation project
• New Urbanism: suburbs in the city/neo-traditional neighborhoods in the suburbs
• Non-destructive testing/non-destructive evaluation
• Architectural investigation and forensics
• Architectural materials testing and analysis
• Main Street revitalization successes and failures
• Design guidelines and design review

Products

Paper: Based on their research findings, students will prepare a 3000 word paper (approximately 12, 8½” x 11” pages of double spaced text, 12 point font with 1” margins). Graphics should be integrated within the text to highlight key points. Graphics will not be included in the page count. All graphics or images not originally developed by the students must be given proper bibliographic credit. All graphics and images must be called out in the text and have captions. Students should use the Chicago Manual of Style as the basis of their writing. All assertions and conclusions should be based on existing factual evidence and not just opinion or conjecture.
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