

ASHP NEWS

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Conservation, Ethics and the Law

by Lisa Teresi-Burcham

(The following is the second article in a continuing series focusing on contemporary issues in historic preservation. ed.)

Conservation Districts

Conservation

"...prevention of injury, decay, waste, or loss; preservation..." (Random House Dictionary)

Neighborhood Conservation

"...an approach of redevelopment which identifies and preserves the significant cultural, social, economic and physical features of distinct communities and uses these features as a foundation to improve the quality of life." (Neighborhood Conservation, Preservation, and Improvement Strategy of the Los Angeles Community Redevelopment Agency, 1993)

A Conservation Area

"... possesses form, character, and visual qualities derived from arrangements or combinations of topography, vegetation, space, scenic vistas, architecture, appurtenant features, or places of natural or cultural significance, that create an image of stability, comfort, local identity, and livable atmosphere." ("Conservation Areas: A New Approach to an Old Problem," Robert Stipe, 1993)

As suggested by the above definitions, the relationship between "conservation" and "preservation" is a close one with differences measured not so much by intent as by perception. That is why the concept of "conservation districts" is catching on in the older neighborhoods of such diverse urban centers as Nashville and Los Angeles. The values community members associate with these historic districts are defined not merely by the etic characteristics indicative of old _____ ings and tree-lined streets. It is fairer to state that historic district designation is more readily appreciated by residents for what such designation offers toward the protection, enhancement and continued



The historic house contributes not only to the architectural heritage of a neighborhood, but also to the cultural history of the greater common. Pictured is the Bernay house, 1905, in the Historic West Adams neighborhood in Los Angeles.

viability of that neighborhood's social, economic and cultural values.

By associating the term "conservation" with historic district designation, a much broader understanding of the value of older neighborhoods can be realized. As Robert Stipe describes it, the form, character, and visual quality of the streetscape and landscape act as the "staging area" for architectural elements. Therefore, these elements of the natural landscape fit more appropriately under the term "conservation" rather than "preservation." In addition, the character defining features of historic districts have expanded beyond the physical elements to include the conceptual qualities of culture. "Age, as such, is not a major consideration... an image of stability, comfort, local identity and livable atmosphere" predominates. "Thus, integrity is replaced by imagery, and the values and perceptions of local citizens are weighted equally with the academic and scholarly credentials of experts."

This view, that the perception of local citizenry should figure significantly into any historic designation action, is well supported by policies established by preservation-minded planning and redevelopment offices. In her article, "A Consideration of Conservation Districts and Preservation Planning: Notes from St. Paul, Minnesota," Carole Zellie points out that while most local communities with conservation districts do regulate through ordinance and overlay zoning, the approval of a majority of residents is required for the creation of such districts and, in fact, the neighborhood groups themselves initiate such designation.

In Los Angeles, the Community Redevelopment Agency (CRA) encourages community input "to improve the ability of individual communities to communicate their neighborhood conservation goals and objectives to CRA and to increase participation in CRA neighborhood (please see neighborhood, p. 6)

The President Notes...

by Lisa Teresi-Burcham

Owner Consent... a menacing term which shadowed historic preservation efforts for the entirety of Oregon's 1993 legislative session... a session recognized as one of the most anti-historic preservation, anti-land use in years... and while successes were achieved, specifically in the area of archaeological resource protection, historic preservation suffered a blow with the forced hiatus of the Oregon Special Tax Assessment Program for Historic Properties... vetoed by Governor Roberts (with the support of Oregon preservation advocates) because of a last minute "voluntary compliance" (a.k.a. "owner consent") amendment tacked on by the House of Representatives... With the December 31 sunset of Oregon's model special assessment program, public interest in local landmark and National Register designation has been sidelined... A number of property owners in Lane County recently reneged on decisions to nominate their properties to the National Register believing that without a special assessment program the only economically viable incentive to restore or rehabilitate their historic buildings was gone.... **Economic Incentives...** an important term increasingly recognized as integral to the preservation of any historic resource... Insuring the "highest and best use" for their properties translates for most property owners as the highest and best *economic* use... not to say this reading is incorrect... historic properties with local, state or national designation should afford their owners the greatest economic potential possible in order that those properties continue as viable contributors to their local communities... but... how informed is the general public on economic incentives to historic preservation? Beyond the special assessment program, what do they know about other state programs which assist historic property owners in the restoration/rehabilitation of their historic properties?... i.e. Oregon's Historic Preservation Fund Grants program... What do they know about federal tax incentive or grant programs?... i.e. the Investment Tax Credit program for income-producing properties... the Intermodal Surface Transportation Efficiency Act program for acquisition, beautification and rehabilitation of transportation-related historic resources... the National Endowment on the Arts and National Endowment for the Humanities programs for design planning and/or historic resource research... What do they know

about municipal loan programs?... i.e. Community Development Block Grants which allow local planning and redevelopment departments to provide low-interest loans to residents interested in improving their historic properties... What do they know about tax benefits tied to Conservation Easements?... i.e. tax-deductible charitable gift to a conservation organization... Educating property owners to the economic advantages of owning a historic building is not solely the job of federal, state or local preservation organizations... it is the responsibility of any informed preservationist.... **Preservation Education...** an all-encompassing term which includes not only institutional instruction, but community activism... actively promoting the values and benefits of historic resource designation in local communities... speaking to neighborhood block associations, planning commissions, PTA's, Kiwanis Clubs, historical societies... can clarify the goals of local, state and federal historic preservation programs... can clear-up misunderstandings about restrictions on private property improvements... can provide direction for potential restoration funding sources... can, in general, present historic preservation in a less confrontational atmosphere, in a setting where the good of the community is viewed as the ultimate aim... where historic preservation takes its place alongside other community needs... where continuing concerns over owner consent and economic incentives can be discussed at a local level by citizenry with a personal stake in the development of their communities rather than debated at a state level by congressional

leaders under pressure from well-financed special interest groups....

The Editor Notes

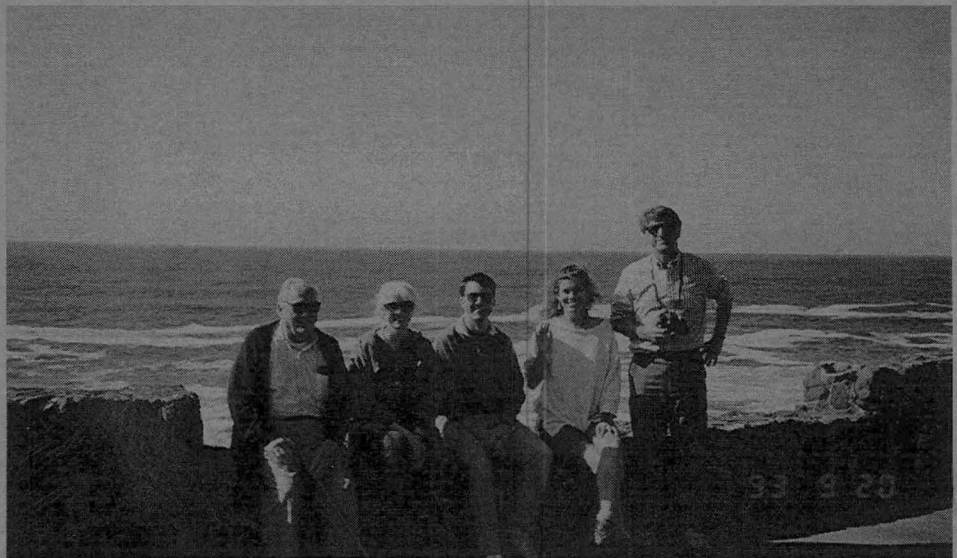
by George Bleekman III

As we begin yet another school year, we welcome four new students to our historic preservation program, raising our total to 19 students. We also welcome back Lisa Teresi-Burcham as our president of the ASHP, who is patiently awaiting a new addition to her family, and at this writing is a week overdue! Hang in there Lisa!

As preservationists, we are faced with limited funds on a daily basis. We learn to tactfully ask, cajole, and even beg for money to further the cause of preservation. It is certainly a noble cause, and worth everything we go through to fund the preservation of our built and cultural environment.

As a student publication, we are certainly not immune to economic hardships. The ASHP News is funded strictly through our own fundraising efforts. We think that we publish a quality newsletter, one that helps further the cause of preservation, and that is why we are now asking for your help. Our costs are quite high in terms of publishing and mailing costs, and believe me, we have to sell many mugs to cover it.

We intend to keep this newsletter a free newsletter, **BUT**, if you feel that you are receiving a publication worthy of a small donation, any contribution will certainly help us offset our publishing and mailing costs. We thank you for your consideration! Please send donations to: ASHP, Suite 4, University of Oregon, Eugene, OR, 97403



New students from L-R. Professor Philip Dole, Janice Catlin, Dave Pinyerd, Lynn Josse, and acting Dean of Historic Preservation, Don Peting, pictured here enjoying our beautiful Oregon coast. Not pictured is new student Heather Richards.

University of Maryland Architecture and Preservation Field School by David Pinyerd

The 1993 Architecture and Preservation Field School in England (administered by the University of Maryland) was a quick, six week survey of English architecture. David Fogle, director of the Historic Preservation program at the University of Maryland, led the excursion, as he has done for the previous six years. Primarily, he has designed the three-credit course as a tour of English architecture with a leaning towards preservation. The seven of us began the tour with a week in London seeing the sights sometimes as a group, but basically on our own, from dawn 'til midnight.

After London, we travelled by train about 200 miles north to North Yorkshire. The field school is based at Kiplin Hall, an off-the-beaten-track, Jacobean manor house. From Kiplin, we spent the remaining five weeks making daily treks to visit the sites around the area. We visited a tremendous number of locations--from the popular Castle Howard and York Minster to the tourist-neglected Gibside and Allerton Park.

Professor Fogle has become acquainted with the owners of several of the estates who, in turn, like to give personal tours of their estates. The "back door" approach to seeing estates is by far the best way to appreciate how buildings have evolved over the centuries.

The guest lecturers and tour guides that Professor Fogle has assembled are first rate. We were taught by ten professionals, from RIBA restoration architects to an architectural historian with London's Royal Commission on Historic Monuments.

Compared to the amount of touring we did, class work for our three-credit course was minimal. For example, one member of our group made measured drawings of a Gothic folly on the grounds. I spent my work hours at the county records office hunting through the Kiplin Hall records (dating back to the seventeenth century) looking for references to architectural modifications.

Sitting next to me while I'm writing this article are the 700 photos I took during field school. All of the places I visited were excellent and extremely varied. So, if you're looking for a tour of architecture in England from stone cairns to post-modern, this is an ideal field school for you.

The 47th Annual National Preservation Conference by Richa Wilson

For the fourth consecutive year, preservationists gathered at the site of yet another national disaster for the annual National Preservation Conference. The floods of the Midwest did not stop over 1200 people from convening in St. Louis from September 29 to October 3 to address the issue of "The Challenge of Livable Communities: Revitalizing Urban Environments through Historic Preservation." The National Trust, experienced in the face of unexpected events by now, quickly confronted the situation by organizing a flood relief team for the weekend and distributing the new *Information Booklet, No. 82* titled "Treatment of Flood-Damaged Older and Historic Buildings." This was supplemented by an educational session led by Mel Green, a structural engineer, who reviewed the impact of recent floods on historic resources and discussed the cooperative efforts of the Federal Emergency Management Agency (FEMA), the National Trust, the National Park Service, and the SHPOs. Mr. Green also offered a FEMA-sponsored session on Earthquakes and Historic Buildings in which he reviewed the screening, evaluation, and techniques for rehabilitation of earthquake-damaged structures. Handbooks describing these procedures are available from FEMA.¹

The focus of the conference, however, was the role of preservation in the revitalization or continued development of communities. Participants were welcomed at the Opening Session by Trust president, Richard Moe, and the St. Louis mayor, Freeman Bosley, Jr. They were followed by Susan Maxman, the first female president of the American Institute of Architects, who reaffirmed the cooperative relationship between the AIA and the National Trust. She also emphasized the role of preservation in terms of sustainability, a recurring theme in the work of her architectural firm in Philadelphia.

While the theme of the conference addressed all communities, an emphasis was placed on urban locales as evidenced by the number of speakers and attendees whose roles can be described as urban community activists. Most of these people began by saying "I didn't know I was a preservationist..." and went on to explain their surprise to discover their aims often coincided with those of traditional preservationists. These speakers included the

inspirational Bertha Gilkey and Stanley Lowe. Ms. Gilkey described how her success in preventing the demolition of a historic church at the age of 16, while living in the projects, led to her current role as a neighborhood and housing activist. Stanley Lowe, the Assistant Director of the Pittsburgh History and Landmarks Foundation, delineated his experiences in housing and community development in inner-city Pittsburgh.

In addition to the traditional topics such as tax incentives, historic districts, and the Main Street program, educational sessions offered information on the promotion of livable communities. The role of the preservationist, utilizing such tools as the National Register, conservation districts, and buffer zones, and the importance of adaptive use were some of the subjects addressed. In other sessions, two relatively recent developments, the Intermodal Surface Transportation Efficiency Act (ISTEA) and the Department of Defense's Legacy Program, were reviewed. The Legacy Program was initiated in 1991 by Congress to "promote, manage, research, conserve and restore the priceless biological, geophysical, and historical resources" on the 25 million acres of land owned by the Department of Defense (DoD). On Friday, September 30, a Memorandum of Agreement was signed by the DoD and the National Trust establishing cooperation in cultural resource management of these resources. Through the efforts of Senator Daniel K. Inouye and the Senate Appropriations Subcommittee on Defense, the Legacy program will receive \$55 million in the 1994 fiscal year. This figure will possibly be as high as \$100 million in the following year. Currently, there is only one Legacy Coordinator in the National Trust. There are immediate plans to create similar positions in the Southern and Western Regions, with a long-term goal of having a Coordinator in all of the regional offices.

An international agenda was introduced with the session titled "The ICOMOS Historic Towns Charter" in which *The ICOMOS Charter on the Conservation of Historic Towns and Urban Areas*, also known as *The Washington Charter*, was discussed. The United States version of this 1987 agreement was introduced at the session. The four objectives of the U.S. charter are as follows:

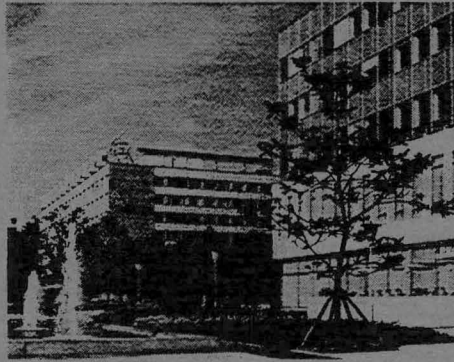
1. Preservation must be an integral part of the comprehensive plan.
2. The significant features of a historic (please see conference, p. 7)

Preservation planning between the Brandenburg Gate and Alexanderplatz by Ed Yarbrough

The Kudamm (colloquial for Kurfuerstendamm) has long been *the* Boulevard of West Berlin. Whether it really deserved this name, with its massive stacked office buildings, consumer oriented fast food and huge department stores, and some exclusive stores along a pedestrian area of showcase windows, is another question. Unter den Linden has always been better known and dwarfs the Kudamm as a city center in re-united Berlin. Kudamm was a substitute center for a divided Berlin; a division in which the East claimed the part that defined Berlin as a capital city. That part burdened with deep and multifaceted historical meaning, Unter den Linden lined with buildings of pivotal significance in German and European history. The Linden is in many ways as inharmonious an architectural landscape as German history is inharmonious. Socialist politics presented the pre-1945 structures of Unter den Linden unceremoniously. Many buildings of national import were left unrestored since the War. The post-War era saw infill of international style architecture exclusively. Apathy, perhaps even hostility, with respect to the architectural rhythm of the boulevard exemplified most development in the era. The Linden was not cut-out to be the main-street of a socialist capital city. Voices from the Prussian monarchist period, Weimar republicans and the national socialists speak in the architectural styles along the Linden. The post-War plots for infill created by Allied bombs could not contain international style buildings loud enough to out shout the Dom (Cathedral), the Pergamon Museum or even Frederick the Great's equestrian bronze in the middle of the boulevard.

Currently those who are concerned with planning for the appearance of this capital Boulevard are standing in front of a landscape with many previous planners, each of whom commenced vastly different master plans. Now one must be able to maintain the critical and controversial discussion over time as to how this boulevard should look in the 21st century.

The "emergency brakes" have been pulled on development by the German Senate in order to regulate eave heights, fenestration, etc. before changes are made. The Senate, although informed of the plasticity of some design review alternatives, is at greater ease with the concrete and obtuse regulation of the building arts. However, useful and imaginative architectural innovations might be stymied by such simplistic formulations. Additionally, the architectural identity of the "historical" Linden is not to be broken down into the themes of eave heights and fenestration. Figure 1 shows that the varied vertical breakthrough of the eaves creates a very important but irregular pattern. The narrow breadth of the parcels of property had established the overwhelming variety of facades; each building was designed to beckon commerce or establish authority along limited



street frontage. The changes in building elevations, which are the signature along the Linden, requires a fundamental rethinking of the type and method of regulation used by planners. Can one allow for the construction of buildings with multifaceted interests that humbly respect their historic neighbors and not have conceptionless stretches of boulevard? Even now there are hundreds of meters of office facades that seem to flow from the same spring. These historic remnants of the German Democratic Republic are even less popular with the "visionary" Senate Building Committee than the city's skinheads. One can complain about them but one really cannot change the relationships between these private properties. As unthinkable as re-creating national socialist or socialist structures is, an equally unrealistic notion is regulating design to match the historic model. Such a model would include the polite forms of the Prussian Empire and Weimar Republic periods. In loose fitting clothes Otto Dix in a Café, the pomp and noise of the royal outings, the emptied streets before military marches are all facets of the past. For what reason would design limits operate toward the recreation of buildings fitting in that time and culture?

This problem was also addressed by a Senate hearing recorded in the papers of Bappert & Wenzal and Kuntzsch, Spath & Nagel, architectural firms. Presented as one of the worst case scenarios for the boulevard. The reconstitution of the Linden, oriented towards an historical model with either as documented or in-kind construction would leave little room for the unknown or unforeseen.

On the border between the rights of the historic and the unforeseen there comes the differentiation of Linden zones as designated by the planners. The western most zone is from Pariser Platz (the Brandenburg Gate), to the statue of Alt Fritz (Frederick the Great), which ultimately includes the area of the Opera House, the Museum of German History and the Palace of the Republic (former GDR capital building). This zone contains many



Figure 1

of the best preserved and most historically significant buildings on the Linden and is tightly controlled according to eave heights and fenestration. This zone is currently being reviewed for landscape alterations.

Landscape preservation seems to be less randomly applied than other architectural considerations. Perhaps authorities other than the Senate Building Committee oversee the submission of landscape designs. An eight lane traffic circle laid through the Pariser Platz and down the Linden, was proposed to end traffic problems, and quickly dispatched to where it belonged. Figure 2 shows the current street profile and that of a proposal before the Senate with two traffic lanes, a lane of

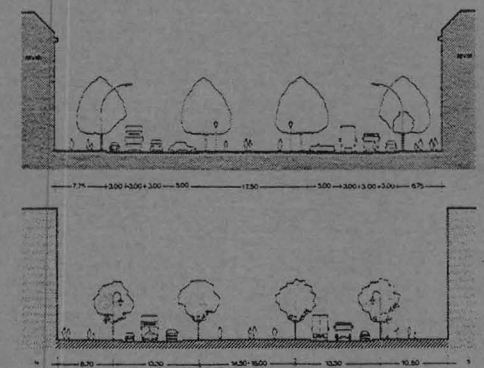


Figure 2

trees and parks, and an almost four meter wide sidewalk. The outer row of trees is currently not able to sustain itself and will have to be replaced with new trees. The sprinkler system must be renovated and a new subway line will disrupt much of the street surface and the plantings.

What is laid out in the plans for closing the holes in the urban wall from the Pergamon Museum to Alexanderplatz along the Linden, is shown in figure 3. Nowhere in this area is there to be seen any genius at work, the plans are not totally bad, but they are also not the strong

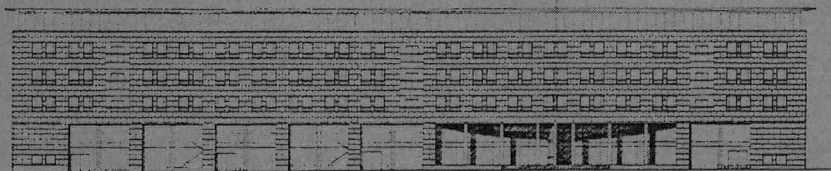
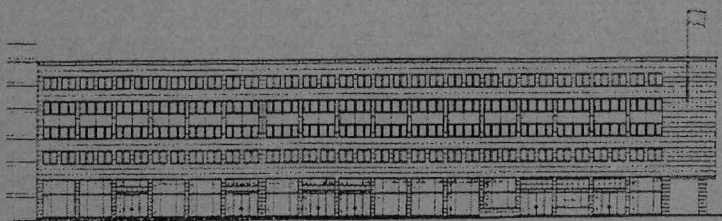


Figure 3

representations of contemporary architecture that would enrich the experience of being on the Linden, the roof lines are contiguous, the facades too typical. Nothing jumps out at you, there is not a shadow of humor, nowhere does a fresh breeze blow. Not to be misunderstood: The spectacular newness is as little desired as the historically oriented model. Both can only be measured in the suggestion of how the building operates in its environment. A form which seems to acknowledge its neighbors but has strength independently. To break up the fantasy from the start, one takes up the meaningless search for the "Boulevard of Tomorrow" at one's own risk.

Had the question of necessity been, for example, that the lots lining the Linden be combined to create wider parcels - like for housing of members of parliament or a golf course - no different solutions would be necessary other than the holes in the facade and the evenness of the height of the eaves and yet the details would be ironed out quickly, wouldn't they? Wouldn't you think that more imagination would be used around the theme of a street corner at the intersection of Unter den Linden and the street of Berlin's primary train station, Friedrichstraße? During the GDR period Friedrichstraße was widened which gave some room to play with where it intersected with Unter den Linden. The current plans for the narrowing of the street, in order to keep the historical model, will likely create a horrendous traffic problem in the future. The narrowing of Friedrichstrasse, if indeed an acknowledgement of the pre-GDR historic landscape and not a move to expand lots, is an unrecognizable historic landscape in light of the new construction.

When Berlin pronounced itself a "City of the Future", one envisions an openness in the city, with a certain risk, that one would have to deal with abstract suggestions. What needs to be built, in the end, is the result of negotiations between the discoverers: architects, users and city planners. Where not one single cherished variation is

allowed, no new discoveries can be made. If current Senate Building Committee policy continues, one can expect to see a very regular, unchanging roof line along the length of the Unter den Linden.

An historically oriented and innovative design has been approved by the Senate. The new erection of the Pariser Platz buildings at the western end of the Linden, will bring the boulevard to a ceremonious western end. The architects, Dieter Hoffmann-Axthelm and Tilmann Strecker in documents to be found in the records of the Senate Building Committee, have suggested that the Brandenburg Gate be left standing in the open thus giving a clear view of the Tiergarten (Berlin's expansive English garden) from Pariser Platz. One might argue, that Carl Gotthard Langhans, the Gate's architect, really modelled the gate after the entrance to a Greek temple (a propylaea) and not as a free-standing symbol of victory. Currently Josef Paul Kleihues in the employ of Mrs. Liebermann, the owner of the property just north of the Brandenburg Gate, has suggested, in the sense of a "critical reconstruction", a four story building to which he adds an equivalent building on the south side of the gate. Independent of the still standing decision to keep traffic routed through or around the Brandenburg Gate, it was suggested last year that the garden plans which Hermann Mächtig drew up in 1880, with lawns, rose beds, mosaics and fountains, be reintroduced at the cost of 4 million marks.

Currently the former GDR's Ministry of State on the north side of the Linden and the former Vocational Ministry on the south side, are being renovated as offices for parliamentary assistants. On the ground floor there will be shops and restaurants which are to insure public access to the area and not create a "dead area".

Blocks number 44-60 were created from the laying together of eight parcels of property, blocks 69-73 from five parcels. Out of the 15.71 meter narrow and 52.96 meter deep corner parcel was

created an office building with below street level parking, the middle has an internal glass facade parallel to the atrium, which are joined together and share lighting. The burnt wall will serve as a hanging area for contemporary works of art in the collections of the building's owners. The narrow glass facade of the atrium on Unter den Linden, also serves as an alley between the old and the new (see figure 4). The quick development of the

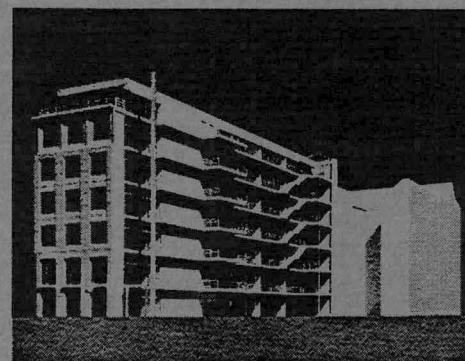


Figure 4

buildings could pass for "the statutes for the protection of the street Unter den Linden and its environs against disfigurement" from May 2, 1936. The main and connecting moldings lay at a height of from 18 to 22 meters, above that is easily set back, an accessible roof.

The facades originate from one of the building's main steel beams, self-supporting stone facades which were conceptualized to fill the holes in the facade with large windows. Atrium, roof and stairways each contain a sproutless glasswork. The Haus der Schweiz (figure 5), was built in 1936 by

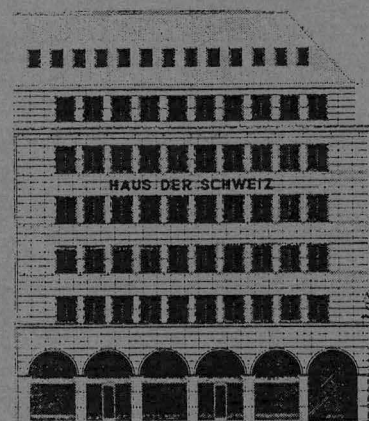


Figure 5

E. Meier-Appenzell, is now being renovated so that the facade retains much of its original form. For the Hotel Unter den Linden, three renovation plans were offered and one has been accepted. After the renovation, the hotel will have arcades built into its facade, much in the style found in the rows of buildings on Friedrichstraße. The main entrance to the hotel lays on the street Unter den Linden. On the ground floor will also be found stores and a restaurant-café which are envisioned to be public areas. Right now, on the location reserved for the restaurant-complex "Lindencorso", a new French restaurant (please see Berlin, p.

(from Berlin, p. 5)

business and culture center will also be housed. Just as on the north side of Unter den Linden, the historical rows of buildings on Friedrichstraße are also incorporating arcades in the ground floors. Ground and first floors are being reserved for stores, restaurants and auditoria. The building project is acknowledged as being heavy with the explanation that stone should not act just as covering material but also create a certain appearance. On the floors where offices are envisioned recessed windows, and the roof will also be set back. The touchstones along the Linden in the direction of Alexanderplatz will certainly remain as the Opernplatz and the courtyard of Palace of the Republic. Both spaces are to the south of the boulevard, allowing an open and light retreat. The public and not the huge bureaucracy and political enclaves from Bonn have retained primacy in the city center. The Palace of the Republic, which two-thirds of the eastern population of the city would like to retain, stood and stands as the only public cultural building of the GDR to be protected as an historic feature of that period on the Linden.

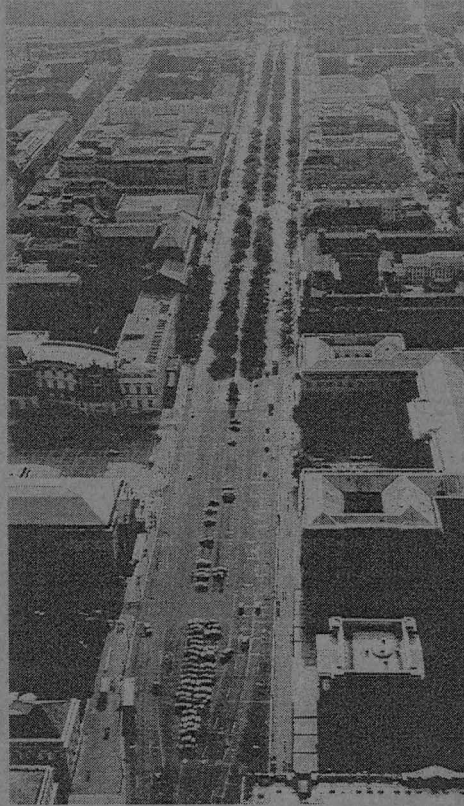
The dilemmas of historic preservation on Unter den Linden are controversial, like the histories of many of its buildings. Preservation policy if it continues to be applied in a rigid way might do Berlin's most significant historic district a disservice. By regulating development to a point of strict convention, the legitimacy of contemporary architecture is denied and otherwise significant historic resources are spaced along mediocre urban walls.

The author would like to thank Kerstin Von Hoff of Bappert & Wenzel for the current & historic photos and for sending Senate Building Committee records. The research on planning politics in Berlin and elevations of built and proposed buildings on Unter Den Linden provided by Ursula Baus were also extremely generous.

(from neighborhood, p. 1)

conservation efforts." This provides for CRA an improved review and monitoring tool for preservation policies, programs and projects within the greater context of community concerns and needs. To facilitate community participation and awareness, CRA has established an ongoing outreach program which provides for educational services and public meetings in project areas, distribution of historic resource survey maps and materials, translation of materials into "languages that reflect the major linguistic groups located in CRA's project areas", and publication of materials which discuss the Secretary of the Interior's Standards, technical issues, economic incentives, and project guidelines.

The goal of CRA's neighborhood conservation program is the balance of economic growth and revitalization efforts with the conservation and preservation of significant resources within an economic, social and cultural framework. Some of the programs which satisfy this goal include the drafting of design guidelines, street tree planting and protection, neighborhood clean-up, rehabilitation assistance, housing, traffic mitigation, public art, and financial incentives. Thus, Los Angeles typifies Zellie's conclusion that "most conservation districts have not been created primarily to meet historic preservation goals;



A birdseye perspective on the Unter den Linden, culminating in the Brandenburg Gate. Since the reunification of Germany, the boulevard has reclaimed its' title of "The Boulevard of Berlin."

conservation district is most often an umbrella term for neighborhood planning district."

Stipe goes even further in his definition, identifying three kinds of neighborhoods to which the term conservation area might best apply. The first would include "those areas surrounding or bordering on an existing local historic district" which act as a transitional space or "buffer" zone. The second could be defined as "a tool to protect what might be called 'pre-natal' historic districts" not yet meeting the 50-year rule or lacking the "patina of age or character" of the traditional historic district. Finally, those neighborhoods which might never qualify as "historic" could be recognized as conservation areas in order to preserve and maintain their social and economic value and their utility as affordable housing.

As identified by both Stipe and Zellie, the regulatory restrictions imposed on National Register or local landmark historic districts are relaxed in conservation districts. For example, while design guidelines are developed for most conservation districts, binding review of exterior architectural alterations is not mandated. More common is a review procedure which focuses on new construction considerations of building height, scale, placement, setback, materials, demolition applications and infill proposals.

Nashville, Tennessee operates both Neighborhood Conservation and Historic Preservation district programs under one ordinance which supports "the preservation and protection of the historical and/or architectural value buildings, other structures, and historically significant areas, the creation of an aesthetic appearance which compliments the historic buildings or other structures [and] the stabilization and improvement of property values, to foster civic beauty and strengthen the local economy. In terms of regulatory control, properties in preservation districts can be constructed, altered, repaired, relocated or demolished only in accordance with ordinance restrictions, where as, in conservation districts, only construction, relocation, demolition and increase in density are reviewable. Additionally, public awareness of the benefits and differences of both conservation and historic district designation is reinforced by educational materials which include a handbook and several brochures.

As Stipe points out, there is an "increasingly conservative public mood that is increasingly anti-regulation" in American communities. As "property rights" proponents express their fears about government intervention in the management and use of private property, the regulatory aspect of historic district designation comes under critical scrutiny. Design guidelines, zoning usage restrictions, alteration, demolition and new construction review requirements associated with National Register and local landmark districts have been interpreted by some conservative groups as unconstitutional, depriving property owners of the "highest and best" use of their property, constituting a government taking without just compensation. While the basis for this assumption has been legally disproven time and again, the perception is what continues to hamper preservation efforts in local communities. Public awareness of the benefits of preservation must constantly be reinforced. Perhaps by offering conservation districts as an alternative to the more traditional historic district designation, local governments can foster in residents of older neighborhoods an appreciation of the associative and character-defining aspects -- the historic, social, economic and cultural values of older properties -- which will insure the continued protection, maintenance and enhancement of these important historic neighborhoods.

CELA Conference

Two Historic Preservation students from the University of Oregon presented papers at the Council of Educators in Landscape Architecture (CELA) conference, on October 19 at the UofO. "The Painting, the Picture, the Park: Promoting Pleasure Travel in Yosemite, 1855-1906" was subject of a paper by Lisa Teresi-Burcham. Syl... Elliot discussed "The Impact of Concession Operations on Heritage Resources in State Parks of Alaska and the Pacific Northwest." The conference focused on the future of planning and design of public landscapes.

PRESERVATION ACTIVITIES UPDATE

Conferences

RESTORATION '93 is a cross-disciplinary symposium and conference aimed at professionals dedicated to the preservation of our cultural heritage. The conference will be held at Boston's Hynes Convention Center December 6-8, 1993. The program will include a mixture of panel discussions, presentations and roundtables. The purpose of the event is to bring together the complete spectrum of organizations offering products and services to preserve our cultural heritage with the equally broad array of professionals and qualified property owners/collectors actively engaged in the restoration and conservation of buildings, landscapes, and collections. For further information, contact Steven Schuyler, RA/EGI Exhibitions, Inc., 10 Tower Office Park, Woburn, MA 01801; (617) 933-6663.

The Tennessee Historical Commission is sponsoring a workshop on advance Section 106 document preparation, April 20, 1994, in Nashville, Tennessee. There is no fee. Contact Joe Garrison, Tennessee Historical Commission, 701 Broadway, Nashville, TN 37243-0442; (615) 532-1559.

Missouri's Ninth Annual Historic Preservation Conference is being held April 22-24, 1994, in Sedalia, Missouri. Its theme is "A Missouri Legacy" supported by an agenda with emphasis on classical architecture--its recognition, restoration, landscapes, social history of the Classical Revival Era in Missouri. Tours of Classical Revival houses; public and commercial buildings; and the Missouri State Fairgrounds National Register Historic District. \$40 fee includes meals, tours, events, and educational sessions. For more information, contact Karen Grace, Missouri Department of Natural Resources, Historic Preservation Program, P.O. Box 176, Jefferson City, MO 65102-0176; (314) 751-7959.

Workshops

The U.S. Forest Service is providing hands-on training on log structure inspection for restoration and maintenance needs, near Strasburg, Virginia, November 16, 1993. Costs are approximately \$75-\$100. Contact Don Sawyer, U.S. Department of Agriculture, Forest Service, George Washington National Forest, Route 4 Box 515A, Edinburg, VA 22824; (703) 984-4101.

The Getty Conservation Institute is offering its annual course entitled, "Preventative Conservation: Museum Collections and Their Environment," May 2-13, 1994, in Marina del Rey, Calif. The course has been designed to present the most recent information and thinking on preventative conservation and to consider its practical application in museums and historic houses. Course instructors are specialists in the areas of environmental conservation, architecture, mechanical engineering, and organizational

behavior and management. There is no fee. For further information, contact The Getty Conservation Institute, 4503 Glencoe Ave., Marina del Rey, CA 90292; (310) 822-2299.

The U.S. Forest Service is administering the Eagle Creek Overlook Rehabilitation Workshop, June 20 through July 15, 1994, near Cascade Locks, Oregon. Costs are approximately \$300 per week. Skill enhancement in analysis, prescriptive treatment, and restoration of a CCC building built in 1936. Sessions on modern field rigging, masonry, log restoration, log construction, roofing and blacksmithing, epoxies, paint, and conservation of wood elements. Contact John Platz, U.S. Department of Agriculture, Forest Service, Region Six Historic Structures Preservation Team, 2955 N.W. Division St., Gresham, OR 97030; (503) 666-0649.

Call for Papers

The Wooden Artifacts Group of the American Institute for Conservation of Historic and Artistic Works (AIC) is inviting conservators, conservation scientists, art historians, and curators to submit abstracts of 300-500 words on history, paint technology, materials science research, deterioration problems, and conservation treatments of painted wood. Of particular interest are: 1) cooperation between conservation and other disciplines that helps interest the painted wood artifact within a cultural context, and 2) problems of the interaction of wood and paint surfaces. The symposium will be held November 12-14, 1994, in Williamsburg, Virginia. Abstract deadline is March 1, 1994. For further information, contact F. Carey Howlett, AIC, Wooden Artifacts Group, Furniture Conservation Lab, Colonial Williamsburg Foundation, P.O. Box C, Williamsburg, VA 23185; (804) 220-7076.

Organizations

The Historic Preservation League of Oregon is a non-profit organization dedicated to the promotion, protection, and preservation of Oregon's historic and cultural resources. Membership in the HPLO entitles you to four issues of the HPLO Newsletter, information on all HPLO lecture events, activities, and the annual conference. For specific information, contact HPLO, P.O. Box 40053, Portland, OR 97240; (503) 243-1923.

Internships

The Athenaeum of Philadelphia is administering the Charles E. Peterson summer internship 1994, entitled, "Early American Architecture and Building Technology Prior to 1860." It's a two-to-four-month internship with a stipend of \$1000 per month. Interns are expected to reside in Philadelphia and devote half their time to service in the department of architecture at the Athenaeum developing practical skills in the management of architectural records. An equivalent amount of time is to be spent on the interns own research in American architecture or building technology prior to 1860. Applications will be accepted between January 1, 1994, and March 1, 1994, and should be

addressed to the Chairman, Peterson Fellowship committee, The Athenaeum of Philadelphia, East Washington Square, Philadelphia, PA 19106-3794.

(from conference, p. 3)

- town include physical and intangible elements. These include interiors, relationships to the streetscape and landscape, and the additive character produced by time.
3. Preservation is for all people. It must be a democratic process and human needs must be considered.
 4. The public policy regarding historic towns must be clear, comprehensive, and consistent.

Eighteen principles were developed to assist in the development of a comprehensive plan. These can be categorized into three themes: documentation and research, community involvement at all levels, and respect for historic place and fabric. It is the intention of the Specialized National Committee on Historic Towns that this charter serve as a basis for standard guidelines in defining and protecting historic towns and districts.

The theme of last year's conference, cultural diversity, was fortunately not a passing fad. In fact, it logically continues to be an important issue in terms of livable communities. This is evidenced by the continuation of a scholarship program by the Getty Grant Program and the National Trust enabling the attendance and participation of preservationists, community activists, and students from a variety of cultural backgrounds. As these people introduced themselves at the Scholarship Recipients meeting, it became apparent that preservation is no longer defined by the stance of saving buildings. As one woman said, it is an issue of "saving my children." These preservationists (many of whom admitted to not knowing they were preservationists) are rescuing neighborhoods, establishing educational and work programs, reestablishing their cultural heritage, and providing much-needed housing. Fortunately, the National Trust will continue to investigate the vital issues significant to the social health of our country with the subject of next year's conference in Boston: "The Economics of Community Character: The Role of Historic Preservation."

The ASHP News is published 3 times a year by the Associated Students of Historic Preservation at the University of Oregon, George Bleekman III, Editor, with special thanks to David Pinyerd for the spelling and grammar check. Correspondence can be sent to ASHP, Suite 4, University of Oregon, Eugene, OR, 97403.

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**Preserve
or
Die!**