

Historic Preservation: Action Transforming Our Thinking

The development and sweeping nature of historic preservation in the United States during the last several decades has spurred so much writing that it would seem to defy categorization and analysis. Yet the principal works can be sorted into key headings following the curriculum guidance provided by the National Council for Preservation Education. In the paragraphs that follow, this outline covers the principal books in [a] history and criticism, [b] documentation techniques, [c] economics and finance, [d] law and planning, [e] design, and [f] building materials conservation. Omitted in this discussion are a number of aspects of history, including environmental history, treated in separate essays in this Organization of American Historians series. (All of this is fine)

History and Criticism

Anyone interested in the social history of the preservation movement owes a great debt to Charles B. Hosmer, Jr., who began his investigations as a doctoral dissertation and continued much of his life to improving his work and sharing his understanding. *The Presence of the Past* (New York: G.P. Putnam and Co, 1965) traces developments in the early nineteenth century, highlighting the heroines and heroes in campaigns before the effort to restore Williamsburg, Virginia. Hosmer continued the story with another volume that eventually became two: *Preservation Comes of Age: From Williamsburg to the National Trust, 1926-1949* (Charlottesville: University Press of Virginia, 1981). For serious students, Hosmer's texts cannot be overlooked, for they are based not only on the written record but on thousands of hours of taped and transcribed oral interviews.

With the pre-World War II background in place, it is possible to continue with an understanding of what took place in Washington with three additional works. The first two are histories of the National Trust for Historic Preservation. The first Chairman of the Board, David E. Finley, provided the initial *History of the National Trust for Historic Preservation* (Washington, D.C.: National Trust for Historic Preservation, 1965). Former General Counsel to the Trust, David A. Doheny, has provided an admirable biography of this leader in *David Finley: Quiet Force for America's Arts* (Washington, D.C.: National Trust for Historic Preservation, 2006). The story was extended by Elizabeth D Mulloy in *The History of the National Trust for Historic Preservation, 1963-1973* (Washington, D.C.: The Preservation Press, 1976). James A. Glass added to this continuum at the national level depending upon files in the National Park Service and over eighty more interviews extending from 1957 to 1980 with his dissertation, which was abstracted in *The Beginnings of a New National Historic Preservation Program, 1957 to 1969* (Nashville, TN: American Association for State and Local History; Washington, DC: National Conference of State Historic Preservation Officers, 1990). The single volume textbook that is most often helpful is William J. Murtagh's *Keeping Time* (New York: John Wiley & Sons, 1988, 2006).

Much to Hosmer's chagrin, a number of years passed before more research would further explore and revise understanding with themes in particular areas or cities. In addition to Glass, the second generation of scholars includes Nadine Ishitani Hata, whose dissertation was published as *The Historic Preservation Movement in California, 1940-1976* (Sacramento: California Office of Parks and Recreation, Office of Historic Preservation, 1992). On the eastern seaboard, James M. Lindgren's dissertation spawned two books, *Preserving the Old Dominion: Historic Preservation and Virginia Traditionalism* (Charlottesville, VA: The University Press of Virginia, 1993), and *Preserving Historic New England: Preservation, Progressivism, and the Remaking of Memory* (New York: Oxford University Press, 1995). Lindgren goes a long way toward reinterpreting the nativism and relatively conservative outlook of the principal regional preservation organizations of the early twentieth century. Michael Holleran's *Boston's Changeful Times: Origins of Preservation & Planning in America* (Baltimore, MD: Johns Hopkins University Press, 1998), links local preservation advocacy to the broader trends in cultural change, urban development and rise in public control.

Collections of essays have served as textbooks. Perhaps the best example was the collection assembled for the Eighth ICOMOS General Assembly and International Symposium in Washington, D.C., in early October 1988. *The American Mosaic: Preserving a Nation's Heritage* (Washington, D.C.: US/ICOMOS, 1987) was primarily meant to provide the 600 foreign delegates with a thorough grounding in the elements of the National Register, Section 106 process, grants-in-aid and the relevant regulations. Lawyer Robert E. Stipe and architectural historian Antoinette J. Lee carefully assembled a very helpful overview, since superseded by another edited volume by Stipe, *A Richer Heritage: Historic Preservation in the Twenty-First Century* (Chapel Hill, NC: University of North Carolina Press, 2003).

Other, more critical compilations derived from conferences include: Michael A. Tomlan, ed., *Preservation: Of What, For Whom?* (Ithaca, New York: National Council for Preservation Education and National Park Service, 1998), which deals with the questions of evaluating significance of historic places; Arnold R. Alanen and Robert Z. Melnick, ed., *Preserving Cultural Landscapes in America* (Baltimore, MD: Johns Hopkins University Press, 2000); Gail Dubrow and Jennifer Goodman, ed., *Restoring Women's History Through Historic Preservation* (Baltimore, MD: The Johns Hopkins University Press, 2003). The most recent conference publication is concerned with a new aspect of the field. It is *Preserve and Play: Preserving Historic Recreation and Entertainment Sites*, edited by Deborah Slayton, Chad Randl and Lauren Van Damme (Washington, DC: Historic Preservation Education Foundation and National Council for Preservation Education, 2006). More generally helpful for providing broad surveys of Western literary and historical references are the works of David Lowenthal, particularly *The Past is a Foreign Country* (Cambridge, England: Cambridge University Press, 1985). For readers interested in commentary about developments in the museum field and its contemporary relationship to historic preservation, Mike Wallace, *Mickey Mouse History and Other Essays on American Memory* (Philadelphia, PA: Temple University Press, 1996) presents a compilation of essays written from 1981 to the date of publication. A more pragmatic text, *New Solutions for House Museums* (Lanham, MD: Altamira Press,

2007) by Donna Ann Harris, spells out some of the most viable alternatives for the growing number of historic sites serving as museums.

In addition, by reviewing the recent burst of city-centered preservation histories the reader can understand the range of challenges and locally generated solutions. As the earliest city in the country to establish an historic district, Charleston continues to lead the way. History professor Sidney Bland's *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, SC: University of South Carolina Press, 1999) describes in considerable detail the striking career of social reformer and real estate agent who became the most prominent preservation advocate in that city. Professor Robert R. Weyeneth provides a broader view in the subsequent decades with his *Historic Preservation for a Living City: Historic Charleston Foundation, 1947-1997* (Columbia, SC: University of South Carolina Press, 2000). *Saving San Antonio: The Precarious Preservation of a Heritage* (Lubbock, TX: Texas Tech University Press, 2006) by writer and publisher Lewis F. Fisher is also an excellent review, drawing on the records of the San Antonio Conservation Society through the 1990s.

In the northeast, aesthetic concerns often outweighed historical issues in public discussion. Gregory F. Gilmartin's *Shaping the City: New York and the Municipal Art Society* (New York: The Municipal Art Society, 1995) is a broadly cast and detailed discussion that cuts across architecture, art history, parks, recreation, and urban history, but the chapters on the local preservation controversies and the landmarks legislation should be required reading. Rhode Island College professors Francis J. Leazes, Jr., and Mark T. Motte have provided a striking portrait in *Providence: The Renaissance City* (Boston, MA: Northeastern University Press, 2004), tracing redevelopment of the urban core from the 1960s through the 1990s.

In addition, the influence of a few prominent late twentieth century advocates is beginning to be discussed. Although Jane Jacobs never led a major preservation organization, she did participate in several campaigns and the field owes much of its spirit to her advocacy. Her passions included the necessity for a diversity of people, a variety of building stock, urban safety with everyone's eyes on the street, and the promotion of "livability." Her book *The Death and Life of Great American Cities* (New York: Vintage Press, 1961), amplified the disdain for twentieth century planning and emphasized her love for her Greenwich Village neighborhood along Hudson Street. Subsequently Jacobs became an activist among others in the Committee to Save the West Village and the fight against the Lower Manhattan Expressway. Alice Sparberg Alexiou has provided the first historical overview, in *Jane Jacobs: Urban Visionary* (New Brunswick, New Jersey: Rutgers University Press, 2007).

Jacobs provided inspiration to many others. One of the first was her colleague at *Architectural Forum*, James Marston Fitch, who went on to become a professor at the College of Architecture and Planning at Columbia University. As Fitch became increasingly aware of historic preservation in the early 1960s, he wrote a number of articles centering on the restoration and preservation of historic architecture. Professional

training for the preservationists would be “artifact centered,” reminiscent of contemporary archaeological discussion. By 1974, when the master’s degree program in historic preservation was launched at Columbia, Fitch had assembled his lectures and articles into a draft of the first textbook in the field, subsequently published as *Historic Preservation: Curatorial Management of the Built World*. (New York: McGraw-Hill, 1982 (republished, Charlottesville VA: The University Press of Virginia, 1990)). A collection of Fitch’s writings on a broad range of topics is contained in: Martica Sawin, ed., *James Marston Fitch. Selected Writings on Architecture, Preservation, and the Built Environment* (New York: W.W. Norton & Company, 2006).

Documentation Techniques

The documentation techniques used in historic preservation have expanded in the last forty years largely because of the growing number of disciplines that have become involved. Architects; historians; architectural historians; a wide variety of vernacular, industrial and commercial specialists; geographers; cultural landscape specialists and landscape architects; archeologists and anthropologists; folklorists; and ethnographers all are contributing to our understanding of what is important.

Architects have long measured and drawn monuments to understand their construction, a relatively slow but sure manner of gaining information. Since the Renaissance, these graphic procedures have been improved. The first widely used modern-day directions were those provided by the Historic American Buildings Survey, codified by Harley J. McKee, in his *Recording Historic Buildings* (Washington, D.C.: U.S. Department of Interior, 1970), long out of print. A thoroughly revised manual that reflects the expanded range of the Historic American Engineering Record and the more recent Historic Landscapes Survey is provided by John Burns, et. al., *Recording Historic Structures* (Washington, D.C.: AIA Press, 1990, 2004).

Art and architectural historians use the same language systems to compare and contrast examples of all property types, expressing themselves in written form. The first methodologies used visual analyses of form and detail, and emphasized style to create an image of what the field surveyors would find in the world around them. Because so much of historical architecture above and below ground depends on an understanding of the Orders, for those unfamiliar with these ideas the slim volume by William Summerson, *The Classical Language of Architecture* (Cambridge, Massachusetts, M.I.T. Press, 1969) remains an essential starting point, demonstrating the manner in which most classically-inspired architects conceived and executed their design language. Russell Sturgis, et. al., *Illustrated Dictionary of Architecture and Building* (New York: Dover Publications, 1989) remains the most authoritative reference, available in a three-volume reprint.

For preservationists who were not so academically oriented, a short-hand guide was necessary. The earliest is Marcus Whiffen’s *American Architecture Since 1780: A Guide to the Styles* (Cambridge, Massachusetts: M.I.T. Press, 1969). As more surveys were conducted, the relatively few examples Whiffen provided were insufficient. A guide with more vernacular examples in a handy paperback format was provided by John J.G. Blumenson in *Identifying American Architecture: A Pictorial Guide to the Style and*

Terms, 1600-1945 (Nashville, Tennessee: American Association of State and Local History, 1981). As the differences between regions and the range of domestic architecture became increasingly obvious, a broader mirror was assembled, the best known of which is Virginia and Lee McAlesters' *A Field Guide to American Houses* (New York: Knopf, 1984). Thousands of examples have been culled to present the most helpful reference collection. For a pointed discussion of the limitations of this approach to classification, see Richard Longstreth, "The Problem With 'Style'," (*Forum Bulletin of the [Society of Architectural Historians'] Committee on Preservation*, VI, 1(c) 2, December, 1984, pp. 1-4).

Jan Jennings and Herbert Gottfried attempted to meet the need for visual guides to ordinary buildings in the period from 1870 to 1940 with two works that featured exterior and interior elements. Herbert Gottfried, et.al., *American Vernacular Design, 1870-1940, An Illustrated Glossary* (New York: Van Nostrand Reinhold, 1985), and *American Vernacular Interior Architecture, 1870-1940* (New York: Van Nostrand Reinhold, 1988) are both hard to find paperbacks, but helpful in pinning the name to every detail. Sadly, William Seale's *Recreating the Historic House Interior* (Nashville, American Association for State and Local History, 1979), one of the best discussions of the techniques for documenting interiors, is long out of print.

The increased appreciation for vernacular architecture was spurred beginning in the late 1960s with the republication of nineteenth century builder's guides and style books, and further accelerated by the establishment of the Vernacular Architecture Forum. The best single volume overview of the building literature is Daniel D. Reiff's *Houses from Books: Treatises, Pattern Books, and Catalogs in American Architecture, 1738-1950* (University Park, Pa.: Pennsylvania State University Press, 2000). Broadening the discussion from residential and commercial properties to include agrarian and industrial types is Robert W. Brunskill's *Illustrated Handbook of Vernacular Architecture* (Boston, MA.: Faber & Faber, 1971, 2000). Forecasting the VAF sponsored publications was Dell Upton and John Michael Vlach, eds., *Common Places: Readings in American Vernacular Architecture* (Athens, GA.: University of Georgia Press, 1986) and Camille Wells, ed., *Perspectives in Vernacular Architecture I*, (Columbia, MO., University of Missouri Press, 1982). These texts often contain valuable insights about how to research ordinary properties. David Weitzman's *Traces of the Past: A Field Guide to Industrial Archaeology* (New York: Charles Scribner's Sons, 1980), remains helpful, particularly when coupled with more specific works, such as that by engineering historian Eric DeLony, *Landmark America Bridges* (New York: American Society of Civil Engineers, 1993). While roads and highways have received attention, agricultural buildings continue to be overlooked. Thomas Visser's *Field Guide to New England Barns and Farm Buildings* (Hanover, NH: University Press of New England, 1997) begins to address this need. Cultural geographers interested in the distribution of building function types have also contributed. Allen G. Noble is one of the most prolific, providing two helpful books, *Wood, Brick and Stone. The North American Settlement Landscape* (Amherst, MA.: University of Massachusetts Press, 1984) and *To Build in a New Land: Ethnic Landscapes in North America* (Baltimore, MD: Johns Hopkins University Press, 1992). Marion Tinling's *Women Remembered: A Guide to Landmarks of Women's*

History in the United States (New York: Greenwood Press, 1986) spurred others in identifying women's sites, as indicated by the Dubrow and Goodman book mentioned above. The field guide approach is made more accessible by the National Trust's *Building Watcher* series.

Planning historian John W. Reys *Views and Viewmakers of Urban America* (Columbia, Missouri: University of Missouri Press, 1984) remains important for providing one of the only extensive discussions of how to make use of birds-eye perspectives and is the only authoritative list of all of the depositories that hold copies of each view. Diane L. Oswald's *Fire Insurance Maps, Their History and Applications* (College Station, TX: Lacewing Press, 1998) is the best addition to any library with print or microfilm versions of fire insurance maps, essential for neighborhood and site specific research. For a single text that treats the use of all of the other two dimensional graphic sources it would be hard to overlook David Buisseret, *From Sea Charts to Satellite Images. Interpreting North American History through Maps* (Chicago: University of Chicago Press, 1990). Photographic processes are giving way to digital imaging, and photogrammetric recording is being supplemented by large scale laser scanning, and various forms of sonar above and below ground. Much of the information is being stored in electronic form, although there is little standardization. As with geographic information systems, the market is providing the majority of the guidance.

Application of all of the foregoing material is seen in historic structures surveys, landscape surveys and neighborhood district proposals, described in Anne Derry, et. al, *Guidelines for Local Surveys: A Basis for Preservation Planning* (Washington, D.C.: U.S. Department of Interior, 1978, 1992), referred to as *National Register Bulletin 24*, and by "area of potential effect" approaches. For a fine example of the application of survey methodology to late twentieth century suburban resources, see Diana Wray, *Arapahoe Acres, 1949-1957: History, Design Vocabulary, Preservation Guide* (Denver, CO: Historic Denver, 2004).

Law and Planning

The reading necessary to gain a complete understanding of preservation law and planning is vast so that only the barest outline is provided here. To participate in the broadest possible civic arena, lawyers generally prefer that preservationists understand the rudiments of Constitutional law, the separation of powers, judicial procedure, the relevant court decisions, zoning, and administrative law. Recent emphasis on tax advantaged rehabilitation and the discussion about the high wall of separation between church and state has added to the collage of topics. Meanwhile planning has evolved from a discussion about the physical nature of improvement to embrace more social and economic concerns, emphasizing equity, ethics and continued environmental viability, currently often termed sustainability. By contrast, often preservationists first see the law as the means by which to fight unwanted development or government officials or representatives, and planners are seen as the representatives or spokespersons for bad decision makers.

The book sponsored by U.S. Conference of Mayor's *With Heritage So Rich* (Washington, DC: 1965) must be mentioned because it was a key work leading up to the passage of the National Historic Preservation Act. It provides the contemporary rationale for this federal initiative, outlines the goals and objectives of the movement, and implicitly allows us to evaluate our progress as the field has broadened beyond the interests of upper-middle class whites. In a more didactic fashion, Professor Jacob Morrison assembled the first compilation of preservation laws, *Historic Preservation Law* (New Orleans, LA: Pelican Publishing, 1957; revised in 1965, 1974). He provided a brief overview of early protection provided in European countries, and discussed the preservation of publicly owned property, the protection and regulation by federal, state and local governments of private property, rounding out the work with a summary of law review articles and state enabling legislation. Nicholas A. Robinson's *Historic Preservation Law* (New York: Practising Law Institute, 1979) emphasized legal decisions, containing the text of the *Penn Central* case, in which the U.S. Supreme Court determined that aesthetic concerns were a valid reason for a local landmark commission to designate and regulate private property. Christopher J. Duerkson created another compilation of articles in *A Handbook on Historic Preservation Law* (Washington, DC: The Conservation Foundation and The National Center for Preservation Law, 1983), with the help of ten other lawyers active in preservation and tax law. These works are long out of print, but they are all important for setting the context for the discussions taking place today in law review journals and on-line list-serves. The best recent compilation is that by Sherry Hutt, Caroline M. Blanco and Ole Varmer, *Heritage Resources Law: Protecting the Archaeological and Cultural Environment* (New York: John Wiley & Sons, 1999).

Few non-lawyers have ventured into preservation law and administrative matters, but architect and architectural historian, and former vice president of the National Trust Russell V. Keune edited what remains the most substantial single volume reference: *The Historic Preservation Yearbook, A Documentary Record of Significant Policy Developments and Issues, First Edition, 1984/85* (Bethesda, Maryland: Adler & Adler, Publishers, 1984). The prolific law professors Charles M. Haar and Jerold Kayden provided another lens through which preservationists could appreciate legal thinking in *Landmark Justice: The Influence of William J. Brennan on America's Communities* (Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1989). For those who have no background in legal matters and who are interested in the confluence of enlightened public policy, private property rights and preservation, this is a good place to begin.

Into this mix, archaeologists have added texts that broaden historic preservation by re-linking it to archaeological and ethnographic concerns, and presenting a number of case studies. Of these, Thomas, F. King, Patricia Parker Hickman and Gary Berg, *Anthropology in Historic Preservation* (New York: Academic Press, 1977), and King's *Cultural Resource Laws & Practice* (Walnut Creek, CA: Altamira Press, 1998) are very helpful, especially for including case studies that show the concerns of Native Americans for their intangible heritage. By comparison, Brent Brolin's *The Battle of St. Bart's: A Tale of the Material and the Spiritual* (New York: William Morrow, 1988), is one of the few works that delves into the supposed

divide between church and state, in this case dealing with one of the most socially prestigious Episcopal Church parishes in the United States, which wanted to demolish its rectory to build a skyscraper on the site.

Attorney and educator John Costonis provided some of the most stimulating legal commentary on preservation and planning. In *Space Adrift: Landmark Preservation and the Marketplace* (Urbana, University of Illinois Press, 1974) he detailed his ideas concerning transfer of development rights to adjacent properties and thus saving designated landmark structures from being destroyed for the potential redevelopment of the land on which they sit. Costonis felt the shock of demolition of Adler and Sullivan's Stock Exchange Building, and enlisted economic analysts to address general readers and specialists in the fields of urban design, municipal finance, and planning law. In his subsequent text, *Icons and Aliens: Law, Aesthetics and Environmental Change* (Urbana: University of Illinois, 1989), Costonis posits that, while local legislation based on aesthetic judgments is recognized by the courts, a stronger legal framework could be built around laws that captured more defensible community values.

For lessons in the practical tactics of local advocacy no better text has been written than Peggy Robin's *Saving the Neighborhood* (Rockville, MD: Woodbine House, 1990). In the same vein, but more tightly focused is Bill Schmickle's *The Politics of Historic Districts* (Lanham, MD: Altamira Press Division of Rowman & Littlefield Publishers, 2007). More narrowly focused and more didactic is Richard W. Longstreth's *History on the Line: Testimony in the Cause of Preservation* (Ithaca, NY: National Council for Preservation Education, 1998), which provides advice to those appearing in public before commissions and review boards. William Peterman's *Neighborhood Planning and Community-Based Development* (Thousand Oaks, CA: Sage Publications, 2000) provides a current look at how residents can make a difference.

The shift from physical planning to social planning in the last half century is perhaps most easily seen by comparing Kevin Lynch's *The Image of the City* (Cambridge, MA: MIT Press, 1960), which earmarked edges, landmarks, nodes and paths, to the work of Dolores Hayden, *The Power of Place: Urban Landscapes As Public History* (Cambridge, MA: MIT Press, 1995). Preservation has played a major role in "placemaking," recently exemplified by Gene Bunnell in *Making Places Special* (Chicago, IL: American Planning Association, 2002), with ten mid-sized city profiles. The line between saving the city by attempting to stop the sprawl of the suburbs and saving the suburbs themselves is increasingly blurred. The first book to examine the decline of the inner rings is William H. Lucy & David L. Philips, *Confronting Suburban Decline: Strategic Planning for Metropolitan Renewal* (Washington, D.C.: Island Press, 2000). Robert Bruegman's *Sprawl: A Compact History* (Chicago, IL: University of Chicago Press, 2005) demonstrates the longstanding tendency to spread out, commenting on the various initiatives that have been launched to control suburbanization.

Economics and Finance

Like law, economics and finance are generally approached with a case study approach, largely centered around residential and commercial real estate. Much of the early

literature emphasized prominent renovations. For example, the *Economic Benefits of Preserving Old Buildings* (Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1976), were papers from a conference in Seattle, WA, late in 1975. Working with the Urban Land Institute, Margaret Thomas ed., prepared *Adaptive Use: Development Economics, Process and Profiles* (Washington, DC: ULI, 1978), one of the first texts to deal with the effects of the Tax Reform Act of 1976. The Urban Land Institute's case study files still provide some of the most valuable models. Conceived at the same time but on a different model is Frank Stella, ed., *Business and Preservation: A Survey of Business Conservation of Buildings and Neighborhoods* (New York: INFORM, 1978). It demonstrated how seventy one businesses were recycling buildings, supporting economic activity in inner city commercial areas, and providing general preservation support.

An early text that remains helpful for its outline is *Economics of Preservation: A Decisionmaking Guide for Local Officials* (Washington, DC: Heritage Conservation and Recreation Service, 1981), prepared by Real Estate Research Corporation. Robert W. Burchell and David Listokin provided what has become a benchmark in the analysis of underutilized public land in *The Adaptive Reuse Handbook: Procedures to Inventory, Control, Manage, and Reemploy Surplus Municipal Properties* (Piscataway, N.J. : Center for Urban Policy Research, 1981). Other works by David Listokin and his collaborators are also important. *Landmarks Preservation and the Property Tax* (New Brunswick, NJ: Center for Urban Policy Research, 1982), and *Making New Mortgage Markets: Case Studies of Institutions, Home Buyers, and Communities* (Washington, DC: Fannie Mae Foundation, 2000) are certainly widely applicable. A number of economic impact studies have been conducted on the influence of historic designation on property values, most of which point to a positive or neutral effect. David Listokin, David, Michael L. Lahr, and Robin Leichenko produced one of the most careful studies in *Economic Impacts of Historic Preservation in Texas* (Austin, TX: Texas Historical Commission, 1999).

Another prolific writer and speaker, Donovan Rypkema, has made these topics more accessible to the public with such works as *The Economics of Historic Preservation: A Community Leaders' Guide* (Washington, DC: National Trust for Historic Preservation, 1994). Constance Beaumont's *How Superstore Sprawl Can Harm Communities* (Washington, DC: National Trust for Historic Preservation, 1994, and her *Smart States, Better Communities: How State Governments Can Help Citizens Preserve Their Communities* (Washington, DC: National Trust for Historic Preservation, 1996) stand at the intersection of economics, finance, law, and public advocacy. It is especially useful for displaying the wide range of tools being used across the country, providing a number of helpful comparative charts.

General books on preservation finance are much more episodic. In residential real estate, working against preservation values is the popular "get rich quick" literature on the topic of house "flipping," whereby one seeks an undervalued property in which to invest and renovate only to place it on the market quickly to make a profit. When delving into commercial office real estate, the best general discussion of about the means by which private-public partnership deals were cut during the late 1970s and 1980s is Bernard J.

Frieden and Lynne B. Sagalyn, *Downtown, Inc. How America Rebuilds Cities* (Cambridge, MA: The MIT Press, 1989). More recent studies emphasize the tourist and entertainment-centered transformation of urban cores. An excellent example is Alexander J. Reichl, *Reconstructing Times Square* (Lawrence, KS: University of Kansas Press, 1999), which examines the effect of pro-growth politics on preservation. Hal K. Rothman's *Devil's Bargains: Tourism in the Twentieth-Century American West* (Lawrence, KS: University of Kansas Press, 1998) is a well-crafted critique at the effect of visitors on urban and rural historic sites in the Mountain States.

Design and Visioning

The first step in being able to contribute to the discussion of the physical nature of the future is to learn the language and concepts of design. The public perception of proposals that involve historic properties is often sharpened by virtue of critics in newspapers or on-line publications. The most obvious is the critic Ada Louise Huxtable, whose *Will They Ever Finish Bruckner Boulevard? A Primer on Urbicide* (New York: MacMillan Company, 1963) is a classic collection with dozens of preservation commentaries. For a more contemporary, highly illustrated collection of critiques see the architect Roger K. Lewis, *Shaping the City* (Washington, DC: AIA Press, 1987). Following the lead of both Jane Jacobs and Huxtable, Roberta Brandes Gratz's *The Living City* (New York: Simon and Schuster, 1989) calls for more common sense in the appreciation of cities as living entities, and outlines socio-economic, cultural and physical assets needed to be taken more seriously by citizens, planning professionals, and municipal decision-makers.

Assuming a level of familiarity with design issues, the scale and level of intervention are often the next concerns. Faced with the need for a manual that would provide homeowners with guidance in making decisions about rehabilitation, the City of Oakland Planning Department prepared one of the most useful books on the topic. Helaine Kaplan Prentice and Blair Prentice, *Rehab Right: How to Realize the Full Value of Your Old House* (Berkeley, CA: Ten Speed Press, 1978, 1986), spawned a number of similar guides in other cities throughout the nation. Many reflect the on-going contributions of the *Old-House Journal*, an inexpensive newsletter begun in Brooklyn in 1973.

With increased rehabilitation, there was a more rigorous examination of what was considered appropriate treatment. The National Park Service unit most involved with interpreting the federal guidelines and standards, Technical Preservation Services, prepared *Respectful Rehabilitation: Answers to Your Questions About Old Buildings* (Washington, DC: National Trust for Historic Preservation, 1982), introducing the Secretary of the Interior's Standards for Rehabilitation and a list of "do's" and "don't's." The most recent version of the Secretary's Standards of the Treatment of Historic Properties are available on-line.

The physical design relationship between existing structures, new additions and their neighboring properties was explored in a December 1977 conference cosponsored by the Washington Metro chapter of the American Institute of Architects, the National Trust and the Latrobe Chapter of the Society of Architectural Historians. The resulting benchmark

text is *Old & New Architecture: Design Relationship* (Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1980). Given the boom in commercial rehabilitation during the 1980s, it is not surprising that so many examples could be compiled by Richard L. Austin in *Adaptive Reuse: Issues and Case Studies in Building Preservation*, (New York: Van Nostrand Reinhold, 1988). Just a few years later, however, Peter H. Smeallie and Peter H. Smith provided the most comprehensive single volume overview with their *New Construction for Older Buildings: A Design Sourcebook for Architects and Preservationists* (John Wiley & Sons, 1990). It contains a wide range of solutions, from the mundane to the inspired, from across the country. Arthur Cotton Moore's *The Powers of Preservation: New Life for Historic Structures* (New York: McGraw-Hill, 1998) is a more inspired collection than most books provide, centered on the projects of one prolific firm. A contemporary work, Paul Spencer Byard's *The Architecture of Additions: Design and Regulation* (New York: W.W. Norton & Co., 1998), displays the author's strengths as a designer and lawyer in examining a number of case studies in New York City. *Architecture Reborn: Converting Old Buildings for New Uses* (New York: Rizzoli Inc., 1999, rev. 2005), by London-based critic Kenneth Powell, provides sumptuously illustrated examples from around the world, however, some are more sympathetically treated than others.

Whereas the texts above are seen from the point of view of the designer and the general public, another group of works have attempted to provide guidance to members of the local landmarks commission or planning board. These include Alice Meriwether Bowsher's *Design Review in Historic Districts: A Handbook for Virginia Review Boards* (Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1978, rev. 1980). Small town main streets and first ring commercial centers have received a considerable amount of attention thanks in large part to the Main Street Program of the National Trust for Historic Preservation, begun with pilot communities in Madison, IA, Galesburg, IL, and Hot Springs, AR. History professor Richard V. Francaviglia's *Main Street Revisited* (Iowa City, IA: University of Iowa Press, 1996) describes how they have changed over time to the present, while architect Richard Wagner provides lessons on *Guiding Designs on Main Street: Buildings* (Washington, DC: National Main Street Center, National Trust for Historic Preservation, 1994), with a series of slides.

Two extremely helpful texts that treat design in a practical fashion are Samuel Stokes, *Saving America's Countryside* (Washington, DC: National Trust for Historic Preservation, 1989), and Paul Daniel Marriott's *Saving Historic Roads: Design & Policy Guidelines* (New York: John Wiley & Sons, 1998). The first details the approaches that can be taken to set aside historic and scenic open space, and the second provides preservationists with an understanding of the guidelines of the American Association of Highway and Transportation Officials, an organization whose decisions affect almost every community in the country.

Building Materials Conservation

Historic preservation is concerned with conserving as much of the physical fabric as possible. The physical remains above and below ground are important, including landscape elements such as the nature of the soil and the vegetation. Hence, the

understanding of the history and development of buildings materials and their conservation is crucial to determining the most appropriate treatment[s]. In the last half century, conservation of building materials has developed from museum conservation science, rehabilitation practice, and diagnostic investigation.

The conservation of museum objects is perhaps best represented by the classic text, Harold J. Plenderleith, *The Conservation of Antiquities and Works of Art* (London: Oxford University Press, 1971). To conserve the physical nature of art works, it is assumed that the student has sufficient familiarity with the painting, sculpture, and a wide range of artifacts. As museum collections grew, art and artifact conservation accelerated in clay, stone, metal, wood, and bone, and various types of paints and coatings. American architectural practice inside and outside museums gradually influenced what was written. Orin Bullock's *The Restoration Manual* (Norwalk, CN: Silvermine Publishers, 1966) was the first text to address the manner in which to treat the building fabric and effectively captures the mid-century techniques. Some aspects of physical conservation were included in Sharon Timmons, ed., *Preservation and Conservation: Principles and Practices*, (Washington, DC: Preservation Press of the National Trust for Historic Preservation, 1976). This book contains the results of a conference held in Philadelphia and Williamsburg in 1972, widely discussed and available earlier in photocopied form.

The first compilation of a conference dedicated explicitly to American building technology and conservation followed. Charles Peterson's *Building Early America* (Radnor, Pennsylvania: Chilton Book Company, 1976) captures the 250th anniversary celebration of the Carpenters Company of the City and County of Philadelphia, held March 27-29, 1974. It was held in two parts: the first, dedicated to the history of materials and construction techniques, and the second, examining the conservation problems. Notable British experts were featured, including historian J. Mordaunt Crook and architect Bernard Feilden.

As the funding for commercial rehabilitation increased following the 1976 Tax Reform Act, more technical guidance was needed. As a result, the National Park Service ramped up publication of its series of technical preservation briefs. In addition, a member of the NPS technical team H. Ward Jandl edited a compilation *The Technology of Historic American Buildings: Studies of the Materials, Craft Processes, and the Mechanization of Building Construction* (Washington, D. C.: Foundation for Preservation Technology for the Association for Preservation Technology, 1983). Jandl also played a role behind the scenes to launch the first volume to survey and investigate twentieth-century building materials: *Twentieth-Century Building Materials: History and Conservation*, edited by Thomas C. Jester (Washington, D.C.: McGraw-Hill Company, 1995). Much like the previous works, this volume approaches its subject matter from an historical perspective, but this is accompanied in equal measure by the approaches and techniques used in conservation. The survey consists of seven sections: metals, concrete, wood & plastics, masonry, glass, flooring, and roofing, siding & walls.

As even more rehabilitation took place, professionals attempted to standardize their approaches and methodologies. Lonnie J. Hovey compiled the results of an excellent *Historic Structure Report Symposium, February 25-26, 1991* (Washington, D.C., The Architectural Foundation, 1992), which serves a reference point at that time. Less regularization occurred working below ground than above it. J. M. Cronyn's *The Elements of Archeological Conservation* (New York and London: Routledge, 1990) is one of the few works that deals with the disposition of artifacts in the earth. Looking at the urban scene, Alexander Newman's *Structural Renovation of Buildings: Methods, Details, & Design Examples* (NY: McGraw-Hill, 2000), emphasizes the engineering aspects of rehabilitation and remodeling and Donald Friedman's *The Investigation of Buildings: A Guide for Architects, Engineers, and Owners* (New York: W.W. Norton, June, 2000), is an excellent text for its treatment of ferrous skeleton frames in New York.

Recently, increased emphasis has been placed on learning various diagnostic approaches well before choosing any number of paths of corrective action. This is seen in Don Kaminetsky, et. al., *Design and Construction Failures: Lessons from Forensic Investigations* (NY: McGraw-Hill, 1991); David Watt's *Building Pathology: Principles and Practice* (Malden, Mass : Blackwell Science, 1999) and Samuel Y. Harris's *Building Pathology: Deterioration, Diagnostics, and Intervention* (NY: John Wiley & Sons, 2001). Martin Weaver's *Conserving Buildings* (New York: John Wiley and Sons, 1993, rev. 1997) is the best single volume text that covers all aspects of traditional building materials. Frederick A. Stahl, *A Guide to the Maintenance, Repair and Alteration of Historic Buildings* (New York: Van Nostrand Reinhold Company, 1984) and H. Leslie Simmons, *The Architect's Remodeling, Renovation & Restoration Handbook* (New York: Van Nostrand Reinhold, 1989) are similarly cast for the professional architect, reflecting the tremendous amount of work done during the 1980s. Emphasizing the need to get the job done on time and within budget are Edward B. Wetherell's *Estimating and Analysis for Commercial Renovation* (New York: R. S. Means Company, 1985), and Swanke, Hayden Connell, *Historic Preservation: Project Planning & Estimating* (New York: R. S. Means, 2000).