## Contents

1 **Our Changing Need to Preserve** .......................... 1
   Introduction ................................................................ 1
   A Culture of Collecting: Museums Get Started ............. 2
   Organizing for Historic Preservation ....................... 6
   People, Parks, Monuments, and Antiquities ............... 14
   The Titans of Industry Turn to Restoration ............... 22
   Living Cities Left Behind or Ahead of Their Time? ....... 27
   The Expansion of the Federal Government ................. 33
   Bombing Cities to Save Western Civilization .......... 36
   Conclusion ............................................................ 38
   References ........................................................... 39

2 **A Different Way of Thinking** .................................. 43
   Introduction .......................................................... 43
   Changes in Historic Preservation in the Post-War Era .... 44
   From “Do It Yourself Digs” to “New” Archaeology ....... 47
   Preservation as an Alternative to Urban Renewal ......... 49
   Jane Jacobs and the Reaction to Modernism ............. 58
   The Highway and the City’s Image .......................... 62
   Developing the New National Preservation Agenda .... 65
   Museum Salvage; Cultural Resource Management ....... 67
   The National Trust Programs Develop .................... 70
   The Only Way to Go Is Up: “Grass Roots” Neighborhood Conservation ............................................. 71
   Bicentennial Fever and the “Mosaic” Paradigm ........... 76
   The Struggle Continues, the Base of Support Grows .... 79
   A Change in the Wind: The “Business” of Preservation .. 82
   Uneasy Successes and Compromises ....................... 83
   Reclaiming and Reconceiving Landscapes ................ 85
   Conclusion ............................................................ 88
   References ........................................................... 89

3 **The Legal Framework** ............................................. 97
   Introduction .......................................................... 97
   Some Basic Concepts in the US Constitution ............... 98
   The Importance of Federal Actions .......................... 99
   The National Historic Preservation Act and Its Amendments....... 100
Preservation in the Transportation Act of 1966 ........................................ 108
The National Environmental Policy Act .................................................. 109
Saving Tribal Culture? ........................................................................... 111
Spurring Stewardship of Federal-Owned Properties:
  Executive Orders .................................................................................... 113
The Role of the Partners for the Federal and Local Governments .............. 114
  Stewardship of State Owned Properties ............................................... 117
  State Regulation of Construction to Foster Preservation ...................... 117
  State Regulation of Land Use to Foster Preservation ............................. 119
The Roles of Local Governments .............................................................. 120
The Initial Judicial Reaction to Preservation:
  Restricted Application ........................................................................... 123
  The Second Judicial Reaction: Cautious Acceptance ............................ 125
  The Third Judicial Reaction: Stronger Affirmation ............................... 127
Penn Central at the Trial Court Level ...................................................... 128
The Quest for Balance in the “Taking” Definition at the State Level ............ 130
Property Rights and Private Preservation Controls .................................. 132
Preservation Law and Religious Properties ............................................. 133
Conclusion ............................................................................................ 136
References ............................................................................................... 137

4 Changing Our Economic Outlook ......................................................... 141
  Introduction .......................................................................................... 141
  Macro Influences .................................................................................. 142
  Micro Analysis, Market Studies, and Appraising .................................... 146
  The Price We Pay for Accepting the Term “Obsolescent” ....................... 148
  Approaches to Reclaiming Property .................................................... 149
  Preservation-Related Construction Provides Jobs ................................. 150
  Commercial Revitalization .................................................................... 151
  Providing Assistance in Housing Rehabilitation ..................................... 154
  A Broader Approach: National Heritage Area Redevelopment .............. 156
  The Economic Contribution of Heritage Tourism .................................. 160
  Rural Heritage Tourism ......................................................................... 164
  The Multiplier Effects of Preservation .................................................. 167
  Conclusion ............................................................................................ 169
References ............................................................................................... 170

5 Meeting the Financial Challenges ......................................................... 173
  Introduction .......................................................................................... 173
  The Nature of the Problem .................................................................... 174
  The Federal Historic Rehabilitation Tax Credit Program ....................... 174
  Combining the HTC and LIHTC ............................................................ 180
  Evaluating the Federal Historic Rehabilitation Tax Credit ..................... 181
  State Historic Tax Credit Programs ..................................................... 186
  Income Tax Bridge Mechanisms ........................................................... 190
  Easements as Financial Tools ............................................................... 193
### Contents

<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>An Introduction to Property Tax Rates</td>
<td>194</td>
<td></td>
</tr>
<tr>
<td>How the Property Tax Affects Preservation</td>
<td>195</td>
<td></td>
</tr>
<tr>
<td>Property Tax Incentives</td>
<td>195</td>
<td></td>
</tr>
<tr>
<td>Evaluating Property Tax Bridge Mechanisms</td>
<td>198</td>
<td></td>
</tr>
<tr>
<td>Programmatic and Other Bridging Tools</td>
<td>199</td>
<td></td>
</tr>
<tr>
<td>Conclusion</td>
<td>207</td>
<td></td>
</tr>
<tr>
<td>References</td>
<td>209</td>
<td></td>
</tr>
<tr>
<td>6 Documentation, Context, and Design</td>
<td>213</td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>213</td>
<td></td>
</tr>
<tr>
<td>Designing Begins with Observation and Documentation</td>
<td>213</td>
<td></td>
</tr>
<tr>
<td>Organizing Information for Preservation Planning</td>
<td>217</td>
<td></td>
</tr>
<tr>
<td>The Roles of the Preservation-Minded Designer</td>
<td>219</td>
<td></td>
</tr>
<tr>
<td>Community Design Assistance</td>
<td>221</td>
<td></td>
</tr>
<tr>
<td>The Role that Design Competitions Can Play</td>
<td>222</td>
<td></td>
</tr>
<tr>
<td>Design Review in Neighborhood Conservation and Historic Districts</td>
<td>226</td>
<td></td>
</tr>
<tr>
<td>The Changing Nature of Aesthetic Contexts</td>
<td>227</td>
<td></td>
</tr>
<tr>
<td>The Renewed Emphasis on “Sustainability”</td>
<td>232</td>
<td></td>
</tr>
<tr>
<td>The Birth and Development of the US Green Building Council</td>
<td>234</td>
<td></td>
</tr>
<tr>
<td>“Marking Time” as a Treatment</td>
<td>235</td>
<td></td>
</tr>
<tr>
<td>Restoration: Easily Understood, Often Impossible to Achieve</td>
<td>236</td>
<td></td>
</tr>
<tr>
<td>Reconstruction: Replication for a Reason</td>
<td>237</td>
<td></td>
</tr>
<tr>
<td>Rehabilitation: A Term with Special Meaning</td>
<td>238</td>
<td></td>
</tr>
<tr>
<td>Rehabilitating Properties that Seem Impossible to Reuse</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td>Reevaluating Elevated Transit Corridors</td>
<td>241</td>
<td></td>
</tr>
<tr>
<td>Our Military Legacy: Redesigning it to Fit Current Needs</td>
<td>245</td>
<td></td>
</tr>
<tr>
<td>Once Military, Now Put to Civilian Use</td>
<td>246</td>
<td></td>
</tr>
<tr>
<td>Preparing for Natural Disasters</td>
<td>253</td>
<td></td>
</tr>
<tr>
<td>Conclusion</td>
<td>258</td>
<td></td>
</tr>
<tr>
<td>References</td>
<td>258</td>
<td></td>
</tr>
<tr>
<td>7 Advocacy and Ethics</td>
<td>265</td>
<td></td>
</tr>
<tr>
<td>Introduction</td>
<td>265</td>
<td></td>
</tr>
<tr>
<td>Culture and Social Values</td>
<td>266</td>
<td></td>
</tr>
<tr>
<td>Ecology, Environmental Ethics, and Historic Preservation</td>
<td>267</td>
<td></td>
</tr>
<tr>
<td>The Need for Ethical Coherence in the Face of Change</td>
<td>268</td>
<td></td>
</tr>
<tr>
<td>The A, B, Cs of Advocacy</td>
<td>271</td>
<td></td>
</tr>
<tr>
<td>The Need for Sound Professional Preservation Thinking</td>
<td>276</td>
<td></td>
</tr>
<tr>
<td>Demolition: Salvation in Salvage</td>
<td>278</td>
<td></td>
</tr>
<tr>
<td>Facadism: Another Name for Demolition</td>
<td>279</td>
<td></td>
</tr>
<tr>
<td>When the Property Does Not Seem to Exist, Demolition Follows</td>
<td>285</td>
<td></td>
</tr>
<tr>
<td>When Preservation Organizations Disagree, Demolition Follows</td>
<td>288</td>
<td></td>
</tr>
<tr>
<td>Whose History Is More Important?</td>
<td>290</td>
<td></td>
</tr>
<tr>
<td>Better Public Education or Historic Preservation?</td>
<td>292</td>
<td></td>
</tr>
<tr>
<td>When Is Encouraging Heritage Tourism Inviting Difficulty?</td>
<td>295</td>
<td></td>
</tr>
</tbody>
</table>
Urban Regeneration or Displacement? Is Preservation “White Blight”? .......................................................... 298
Conclusion .......................................................................................................................... 301
References ......................................................................................................................... 302

8 Placing Greater Faith in Religion ................................................................. 307
Introduction .................................................................................................................. 307
Religion’s Role in Social Revitalization ............................................................. 308
The Importance of Religion in Our History .................................................. 309
Being Able to Distinguish Between Faiths:
An Important First Step .............................................................................. 313
More Religions from Abroad: Not all That “Foreign” any More ... 328
Evangelical Regeneration and Preservation ........................................ 332
Interfaith Cooperation ................................................................................... 334
Faith-Based Community Development ..................................................... 337
Communities Making Secular Use of Religious Space .......................... 339
Partnerships: The Importance of Sharing Space ........................................ 340
Nondenominational “Custodial” Partnerships ........................................... 341
A Final Resting Place? ................................................................................ 345
Conclusion ............................................................................................................... 349
References ......................................................................................................... 350

Conclusion ............................................................................................................. 355

Index .................................................................................................................. 359
Historic Preservation
Caring for Our Expanding Legacy
A. Tomlan, M.
2015, XXXVII, 383 p. 153 illus., 54 illus. in color., Hardcover
ISBN: 978-3-319-04974-8