



Preservation Architect

The Newsletter of The Historic Resources Committee | September 14, 2009



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Upcoming Conferences and Events

Association for Preservation Technology Conference

November 2–3, 2009 | Los Angeles

This conference will include the Capturing the Past for Future Use: Integrating Documentation with Repair, Design and Construction Practice in Historic Buildings Symposium and Peterson Prize Ceremony both co-presented by the AIA Historic Resources Committee. The Peterson Prize Ceremony is made possible through the generous support of [Marvin Windows and Doors](#). [Learn more](#) about these HRC events.

Capturing the Past for Future Use

November 2-3, 2009 | Los Angeles

Join the AIA Historic Resources Committee for the two-day symposium “Capturing the Past for Future Use: Integrating Documentation with Repair, Design and Construction Practice in Historic Buildings Rehabilitation”, November 2 -3, 2009, co-sponsored by and scheduled in conjunction with the Association for Preservation Technology Annual Conference in Los Angeles.

National Preservation Conference

October 13–17, 2009 | Nashville

Historic Landscape Assessment Workshop

October 13-17, 2009 | Nashville, Tennessee

The AIA Historic Resources Committee and [American Society of Landscape Architects](#) members Cari Goetcheus and Chad Moffett will conduct a historic landscape assessment workshop at Centennial Park, the Tennessee Centennial Exposition Grounds, surrounding the Parthenon in Nashville, Tennessee.

Historic Building Assessment Workshop

October 15, 2009 | Nashville

The AIA Historic Resources Committee members Victoria Jacobson, AIA and James Malanaphy, AIA will conduct a historic building assessment workshop at the French Piano Building, 240-42 Fifth Avenue North in Nashville, Tennessee.

Traditional Building Exhibition and Conference

October 21-24, 2009 | Baltimore, Maryland

AIA Historic Resources Committee (HRC) members will present sessions at the 2009, Traditional Building Exhibition and Conference in Baltimore, Maryland October 21-24, 2009. AIA-HRC has been an active partner helping to develop educational programming and content for the Baltimore Traditional Building Exhibition and Conference. The educational sessions will be available Wednesday through Saturday and the exhibition hall will be open Friday and Saturday.

The AIA Historic Resources Committee education subcommittee reviews the educational program and field session submissions for each Traditional Building Exhibition and Conference and identifies several programs that will carry the AIA HRC logo as a means of noting those sessions that are likely to be of special interest to members of the AIA Historic Resources Knowledge Community.

On Wednesday October 21, you can attend a Conditions Assessment workshop at Orianda, the summer home located at Crimea, on the estate of the Winans Family, builders of the Moscow to St. Petersburg railway...[Continue Reading](#)

In the News

ACSA Announces 2008-2009 International Student Design Competition Winners

From the [Association of Collegiate Schools of Architecture](#)

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The Association of Collegiate Schools of Architecture (ACSA) is pleased to announce the winners of the PRESERVATION AS PROVOCATION: RE-THINKING KAHN'S SALK INSTITUTE, International Student Design Competition...[Continue Reading](#)

Peterson Prize Jury Convenes

By Jonathan C. Spodek, AIA

On August 13th, a three person jury convened at the AIA Headquarters to review the 2009 Charles E. Peterson Prize submittals...[Continue Reading](#)

Library of Congress Announces Preservation News

By Dianne van der Reyden, Director, Library of Congress, Washington, DC

The Library of Congress Preservation Directorate has recently launched a new tool to keep interested parties up to date on all of our news...[Continue Reading](#)

A Summer in Jamaica

By Jessica Golebiowski and Gareth Morgan

The US/ICOMOS International Exchange Program places American and international young professionals in various locations where they work with local preservation organizations...[Continue Reading](#)

Sustainable Rehabilitation Case Study Database

By Nakita Johnson, Public Policy Department, National Trust for Historic Preservation

There is a growing interest in the sustainable rehabilitation of existing and historic buildings. In an effort to compile useful information for owners, architects, preservationists, and others, the Public Policy Department of the National Trust for Historic Preservation is developing a 'Sustainable Rehabilitation Case Study Database' for historic buildings...[Continue Reading](#)

NCPE Intern Experiences at the Historic Preservation Training Center

By Tom Vitanza, AIA, R.A., NCARB, Senior Historical Architect, HPTC

The Historic Preservation Training Center (HPTC) is one of the U.S. Department of the Interior, National Park Service's four training centers. Its mission is the safe preservation and maintenance of national parks or partner facilities by demonstrating outstanding leadership, delivery of quality preservation services, and development of educational courses that fulfill the competency requirements of NPS employees. The HPTC utilizes historic preservation projects as its main vehicle for teaching preservation philosophy, building crafts, building technology and project management skills.

HPTC supports the use of interns through a variety of NPS programs including the Historic Preservation Intern Program and the National Council for Preservation Education (NCPE) program...[Continue Reading](#)

Intern Experiences at the Historic Preservation Training Center

By Rebecca Cybularz and Erin McNicholl

While National Council for Preservation Education (NCPE) interns at the National Park Service's Historic Preservation Training Center (HPTC) in Frederick, MD, we worked with Senior Historical Architect Tom Vitanza. Overall our project was to assess and report on the conditions of various superintendents' lodges from national cemeteries...[Continue Reading](#)

Features

Letter from the Chair

By David G. Woodcock, FAIA, FSA, FAPT

This is my third letter as Chair of the AIA Historic Resources Committee's Advisory Group, and that means that I am more than halfway through my term, and nearing the end of five years as a member of the AG...[Continue Reading](#)

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The importance of volunteer efforts to the historic preservation movement cannot be emphasized enough. Since the very beginnings of the movement in 1850's, when Ann Pamela Cunningham and the Mount Vernon Ladies Association rallied to save George Washington's estate Mount Vernon, the unpaid efforts of untold thousands of volunteers have been required to preserve the significant historic buildings that are such an integral part of sustainable livable communities...[Continue Reading](#)

Cultural Landscapes of African-American Communities in Coastal South Carolina

By Cari L. Goetcheus, Assistant Professor, Clemson University, Clemson, SC, and
Dr. Patrick Hurley, Assistant Professor, Collegeville, PA

Since the early 1800s enslaved Africans and their descendants have practiced the tradition of crafting coiled baskets of natural materials they collected along the coast of the southeastern United States. Originally used to winnow rice grains harvested on plantations, by the early 1900s the baskets were sold to an increasing number of tourists visiting South Carolina...[Continue Reading](#)

Historic Sites Advocacy Team

By Sharon C. Park, FAIA, Chair AIA HRC HSAT

The Historic Sites Advocacy Team (HSAT) is a subcommittee of the AIA's Historic Resource Committee (HRC) and is charged with responding to requests for assistance on endangered historic properties. The team is committed to identifying, understanding and helping to preserve the architectural heritage in this country and internationally...[Continue Reading](#)

Preservation Knowledge and Networks

Making Policy Symposium

By Robert Silman, ROBERT SILMAN ASSOCIATES STRUCTURAL ENGINEERS

Proceedings of the symposium held at Pocantico Conference Center (Rockefeller Brothers Fund) in November 2008 titled "Sustainability and Historic Preservation -- Making Policy"...[Continue Reading](#)

Historic Preservation Programs at the University of Southern California

By Ken Breisch, Ph.D., Director, Graduate Programs in Historic Preservation

Studies in Heritage Conservation at the School of Architecture at USC were inaugurated in 1993 when Jeffery Chusid established the Summer Short Courses in Historic Preservation. After fifteen years this class continues to meet every July for two and a half weeks of intensive field trips and lectures that explore the wide range of disciplines associated with preservation practice in the United States...[Continue Reading](#)

Sustaining the Existing Building Stock

During the 2009 AIA National Convention held in San Francisco this past May, the AIA Historic Resources Committee sponsored and presented a workshop titled "Sustaining the Existing Building Stock: the Greatest Challenge of Architecture 2030".

The workshop faculty was led by Carl Elefante, FAIA, principal and director of sustainable design at Quinn Evans | Architects. His associates on the podium were Jean Carroon, FAIA, principal, Goody Clancy & Associates; Don Horn, AIA, director of the PBS Sustainability Program for the GSA Public Buildings Service; Ralph DiNola, Associate AIA, principal, Green Building Services Inc.; and Tristan Roberts, managing editor of Environmental Building News. This all-star team gave us more proof that the current downturn is good for traditional building.

The following article, Silver Lining, is written by Peter H. Miller, President of Restore Media, and contains a detailed summary of key concepts presented by the workshop faculty. This article originally appeared in the June 2009 issue of TRADITIONAL BUILDING, and is presented here with permission of the author....[Read More](#)

Window Replacement Myths and Facts

The Louisiana SHPO office has published an article accessible from the National Council of State Historic Preservation Officers debunking the most commonly held misconceptions about the replacement of existing historic windows with modern manufactured windows. The article is brief and very informative and can be used to help explain these important issues with property owners seeking to improve the energy performance of their historic buildings..[Continue Reading](#)

Places that Count Book Review

By Ashley R. Wilson, AIA, ASID

When preservation architects nominate buildings and districts to the National Register or working within the parameters of Section 106 Review, they rely on the established parameters of age, integrity, significance to an event and architectural style...[Continue Reading](#)

HRC Member and Component News

The AIA Historic Resources Committee of Los Angeles Breakfast Meeting

November 9, 2009 | Los Angeles

The Historic Resources Committee of the Los Angeles Chapter of the American Institute of Architects invites all members at the annual conference of the Associated for Preservation Technology International to attend a breakfast meeting on Wednesday, November 4, 2009, at the Biltmore Hotel in downtown Los Angeles, from 6:30 am to 7:45 am...[Continue Reading](#)

2010 Sustainable Design Assessment Team (SDAT) Program Request for Proposals

The SDAT program provides technical assistance and process expertise to help communities develop a vision and framework for a sustainable future. An informational conference call has been scheduled for Wednesday, September 30, 2009, at 3 p.m. ET to discuss the RFP process and to address questions regarding the SDAT program. To help the team tailor the conference call to address your needs, send your questions and RSVP to communitiesbydesign@aia.org. Dial-in information will be sent directly to those who express interest. Please note that 2010 applications are due November 13, 2009.

Saarinens Bell Labs Waits to be Unshackled

By Michael Calafati, AIA, LEED AP, Chair, Historic Resources Committee of AIA New Jersey

The future of Bell Labs, located in suburban Holmdel, NJ – an hour's drive from Manhattan, remains uncertain...[Continue Reading](#)

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This issue of *Preservation Architect* is sponsored by [Marvin Windows](#).



Preservation Architect is prepared by the Communications Sub-committee of the AIA Historic Resources Committee. James Malanaphy, AIA, is the 2009 sub-committee chair and, Jonathan Spodek, AIA, is the 2009 Advisory Group liaison. The committee members are Kwendeche, AIA; Wendy Hillis, AIA; Michael Mills, FAIA; Ashley Robbins, AIA; Don Swofford, FAIA; Mark Thaler, AIA; Brett Roeth, Assoc. AIA; Raymond Plumey, FAIA.



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Letter from the Chair

By David G. Woodcock, FAIA, FSA, FAPT

This is my third letter as Chair of the AIA Historic Resources Committee's Advisory Group, and that means that I am more than halfway through my term, and nearing the end of five years as a member of the AG. Being able to serve as chair of the Institute's first standing committee, dedicated to protecting and conserving our built heritage is a significant privilege, and I have found it to be time well spent. I have gained a greater appreciation for the leadership and staff of the AIA. This has been an especially difficult summer for the staff, who have agreed to two weeks of furloughs in order to reduce costs. The HRC is blessed by outstanding support, and we appreciate their sacrifice.

Joining the AG represents a five-year commitment, but we recognize that personal circumstances change, and that priorities must match new conditions. After three years of active participation in the AG Raymond Plumey, FAIA, of New York advised us in July that his career change to the Building Commissioner's Office of the City of New York prevents him from staying on the AG. Raymond has played a significant role in re-shaping the whole communications arm of the HRC, especially through his liaison role for this e-newsletter. He has regularly added items to the Preservation Booklist, routinely kept us abreast of preservation issues in New York. We will miss his participation and collegiality, and wish him well in his challenging new job. Harry Hunderman will assume the chair in 2010, and Tom McGrath and Jean Carroon will advance their chair years to 2011 and 2012 respectively, and we are recommending Jonathan Spodek to the AIA President to fill Raymond's position. Jonathan has been very active in our work, especially with HABS, for several years, and will bring additional education and practice strengths to the AG. The announcement of an opening for a new appointee in January 2010 has been published, and we look forward to recommending a fifth member for 2010-2014. I encourage anyone interested in this opportunity to contact us.

There have been some exciting events this summer. Elsewhere in this issue you will find the results of the ACSA "Preservation as Provocation" Student Competition that was organized in conjunction with AIA HRC, and was even more successful than the 2007 initial competition of its kind. Student teams responded with interesting solutions to the challenge of adding significant new space to Louis Kahn's signature complex at the Salk Institute in California, demonstrating that working on an existing building while respecting its history and essential qualities is indeed "design"! The ACSA is looking forward to running a similar competition in 2011, and Harry Hunderman has the program development in his 2010 AIA HRC Action Plan.

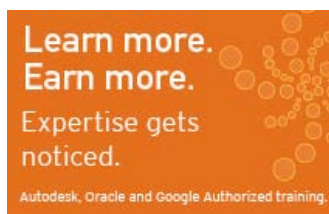
The AIA HRC members have, I believe, always felt that successful preservation practice relies on well-prepared teams of cross-disciplinary professionals who share a passion for built heritage. One of my summer high-points was an invitation to attend a two-day colloquium organized by the School of Engineering and Mathematical Sciences at the University of Vermont in conjunction with that institution's Graduate Program in Historic Preservation. The objective of the event was to identify essential components needed to develop preservation engineers, and to suggest ways to incorporate such knowledge into a traditional civil engineering curriculum. The discussions were enlightening and the outcome very positive. Given the growing need for engineering professionals in our field this was an exciting development.

The work of the AG continued through the summer, with the HABS subcommittee participating in the 2009 Peterson Prize jury (reported separately) and the Historic Sites Advisory Team (HSAT) active on two fronts. A private proposal to elevate the World Trade Center site to World Heritage status was not recommended, and the AG concurred, and a proposed demolition of several buildings by Walter Gropius at the Michael Reese Hospital Complex in Chicago, that is an ongoing concern as the City of Chicago has started demolition to make way for possible Olympic buildings should the city be successful in its bid for the 2016 Games. The landscaping of the hospital, by Sasaki and Collins has already been seriously compromised. The AIA HRC recognizes the value of such events for the community, but there appear to be options for adaptive reuse that have not been fully explored.

Closer to the Institute's own home, the AAF has recently transferred stewardship of the Octagon, the 1799 Tayloe home that represents a critical part of national and Institute history to a non-profit group, to AIA



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Legacy, Inc. The AIA HRC has made the suggestion that a standing committee be established to ensure that any proposed changes and uses for the Octagon be studied to ensure the building is protected, and that any changes recognize the building as well as the needs of the Institute. We have received a response from President Malecha, and are continuing to communicate on this issue.

As Preservation Architect editor, James Malanaphy, AIA, has continued to create ever better issues this year, and he will also be presenting a program, with others, at the Nashville meeting of the National Trust for Historic Preservation in October. NTHP has been a long-time cooperative group of the AIA HRC, and we wish them well for their 2009 annual conference.

The final event for the AIA HRC for 2009 will be the two-day symposium “Capturing the Past for Future Use: Integrating Documentation with Repair, Design and Construction Practice in Historic Buildings Rehabilitation” to be held in conjunction with the Association for Preservation Technology on 2-3 November in Los Angeles. Registration for this important gathering of experts from three continents discussing technologies for recording and their integration with the new forms of construction documentation is well under way. Go to www.apti.org and review the symposium and registration. We are pleased that AIA HRC members will have all the privileges of APT members when it comes to registering for the APT Annual Conference that starts on the evening of 2 November and runs through Friday of that week.

The economy is still far from recovery, but the technologies for documentation and for construction offer new ways to advance the profession, and even more importantly, to facilitate the effective adaptive use of our existing heritage. I am excited to be part of a program that responds to this challenge, and to be collaborating with our colleagues in APT (the Association for Preservation Technology International) in this endeavor. I hope to see you there, and we promise to find ways to disseminate the outcomes for those who cannot make it.

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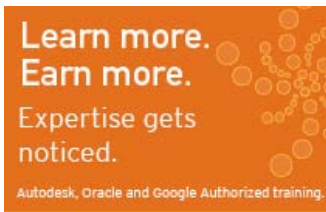
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Letter from the Editor

Dear Colleagues:

The importance of volunteer efforts to the historic preservation movement cannot be emphasized enough. Since the very beginnings of the movement in 1850's, when Ann Pamela Cunningham and the Mount Vernon Ladies Association rallied to save George Washington's estate Mount Vernon, the unpaid efforts of untold thousands of volunteers have been required to preserve the significant historic buildings that are such an integral part of sustainable livable communities.

Volunteer efforts are no less important today then in the past. Architects in historic preservation practice recognize the importance of participating in community efforts to save important buildings. Civic engagement is of critical importance to the career of a historic preservation professional. You will find there is a place for everyone to contribute. During these difficult economic times, volunteer efforts are even more effective and necessary.

This issue of *Preservation Architect* contains a number of examples of how AIA HRC members have found ways to volunteer in service to their communities. The stories illustrate the critical importance of AIA HRC members getting involved to promote historic preservation at the local, state and national level.

We hope that you will find in this issue of *Preservation Architect* the inspiration necessary to venture out into your community to save or document a significant historic building threatened by demolition, and to promote historic preservation among your neighbors and fellow architects. We ask that as you work within your communities, to please document your efforts and forward your stories here to *Preservation Architect* so that they may be used to inspire others.

Share your experience so that your peers and our emerging historic preservation professionals can learn from your efforts successful strategies to use to help protect our nation's cultural legacy. Please forward your stories to *Preservation Architect* using the contact information provided below.

James J. Malanaphy, AIA

Chair Communications and Publications Subcommittee

AIA HRC

651-367-9001 | jjmalanaphy@gmail.com

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Capturing the Past for Future Use

November 2-3, 2009 | Los Angeles

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Registration is now open for this important symposium that will gather experts from three continents to compare innovative technologies that can be used to document the built environment and case studies illustrating the integration of these new forms of construction documentation into historic preservation practice. To learn more about this important symposium go to page 20 of the [registration book](#).

Please note AIA HRC members will also enjoy the privileges of APT membership when registering for the APT Annual Conference, November 2 - 6, 2009, in Los Angeles.

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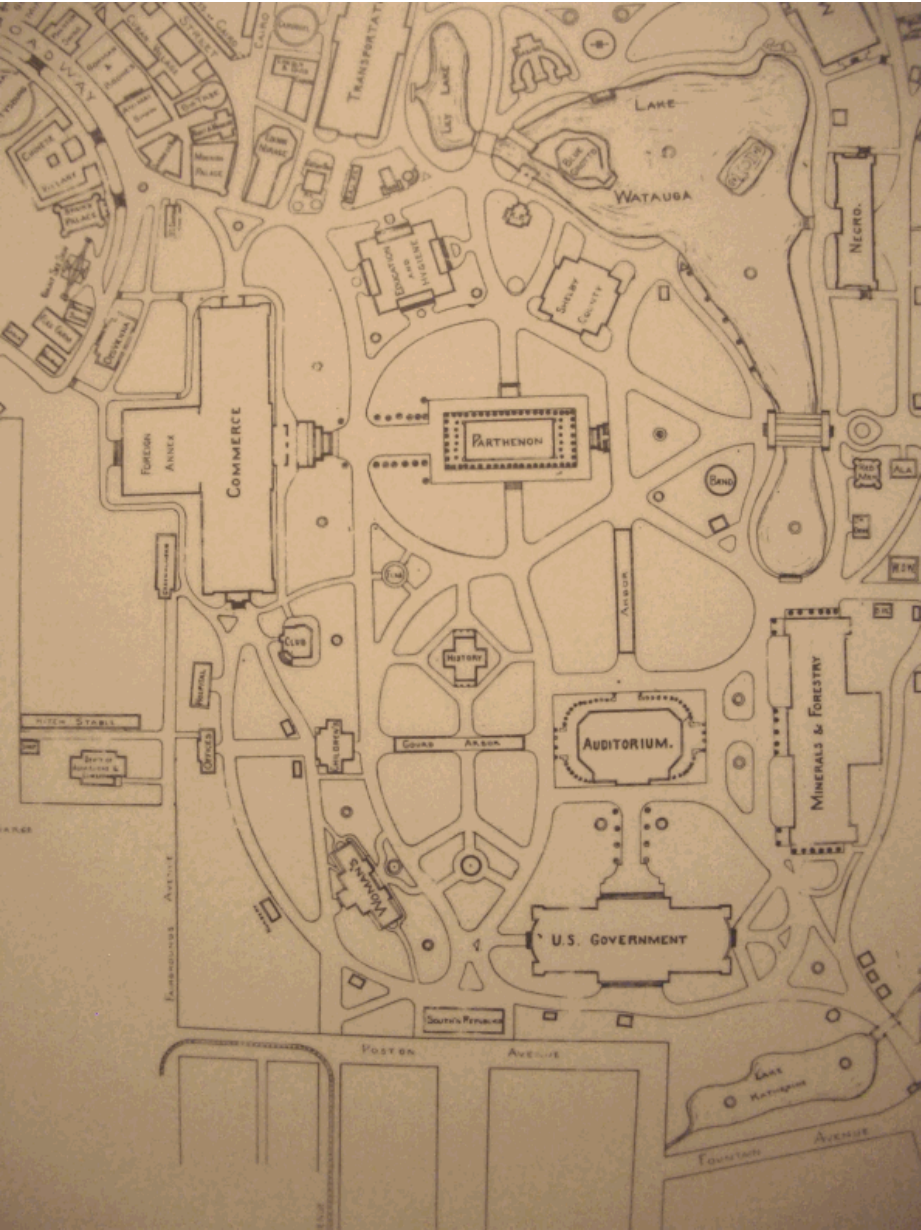
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Photograph of Historic Map – Photograph by James Malanaphy, AIA

The workshop will be presented Friday October 16, during the 2009 National Preservation Conference of the National Trust for Historic Preservation. American Society of Landscape Architects Historic Preservation Committee Chair, Chad Moffett ASLA; Clemson University Professor Cari Goetcheus, ASLA; and AIA HRC member James Malanaphy, AIA will lead the Conducting a Historic Landscape Assessment field session at the Parthenon using the grounds of Centennial Park as the teaching laboratory.



Parthenon from the Southwest – Photograph by James Malanaphy, AIA

Centennial Park was designed for the 1897 Tennessee Centennial Exposition, and remarkably, in spite of the temporary nature of the exposition buildings, subsequent periods of neglect and significant rehabilitations to the site, the Parthenon and many features of the original classical revival exposition grounds have survived.



Historic Photograph – Courtesy of the Parthenon

During the workshop, attendees will be introduced to basic concepts used by landscape architects to identify historically significant features of natural and designed landscapes. Participants will be guided through a hands-on investigation of Centennial Park's historic landscape to analyze and assess the integrity of the landscape's significant character-defining features and elements, and draft recommendations for the continued use, treatment, and interpretation of the park.

Visit their [website](http://www.aia.org/practicing/groups/kc/AIAB081137) to learn more about this session and to register for the National Preservation Conference of the National Trust for Historic Preservation.



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French Piano Building, 240-42 Fifth Avenue North – Photograph by James Malanaphy, AIA

This brick building was constructed in 1889 by the French Piano Company with an elaborate sheet metal facade which remains in good condition. The facade of this four-story building is one of the most ornate and significant in Nashville. The building is currently only partially used, the three floors above street level being vacant and in disrepair.

During the workshop, attendees will be introduced to concepts and guidelines developed by the National Park Service that are used by professional historical architects to identify and preserve significant features of historic buildings. Participants will be guided through a hands-on investigation of the French Piano Building to analyze and assess the integrity of the building's architectural character-defining features, and draft recommendations for its continued use and treatment.

Visit their [website](#) to learn more about this session and to register for the National Preservation Conference of the National Trust for Historic Preservation.



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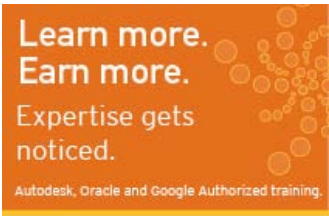
A Summer in Jamaica

By Jessica Golebiowski and Gareth Morgan

The [US/ICOMOS International Exchange Program](#) places American and international young professionals in various locations where they work with local preservation organizations. When applying, interns can specify a preference for a particular location, but ultimately can end up spending their summer anywhere in the world. We were fortunate to be placed in Falmouth, Jamaica, located on the North Coast between Montego Bay and Ocho Rios. Working with [Falmouth Heritage Renewal](#) (FHR), our main project was to document buildings using Google Sketchup. Our focus was on Water Square, an historic town center, which formerly housed a large cistern that provided running water to Falmouth's residents.



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The Falmouth Courthouse (Photo: Jessica Golebiowski and Gareth Morgan)

Prior to our arrival, a basic 3D model had been created of Falmouth as well as field drawings of many of the historic buildings in town.¹ Our mission was to further develop specific sites within the 3D model, primarily buildings around Water Square. First, we documented the Falmouth Courthouse, built in the Georgian style circa 1815 and rebuilt following a fire in 1926. The next phase was a block of five buildings, some historic and some more recent, which included a bank, a doctor's office, a pharmacy, a restaurant, and a beauty supply. Nearly every day we were asked why we were measuring and surveying buildings in the square. We explained, "To document the buildings around Water Square, create proposals, and then raise money to restore them at a later date." The response has been positive, giving value to our efforts, indicating that what we are doing is worthwhile for the community.



Documenting a building on Water Square (Photo: Jessica Golebiowski and Gareth Morgan)



The finished 3D model will be utilized by other organizations involved in the same cause – to preserve the existing architecture and retain its value as an historic landmark.

In addition to our work, we have had opportunities to travel to other parts of the island. We have been to Clarendon Parish on the South Coast to document an early 18th century church, Port Antonio on the Northeast Coast where we sampled legendary Boston Bay jerk chicken, and Negril on the West Coast where we celebrated Emancipation Day with a local youth group. Some local activities include phosphorescence at Glistening Waters, touring Good Hope Plantation, exploring Windsor Caves, swimming in the Martha Brae River, fishing and snorkeling on inshore reefs, and experiencing Jamaican culture with fellow FHR employees.

Living and working in Jamaica has been a true learning experience, not only in terms of our work, but also adjusting to the uniqueness of Jamaican culture. Throughout our internship, it was important for us to be engaged with the community as much as possible. Not only did this promote cultural exchange, but it also helped us to appreciate parts of our own culture as well as being open minded to other cultures, as they have much to teach us. Visit their [website](#) to learn more about the UVA Field School.

About the authors: Jessica Golebiowski has a Master's of Science in Historic Preservation from Clemson University and the College of Charleston, and a Bachelor of Arts in Anthropology from Louisiana State University. Following her internship, she is looking forward to returning to Louisiana to further her career in preservation.

Gareth Morgan holds a Master of Architecture from the University of Florida, with a concentration in Preservation and Sustainable Design, and a Bachelor of Arts from the College of William & Mary. Following his internship, he will return to Baltimore to continue his community involvement with the Neighborhood Design Center.

¹ The 3D model of Falmouth was created by Nicholas Kot and Noel Mukubwa, volunteers for Falmouth Heritage Renewal. Field drawings were produced by the annual University of Virginia Field School (see link).

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ACSA Announces 2008-2009 International Student Design Competition Winners

From the [Association of Collegiate Schools of Architecture](#)

The [Association of Collegiate Schools of Architecture](#) (ACSA) is pleased to announce the winners of the PRESERVATION AS PROVOCATION: RE-THINKING KAHN'S SALK INSTITUTE, International Student Design Competition. Administered by ACSA and sponsored by American Institute of Architects, Historic Resources Committee (AIA HRC), the program challenged students to envision the preservation of Louis H. Kahn's Salk Institute while rethinking current conventions about composition, construction, and building performance. The goal was to envision a new type of facility that would be unimaginable without the existing structures.

The three-person jury, composed of 2009 chair of the AIA Historic Resources Committee, David Woodcock, Texas A&M, Mehrdad Hadighi, SUNY at Buffalo, and Kiel Moe, Northeastern University, awarded a [first place winner and five honorable mentions](#).

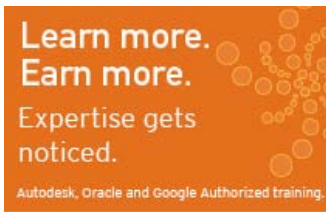
The decision to award five Honorable Mentions demonstrated the jury's belief that the first place team was indeed the most "comprehensive" while recognizing significant unique merits in each of the five other schemes. The 122 entries revealed a great interest in the challenge of adding to an iconic building complex, with schemes being submitted from around the globe.

The Association of Collegiate Schools of Architecture has a long precedence in creating and providing competitions for students and faculty. ACSA competitions are national and international in scope, offering unique opportunities to investigate, develop, and challenge systematic approaches to design. Entries are critiqued and judged by a jury of experts with diverse backgrounds. Competitions also assist instructors with developing a range of design challenges for use in their courses. Please contact Eric Ellis if you would like information on sponsoring a student design competition with ACSA.

Eric Ellis contact information: 202-785-2324, eellis@acsa-arch.org, <https://www.acsa-arch.org/competitions/>



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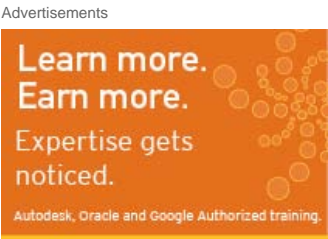
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Peterson Prize Jury Convenes

Jonathan C. Spodek, AIA

On August 13th, a three person jury convened at the AIA Headquarters to review the 2009 [Charles E. Peterson Prize](#) submittals. The annual prize recognized the best sets of measured drawings prepared by students to Historic American Buildings Survey (HABS) standards and donated to the HABS collection. The prize honors the late Charles E. Peterson, FAIA, founder of the HABS program, and is intended to increase awareness, knowledge, and appreciation of historic buildings throughout the United States while adding to the permanent [HABS collection](#) of measured drawings at the Library of Congress. To date, more than 2,000 students from 68 colleges and universities have participated by completing more than 500 entries and almost 5,000 sheets of measured drawings. The students have worked alone and in groups, in required courses, electives, independent study and summer institutes.

This year fourteen projects were submitted from eleven schools from across the country. These included first time entries from the University of Cincinnati and the University of Miami (FL). The projects were judged on the significance of the building being documented, complexity of the site/structure, the appropriate level of documentation, and presentation of the measured drawings. A wide variety of submittals were carefully reviewed ranging from a two page set to a thirty-three page set. The drawings were completed using the traditional hand drawn ink on Mylar; computer aided drafting, as well as hybrid hand-computer drawn sheets.

This year's jury was comprised of Mark Schara AIA representing the National Park Service, Hyman Myers, FAIA representing the Athenaeum of Philadelphia, and Jonathan Spodek, AIA representing the AIA-HRC. The winners will be announced in the coming weeks with a formal awards ceremony during the AIA-HRC co-sponsored symposium *Capturing the Past for Future Use: Integrating Documentation with Repair, Design, and Construction Practice in Historic Building Rehabilitation* to be held on November 2 and 3 in Los Angeles.

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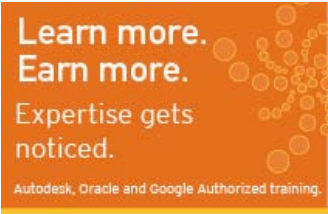
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Library of Congress Announces Preservation News

By Dianne van der Reyden, Director, Preservation Directorate, Library of Congress, Washington, DC

The [Library of Congress Preservation Directorate](#) has recently launched a new tool to keep interested parties up to date on all of our news. *Preservation News* is an RSS feed that will deliver announcements on topics such as research updates, staff publications, and other press releases directly to subscribers' email accounts or RSS readers. Please visit the [RSS feed](#), to see examples of previously posted item.

To subscribe to *Preservation News*, please visit <http://www.loc.gov/rss/> and find our feed under Topics: Collections Preservation. There are two buttons to the right of the feed name, one for subscribing via email (looks like an envelope) and one for subscribing via an RSS feed reader (an orange square). For more information on RSS, help with subscribing, and suggestions for feed readers, please visit <http://www.loc.gov/rss/faq.html>.

Spread the word to your colleagues and others who might be interested in the latest news from the Preservation Directorate.

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Sustainable Rehabilitation Case Study Database

Nakita Johnson, Public Policy Department, National Trust for Historic Preservation

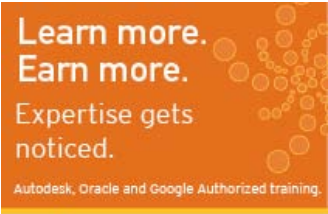
There is a growing interest in the sustainable rehabilitation of existing and historic buildings. In an effort to compile useful information for owners, architects, preservationists, and others, the Public Policy Department of the [National Trust for Historic Preservation](#) is developing a 'Sustainable Rehabilitation Case Study Database' for historic buildings. The database will provide examples of ways to sustainably rehabilitate existing and historic buildings in a way that maintains the historic integrity of the property.

In order to make the database as useful as possible, the National Trust is gathering case studies of completed projects from architects and developers around the country. If you have recently worked on or know of a suitable sustainable rehabilitation project, please submit information regarding your project to be published in the National Trust database. The National Trust is looking for case studies from every kind of building typology (residential, commercial, industrial, etc.) and at any scale (minor to major renovation). The [National Trust's website](#) will host the compiled searchable database.

Please provide the information requested on the [Case Study Overview Quick Facts Sheet](#) and forward to Nakita Johnson at nakita_johnson@nthp.org.



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NCPE Intern Experiences at the Historic Preservation Training Center

By Tom Vitanza, AIA, R.A., NCARB, Senior Historical Architect, HPTC

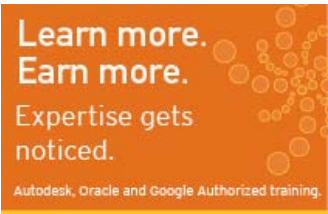
[The Historic Preservation Training Center](#) (HPTC) is one of the U.S. Department of the Interior, National Park Service's four training centers. Its mission is the safe preservation and maintenance of national parks or partner facilities by demonstrating outstanding leadership, delivery of quality preservation services, and development of educational courses that fulfill the competency requirements of NPS employees. The HPTC utilizes historic preservation projects as its main vehicle for teaching preservation philosophy, building crafts, building technology and project management skills.



HPTC supports the use of interns through a variety of NPS programs including the Historic Preservation Intern Program and the National Council for Preservation Education (NCPE) program. Over the past 10 years HPTC has had 19 interns from a variety of graduate and under-graduate architecture and preservation programs participate in the historic architecture team. These interns have been fully immersed in the HPTC training mission and support the objectives of the center by participating in funded projects and producing results used by cultural resource managers to preserve and maintain historic resources. The internship exposes them to the realities of client expectations, project schedules, field work and some of the bureaucratic aspects of working for the government.

I am a big supporter of this internship program because it is part of the HPTC mission but also part of my mission to provide learning opportunities to students and young professionals whenever possible. It's all part of the big picture.

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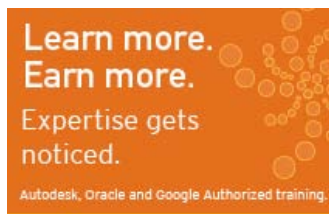
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Cultural Landscapes of African-American Communities in Coastal South Carolina

By Cari L. Goetcheus, Assistant Professor, Clemson University, Clemson, SC

Dr. Patrick Hurley, Assistant Professor, Collegeville, PA

Since the early 1800s enslaved Africans and their descendants have practiced the tradition of crafting coiled baskets of natural materials they collected along the coast of the southeastern United States. Originally used to winnow rice grains harvested on plantations, by the early 1900s the baskets were sold to an increasing number of tourists visiting South Carolina. Today, the creation and sale of sweetgrass baskets not only continues a cultural tradition brought from Africa two centuries ago, but provides a living wage for numerous families throughout Charleston County.

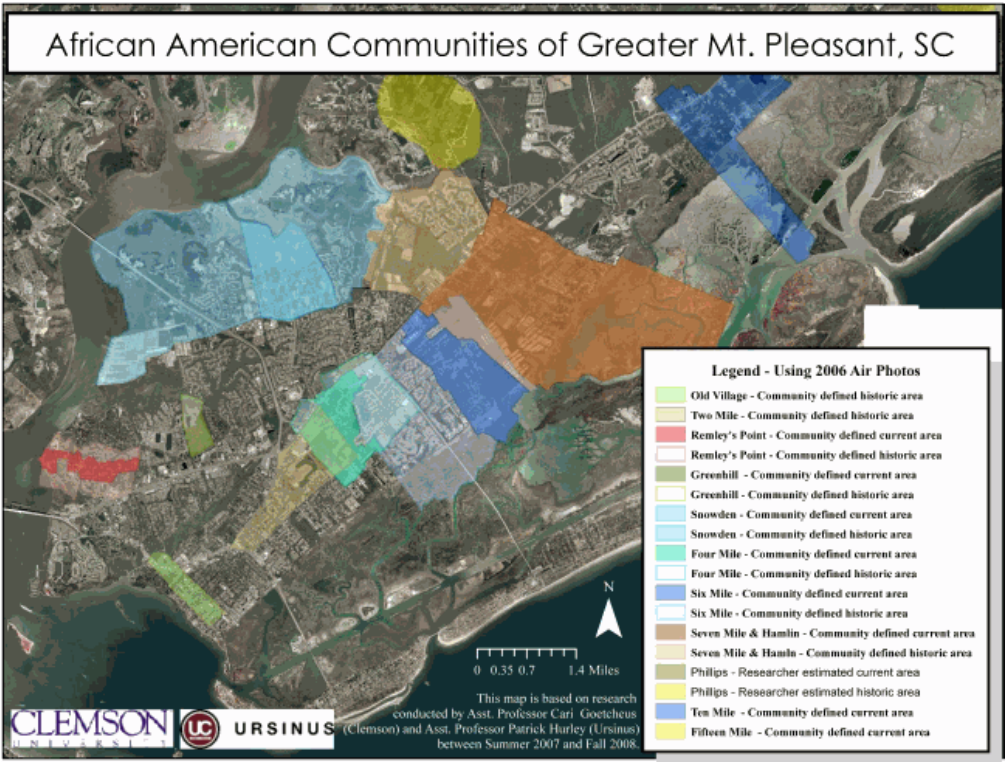


1938 photograph of Viola Johnson taken by Bluford Muir while he was scouting land that became the Francis Marion National Forest along the coast in South Carolina. (Photo courtesy of the Francis Marion National Forest, USDA)

Recognized as a vital historical and cultural tradition, over the past thirty years numerous researchers have investigated topics ranging from the African origins of the basket-making craft and its transfer to the South Atlantic coast to the political, social, and economic impacts of suburban development on basket makers and their communities. This study of ten undocumented historic African-American communities in which [Low Country](#) basket makers live(d), work(ed) and sell (sold) their wares was undertaken to identify buildings, structures, and sites as well as natural environments of historic significance to communities associated with basket-making.

The communities began as informal hamlets at crossroads, remnant Freedman's communities on former plantations, or platted land subdivisions. The once predominant rural practice of gathering and collecting natural resources for basket making, today takes place within and in contrast to a rapidly urbanizing greater Mt. Pleasant area. While this unique cultural tradition is one of the primary draws for newcomers to the region as it occurs nowhere else in the United States, concurrent rapidly-paced road and housing developments virtually overwhelm the physical spaces of the communities where these basket makers reside. The interplay of rampant suburban development in a desirable 2nd home area, a lack of groundtruthed data, and near exclusion from area planning processes has left these communities threatened by development and the

ecological, social and cultural landscape transformations that have accompanied this process.



From the research of Cari Goetcheus (Clemson University) and Dr. Patrick Hurley (Ursinus University), 2009

A combination of accepted and emerging research methods used within the fields of landscape preservation and geography, including participatory mapping techniques that integrate qualitative data with spatially explicit analysis, are used to provide the context for the contemporary built environment of the communities. Prior to undertaking any data collection, we organized and met with leaders as well as a number of elders from all of the communities along an approximately 20 mile corridor. During our initial meetings, we recruited informants to participate in oral histories and/or community tours that provided a broad understanding of community history, resident-defined boundaries, and various historic and current natural and cultural resources significant in each community. Further, we undertook both cultural resource and natural resource surveys for approximately 3000 individual properties in all the communities, mapping significant historic resources, traditional ecological habitat collection areas and basketstand locations and operations along key roadways. Simultaneous to the community interviews, tours and survey work, both archival repository research and development of a GIS database occurred. The GIS database contains roads, parcel data, water lines, municipality-defined Sweetgrass overlay district boundaries, scanned and georectified historic aerial photos ranging from 1938 to 2006, and GPS points collected during the community tours. All of this data has facilitated analyses within the context of land-use and landcover change patterns, providing the opportunity to study the history of land use, local power relationships, past and present aspects of racism and gender dynamics, and the trajectories of ecological and social change at a turning point for basket makers and their environs.

Do landscape architects, architects, planners and designers have an ecological, social and cultural responsibility to design for such “ethnographic ruins” as they devolve and perhaps have a rebirth?

Preliminary findings indicate two arenas in which design professionals can positively impact these ethnographic ruins: 1) through the reinforcement and creation of physical and regulatory linkages that allow [Non Timber Forest Products](#) (NTFPs) to continue to be foraged and collected fostering sustainability in the everyday lives of urban, suburban, and rural peoples; and 2) through analysis of historic community land development patterns that can guide proposed land development actions to respect and put forth contextually sensitive design solutions that balance cultural and natural resource conservation along with economic development pressures.

Prior to suburbanization, many African American communities in Mt. Pleasant were fairly isolated and surrounded by vast agricultural fields and woodlands. Historically, basket-makers harvested the materials (primarily sweetgrass) needed for their culturally important art form from accessible, rural, and privately held tracts of land in close proximity to their communities, in community woodlands—de facto resource commons—and along agricultural fringes. Today, development pressures and changes in resident interpretation of property rights have decreased access to basket-making resources. The sweetgrass (*M. filipes*) basket-making tradition is one of several NTFPs that link the SC Lowcountry to western Africa, provides income, and offers a

means of artistic expression. The study findings highlight the forced migration of Africans to North America and the resulting knowledge transfer and uses applied to local plants. Today, a new migration pattern—associated with the area's natural amenities—is changing the relationship between land ownership, use, and management *and* plant distribution and use. Sweetgrass distribution in pre-urbanized habitats has been reduced, but the plant has reappeared in gardens cultivated by basket-makers and in landscaping for private yards and subdivision community commons. Further, in moving from pre-urbanized habitats to suburban spaces, NTFP sweetgrass has been biologically transformed through landscaping practices. Finally, the research highlights key ways that changing migration patterns can alter interactions among the knowledge systems, gathering and management techniques, and property regimes associated with particular plants. This study illustrates a new way of re-imagining suburban landscapes as potential sites of natural resource *production* for NTFPs through the efforts by private citizens and local activists, not just passive sites of passive consumption.

In considering emerging tools and practices from planning and design literature, such as conservation subdivision design, greenbelts and greenways, linked landscapes, transects and form-based codes, all of which have been advocated as important practices for conserving natural resources and community character at both local and regional scales, we begin to see an approach that can assist the conservation of these communities via context sensitive land development. Currently these communities are simultaneously perceived as: cultural landscapes in peril of becoming ruins; "ruins" of a distinctive but threatened/dying cultural tradition; and landscape ruins that represent a history of neglected investment as a result of racism and for that reason perhaps should not be conserved. Linked by extended family, church, school and tradition, the data suggests significant historic and natural community resources are threatened, yet the analysis also provides clues of ways in which the communities, and the traditions that sustain them, could be regenerated via planning and conservation design processes that exist and/or must be created. Through detailed analysis (plan, elevation, section, etc.) of historic community land development patterns, and extrapolation of extant design parameters, it is possible to craft specific guides for proposed land development that reflects and respects existing patterns and cultural traditions. The combination of linking NTFP livelihoods and community character-defined development guidelines affords a context-sensitive design solution that begins to balance cultural tradition, natural resource conservation and economic development pressures.

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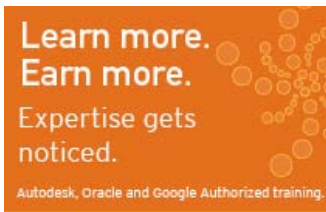
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Historic Sites Advocacy Team

By Sharon C. Park, FAIA, Chair AIA HRC HSAT

The [Historic Sites Advocacy Team](#) (HSAT) is a subcommittee of the AIA's Historic Resource Committee (HRC) and is charged with responding to requests for assistance on endangered historic properties. The team is committed to identifying, understanding and helping to preserve the architectural heritage in this country and internationally. The AIA Policy on Support for Threatened Historic Resources was adopted in September of 2008 and charges the HSAT with reporting to the Executive Committee of the AIA a recommendation for action. Actions may be in the form of support letters, requests for design assistance or further communication through AIA components or other organizations. The ultimate goal of the HSAT and the AIA is to encourage local involvement in finding solutions that work for communities. With scarce financial resources, it is difficult for the AIA to fund studies, but it can encourage local design efforts to consider incorporating endangered buildings into new complexes.

The process for requesting support should come in a written form to the Historic Resource Committee or to the Executive Committee of the AIA outlining the issues. The information will be transmitted to the HSAT which is generally made up of the past five chairs of the HRC who rely on local chapters and components to provide more detailed information on the issues. The HSAT does not act without consultation to the local chapters as it is critical that support come locally. If there is disagreement within the local chapter, the HSAT will inform the Executive Committee so that they are aware of the complexity of the issues.

Based on its investigation, the HSAT will prepare and submit through the HRC a briefing paper for the Executive Committee on its findings and recommendations. Critical to the investigation is the nature of the historic resource, whether or not it has been designated historic, and the appropriateness of any rehabilitation treatments. In most cases, the concern is demolition when there are not adequate local protections in place for the resource. Letters of support from the AIA can be instrumental in bringing to light the importance of the historic resource and opportunities for protection.

The most recent cases for the HSAT have been associated with modernist buildings. These include the Sarasota Florida schools (1953-1974) threatened with demolition for new schools, the Cyclorama at Gettysburg (1966) to be demolished to return the battlefield setting, and the Gropius influenced and designed (1949-1957) Michael Reese Hospital buildings in Chicago slated for demolition to make room for future development. In each case, demolition was or is planned and the AIA support for grants, further study for National Register of Historic Places listing, or support for design charrettes was recommended. In some cases, the HSAT will recommend no action if the buildings do not appear eligible for the National Register due to lost integrity of design from previous alterations or if the resource cannot meet the threshold for listing. Each case is given in-depth assessment and the HSAT draws on experts in the field to assist with analysis. The HSAT has discretion to consider other sources, as appropriate, in determining significance which helps with buildings less than 50 years old which may not have gained much support for their architectural contributions to heritage. Requests for assistance may be sent to AIA Historic Resources Committee at hrc@aia.org.

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Historic Preservation Programs at the University of Southern California

By Ken Breisch, Ph.D., Director, Graduate Programs in Historic Preservation

Studies in [Heritage Conservation at the School of Architecture at USC](#) were inaugurated in 1993 when Jeffery Chusid established the Summer Short Courses in Historic Preservation. After fifteen years this class continues to meet every July for two and a half weeks of intensive field trips and lectures that explore the wide range of disciplines associated with preservation practice in the United States. In 1997, under the direction of Ken Breisch, the school established a Graduate Certificate in Historic Preservation and five years later the university approved a Master of Historic Preservation degree. All of these programs reside in the School of Architecture; which also offers graduate degrees in architecture, building science and landscape architecture.



Housed together on the third floor of the architecture school, this unusual combination of curricula offers an integrated approach to architectural studies, which places the field of heritage conservation within a broad professional context. It has also fostered an effort to develop new paradigms in the field of sustainability, which can call upon and integrate the knowledge of each of these fields of study. Students in each of these degree programs are offered the option of obtaining a graduate certificate in any of the other disciplines. The preservation program's location in Los Angeles also provides it with an ideal opportunity to explore new approaches to the study of the recent past and the preservation of diverse cultural communities and landscapes, and places it in close contact with emerging fields of conservation in Asia and Latin America.

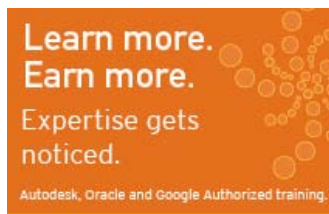
The USC School of Architecture is also responsible for the management and conservation of [Frank Lloyd Wright's Freeman House](#) (1924) and Greene and Greene's Gamble House (1908-09). Ongoing research and work on these architectural masterpieces provides students with hands-on experience in cutting-edge preservation methods and technologies. The Freeman house has recently undergone extensive seismic rehabilitation and is now the subject of ongoing conservation work. In addition to the original design by Frank Lloyd Wright, Harriet and Samuel Freeman subsequently commissioned furniture by the noted Austrian modernist Rudolf Schindler, who also remodeled significant parts of the house. Along with the cultural and political significance of the Freeman's to the history of avant-garde Hollywood, the chronological complexity of this house has been the subject of extensive study and debate. The Gamble House, which is the object of continued conservation efforts, represents one of the finest and most intact examples of Arts and Crafts design in the United States. Completed in 1909, it still houses nearly its entire original inventory of architect designed furnishings and fixtures.

In 2008, the School of Architecture, under the direction of Dean Qingyun Ma, initiated a new graduate course in Global Studies in Architecture and Urbanism in Beijing. "DIIP-Beijing" was opened to all USC graduate students, as well as students from other architectural schools in the United States and abroad. The DIIP format (Delta Investigation and Inquiry Program) is a Global Initiative of the School, which is structured to allow for opportunistic academic research into critical urban issues. Its format revolves around focused workshops involving USC, other institutions, and critical local stakeholders. Students work as interdisciplinary teams to investigate specific historical and environmental conditions. Future DIIP programs will explore other sites on the Pacific Rim.

Master's Degree

The Master of Historic Preservation degree has been designed to introduce students to the documentation, interpretation and conservation of historic structures, landscapes and communities in the United States and Southern California. Students in this program may take advantage of the wide range of courses offered by the university and may also choose to obtain a graduate certificate in architecture, building science or landscape architecture. Under the guidance of the program director, students are encouraged to develop an area of concentration through their choice of electives and thesis topic. This concentration may focus on architectural or cultural history, the conservation and rehabilitation of historic sites and landscapes, problems associated with building science and technology, or other areas of enquiry appropriate to the field. Most recently the program has begun to focus on the post WWII architecture and cultural landscapes of Los Angeles and the American West, as well as the histories of the wide-ranging, but often-overlooked communities and cultures

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Making Policy Symposium

By Robert Silman, ROBERT SILMAN ASSOCIATES STRUCTURAL ENGINEERS

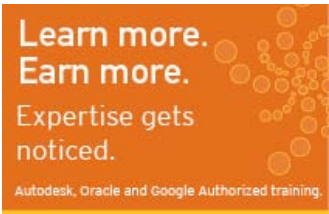
Proceedings of the symposium held at Pocantico Conference Center (Rockefeller Brothers Fund) in November 2008 titled "Sustainability and Historic Preservation -- Making Policy". The symposium was organized under the joint auspices of the National Center for Preservation Technology and Training (NCPTT, part of the National Park Service) and the National Trust for Historic Preservation.

See these links to read more about Pocantico:

- [Pocantico Press Release](#)
- [Actions to Pocantico Proclamation](#)
- [Pocantico Participants](#)
- [Pocantico Proclamation](#)



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**MULTI-DISCIPLINARY TEAM OF EXPERTS ISSUES
POCANTICO PROCLAMATION ON
SUSTAINABILITY AND HISTORIC PRESERVATION**

Declares: Historic preservation must play a central role in efforts to make the built environment more sustainable

WASHINGTON D.C. (June 10, 2009) – The National Trust for Historic Preservation and the Friends of the National Center for Preservation Technology and Training today published their Pocantico Proclamation on Sustainability and Historic Preservation, which declares: “Historic preservation must play a central role in efforts to make the built environment more sustainable.” The proclamation was conceived by 28 of the nation’s leading experts in sustainability, architecture, landscape architecture, green building design, and historic preservation at a two-day conference in November 2008 at the Rockefeller Brothers Fund’s Pocantico Conference Center in Tarrytown, N.Y.

The Pocantico Proclamation on Sustainability and Historic Preservation focuses principally on providing tools for policymakers who wish to incorporate principles of sustainability into their guidelines, recommendations and regulations. The document articulates both broad underlying principles and specific action items. The proclamation also addresses the function of advocacy and education, the role of local organizations and commissions, energy management, green building rating systems, city and regional planning, economic investment, and rehabilitation.

“This proclamation reflects the broad thinking and inter-disciplinary cooperation necessary for dealing with climate change,” said Richard Moe, president of the National Trust for Historic Preservation. “At its core, historic preservation promotes the wise reuse of our built environment, which is an inescapable element of sustainability.”

Robert Silman with the Friends of NCPTT observed, “We currently find ourselves faced with economic, social, and environmental challenges on a scale never before seen. The interdependence and magnitude of these challenges require solutions that are inherently sustainable. In particular, the built environment is a sector of significant potential in transitioning towards a sustainable society. Within the built environment, historic preservation emerges as a prime example for sustainability.”

Discussions at the Pocantico Symposium: 'Sustainability and Historic Preservation -- Making Policy, November 5-7, 2008' examined areas where sustainability and preservation align and, occasionally clash. The symposium resulted in two documents. *The Pocantico Proclamation on Sustainability and Historic Preservation* outlines the need for sustainable solutions and lays forth principles for a sustainable society. *The Actions to Further the Pocantico Principles on Sustainability and Historic Preservation* offers guidance on implementing sustainable solutions. The documents can be found at <http://www.preservationnation.org/issues/sustainability/pocantico.html>.

#

The Pocantico Proclamation on Sustainability and Historic Preservation was written by participants in the Pocantico Symposium: 'Sustainability and Historic Preservation -- Making Policy, November 5-7, 2008' based on materials developed at this symposium and the discussions that took place there. It reflects the views of the authors and not necessarily those of the Rockefeller Brothers Fund.

The Friends of NCPTT is a 501(c)3 nonprofit corporation created to support the mission and goals of the National Park Service's National Center for Preservation Technology and Training. NCPTT's mission is to advance the use of science and technology in historic preservation. Working in the fields of archeology, architecture, landscape architecture and materials conservation, the Center accomplishes its mission through research, training, education, technology transfer, and partnerships.

The National Trust for Historic Preservation (www.PreservationNation.org) is a non-profit membership organization bringing people together to protect, enhance and enjoy the places that matter to them. By saving the places where great moments from history – and the important moments of everyday life – took place, the National Trust for Historic Preservation helps revitalize neighborhoods and communities, spark economic development and promote environmental sustainability. With headquarters in Washington, DC, nine regional and field offices, 29 historic sites, and partner organizations in all 50 states, the National Trust for Historic Preservation provides leadership, education, advocacy and resources to a national network of people, organizations and local communities committed to saving places, connecting us to our history and collectively shaping the future of America's stories.

ACTIONS TO FURTHER THE POcantico PRINCIPLES on Sustainability and Historic Preservation

A Call to Action

The Pocantico Proclamation on Sustainability and Historic Preservation lays forth the imperative for sustainability and offers guiding principles for the use of historic preservation as a model and a partner for a sustainable society.

The future success of the Proclamation necessitates tremendous effort and work on the part of historic preservation practitioners. The Actions to further the Pocantico Principles on Sustainability and Historic Preservation represent a vast, diverse, evolving, and flexible inventory of actions aligned with the ideals of the Proclamation. We call upon preservation practitioners to assist in carrying out these and other actions to help in transitioning to a sustainable society.

ADVOCACY AND EDUCATION (AE)

Education

Integrate sustainability into preservation education

- AE1) Incorporate sustainability into preservation curricula at all levels of education.
- AE2) Promote service learning opportunities focused on preservation and sustainability.
- AE3) Develop educational tool kits custom tailored for various needs (e.g. policy makers, historic building owners and managers, and students in primary, secondary, and higher education).
- AE4) Challenge historic preservation research programs to expand the understanding of sustainable historic preservation.

Local Organizations and Commissions

Engage local preservation organizations and commissions

- AE5) Utilize the more than 3,000 local preservation organizations and innumerable local commissions to promote preservation as a sustainable solution, and to become sustainability advocates within their communities

- AE6) Provide local community-based preservation organizations and local commissions with technical, policy, and practical tools for promoting preservation as a key to sustainability.
- AE7) Focus resources at the local level as this is where numerous policy decisions are made.

Energy Management

Actively manage climate control systems

- AE8) Encourage property management organizations to adopt flexible indoor environmental standards that improve operating energy performance.
- AE9) Promote the “behavioral wedge” – the concept that we can reduce one “wedge” (a gigaton) of greenhouse gases by altering our behavior (i.e. turning off lights, using shades, opening windows, etc.)

PUBLIC POLICY (PP)

Green Building Rating Systems

Integrate preservation into sustainability standards, codes, and rating systems

- PP1) Work with developers of green building rating systems to ensure the value of building reuse is recognized.
- PP2) Promote the adoption of mandates for the improved energy performance of historic properties following recognized national models and timetables.
- PP3) Develop performance based energy codes, so that historic properties can find non-standard methods for improved energy performance.

Historic Preservation Policies

Update historic preservation policies to include sustainability principles and practices

- PP4) Identify critical conflicts between sustainable design practices and preservation and develop solutions.
- PP5) Integrate green design practices into preservation guidelines as part of a fresh look at the Secretary’s Standards (i.e. The Secretary of the Interior’s *Guidelines for Rehabilitating Historic Buildings*) by emphasizing ways to enhance building performance while preserving historic character.
- PP6) Create new *Interpreting the Standards Bulletins* on common issues related to sustainable design practices and historic projects.

- PP7) Support research programs that explore new technologies for retrofitting historic structures and quantify the sustainability of preservation.

City and Regional Planning

Integrate preservation with planning, community development, and transportation

- PP8) Illustrate America's automobile dependence and the drastic divergence from America's strong transit history.
- PP9) Encourage all levels of government to fund mass-transit infrastructure instead of personal automobiles in urban settings.
- PP10) Explore the use of urban growth boundaries and promote sustainable planning as seen in historic districts (e.g. walkable, transit-oriented, and livable communities)

Funding

Develop reliable and professional funding sources

- PP11) Promote new sources of funding through environmental, housing, transit, and energy programs promoting sustainable solutions.
- PP12) Integrate preservation into an economic stimulus plan based on the inherent sustainability of historic preservation.

Economic Investment

Develop economic programs to reinvest in existing buildings

- PP13) Encourage government to offer incentives for reuse over demolition.
- PP14) Encourage public and private grants for reinvestment in historic buildings and communities.
- PP15) Work with the National Park Service and other review agencies to encourage expedited tax credit approval and streamlined reviews for sustainable projects.

TECHNICAL (T)

Rehabilitations

Achieve Net Zero historic rehabilitations

- T1) Utilize best practices and technologies to ensure long-term viability of historic resources through renewable energy.
- T2) Aspire to "net zero" historic rehabilitations for all types and scales of historic places.

Energy

Promote and develop technologies and products that support sustainable practices compatible with historic properties

- T3) Work with industry to develop energy conservation and alternative energy products and techniques that respect the characteristics of historic properties.
- T4) Encourage planning for alternative energy development and distribution that properly considers the impacts on cultural and natural resources.

Demonstration Project

Launch a sustainable preservation demonstration project

- T5) Design and implement demonstration projects showcasing the best sustainable design approaches and technologies while utilizing representative historic properties across America.

Conclusion

Preservation practitioners must rise to the sustainability challenges we face to inspire and inform society at large. Building upon the Pocantico Proclamation on Sustainability and Historic Preservation, the action items provide guidance in transitioning historic preservation to the forefront of the sustainability movement.

The objectives of the actions are twofold. Firstly, illustrate that historic preservation offers a model for sustainability. Secondly, challenge preservation to more fully incorporate sustainable building practices. Through interdisciplinary collaboration, partnership between government and the private sector, and diligent work on behalf of preservationists, we can transform historic preservation into a leading, relevant, and timely exemplar for a sustainable twenty-first century.

Actions to further the Pocantico Proclamation on Sustainability and Historic Preservation was written by participants in the Pocantico Symposium: 'Sustainability and Historic Preservation -- Making Policy, November 5-7, 2008' based on materials developed at this symposium and the discussions that took place there. It reflects the views of the authors and not necessarily those of the Rockefeller Brothers Fund.

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November 5-7, 2008

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that have made the city one of the most ethnically diverse in the world. Recently, too, it has begun to turn more attention to other Pacific Rim locations, with summer workshops and seminars in cities such as Beijing, Shanghai and Lijiang, China.

Upon completion of their study at USC, students will have attained a fundamental knowledge of American and Southern California architectural history, and will be conversant with the standards and guidelines that apply to the designation, conservation, financing and development of historic preservation projects. This two-year program consists of 48 semester units of study (19 of which are electives that can be taken anywhere within the university) and the completion of the master's thesis.

Certificate Program

The Historic Preservation Certificate Program consists of sixteen units of course work and is intended as a supplementary credential for students enrolled in graduate programs in architecture, landscape architecture, building science, urban planning or related disciplines. It is also available to practicing preservation, design and planning professionals in the community.

Summer Short Courses in Historic Preservation

Celebrating its fifteenth anniversary in 2009 the Summer Short Courses in Historic Preservation offer fifteen days of classes and field trips in Southern California. It is taught by a team of practicing professionals in fields ranging from conservation and engineering to economics and law. Studies include visits to historic sites, such as the Gamble and Freeman houses, the laboratories of the Getty Conservation Institute and current local rehabilitation projects.



1. Students with Carlotta Stahl at the Stahl House (Case Study House #22), which was designed by USC graduate Pierre Koenig in 1960.



2. USC students in the Field.



3. Noted architectural photographer, Julius Shulman with USC students at Frank Lloyd Wright's Freeman House in Hollywood.

4. USC Building Science student, Benjamin McAlister reproducing a concrete block for the Freeman House. Ben wrote his master's thesis on the conservation and reconstruction of Wright's textile blocks.



5. Students enjoying the summer program at Green and Green's Gamble House in Pasadena.



6. Christopher Gray, FRICS, demonstrating laser scanning technology in a workshop on documentation.

About the author: Ken Breisch has a doctoral degree in Art/Architectural History from the University of Michigan and is Director of Graduate Programs in Historic Preservation in the School of Architecture at the University of Southern California. He previously served as Director of Survey and Planning for the Texas State Office of Historic Preservation. He is the Henry Hobson Richardson and the Small Public Library in America and coeditor of Constructing Image, Identity, and Place: Perspectives in Vernacular Architecture IX and Building Environments: Perspectives in Vernacular Architecture X.

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Silver Lining

By Peter H. Miller, President, Restore Media, LLC

This headline in [The New York Times](#) caught my eye recently: *"Shift to Savings May Be Downturn's Lasting Impact."* I have been thinking and writing about why this recession is good for traditional building, so naturally I thought this article was about a "shift" toward a greater inclination for "saving" historic buildings, now and also after the economy gets better.

The story began, "The economic downturn is forcing a return to a culture of thrift that many economists say could last well beyond the inevitable recovery." Indeed, this culture of thrift advances our historic preservation cause. Instead of knocking down and building new buildings, building owners, developers, planners, investors and government officials are thinking anew about restoration, rehabilitation and the adaptive use of old buildings. Our newfound culture of thrift has opened minds to the value of embodied energy and to doing more with what we have.

There are 300 billion square feet of space in existing buildings in the U.S. The embodied energy of an historic building is equal to 5 to 15 gallons of gasoline per square foot. Let's do the math: 300 billion square feet equals 1.5 to 4.5 trillion gallons of gas! (Embodied energy is the total amount of energy needed to build/use a building and transport the materials that go into it.)

As it turns out, The New York Times story was not about saving buildings, but about saving money. The story went on, "In the last year, the savings rate – the percentage of after-tax income that people do not spend – has risen to above 4 percent, from virtually zero." Saving money is an apt metaphor for saving buildings. The embodied energy in traditional buildings is our nest egg and we are investing in it to make it grow. *"Poverty is good for preservation,"* is how one state historic preservation officer puts it. Preservation can lead us to prosperity.

A new awareness of "thrift," of saving money, energy and traditional buildings, is evidenced everywhere, including at the American Institute of Architects annual convention. In May I attended an AIA workshop titled *"Sustaining the Existing Building Stock: the Greatest Challenge of Architecture 2030."* This session was presented by the [AIA Historic Resources Committee](#), the oldest Knowledge Group within the 87,000 member association. The AIA/HRC is arguably most savvy about preservation architecture's economic, cultural and environmental value.

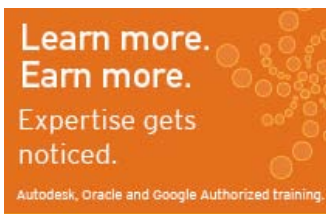
The workshop faculty was led by Carl Elefante, FAIA, principal and director of sustainable design at [Quinn Evans | Architects](#). His associates on the podium were Jean Carroon, FAIA, principal, Goody Clancy & Associates; Don Horn, AIA, director of the PBS Sustainability Program for the [GSA Public Buildings Service](#); Ralph DiNola, Associate AIA, principal, [Green Building Services Inc.](#); and Tristan Roberts, managing editor of Environmental Building News. This all-star team gave us more proof that the current downturn is good for traditional building.

The greatest challenge in the workshop title quickly became the greatest opportunity in each of the presentations. *"Old buildings are the new economy,"* exclaimed Carroon. *"Preservation will lead us out of recession."* Tristan Roberts cited a book called [The Restoration Economy](#) (Berrett-Koehler Publishers, 2002) by Storm Cunningham and talked about "shifting to a restorative paradigm." For Roberts and his AIA workshop colleagues, the preservation of traditional buildings is synonymous with sustainability and sustainability is the "green lining in the economic storm clouds."

More evidence of our new culture of thrift and its positive impact on traditional building was articulated by DiNola. *"What's green about historic preservation?"* he asked. The audience of about 125 practitioners shouted out with enthusiasm like grade-schoolers who are eager to show off what they know: "Urban density! Transit access! Building form and massing! Daylighting!" DiNola completed the list: natural ventilation; energy conservation; use of local materials; controllability of systems; durability and embodied energy. Everyone got an A in this class.



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DiNola also discussed the new [2009 LEED](#) rating system, which he said is more preservation friendly and brings more good news in difficult times for traditional building. He cited the collaboration between USGBC and the preservationists (AIA/HRC, APTI, NTHP) to set standards which better recognize and encourage the construction or renovation of buildings within a dense community (infill).

LEED 2009 increases points for urban infill from 1 to 5. Likewise the new LEED 2009 gives buildings near public transportation 6 points, up from 1 point. Carroon pointed out that transit-oriented housing produces 40-50% fewer cars per household than other housing types and reduces vehicle miles by 38%. There is more work to be done on LEED to strengthen the link between preservation and points, but LEED 2009 makes good progress.

Is preservation green like trees or green like money? Both. This point was conveyed by Carl Elefante, who presented information sourced from Donavan Rypkema's [The Economics of Historic Preservation](#), (1994; 2nd edition published 2005 by National Trust for Historic Preservation), a book more relevant in this recession than it was when originally written. The economic benefits of preservation read like a stimulus package without the price tag, so that now, more policymakers are listening.

The economic benefits include job creation, downtown revitalization, heritage tourism, appreciation of property values and small business incubation. Elefante explained that in sustainable economics, a concern for the environment and economics are merged. Sustainable economics both revive growth and change the quality of growth while meeting basic human needs.

Perhaps the most symbolic good-news-in-bad-times speaker on the workshop panel was Don Horn, director of the [PBS Sustainability Program for the General Services Administration](#), the largest landlord in America. His participation in this workshop points to the momentum for traditional building, even when so much private construction is stalled. Horn reminded us that this recession produced the [American Recovery and Reinvestment Act](#), a federal program aimed at adding jobs and cutting emissions. Already, ARRA stimulus money is in the pipeline to repair and improve many of the GSA's 430,000 historic buildings, including \$5.5 billion for green building upgrades and \$750 million for courthouses, both traditional and mid-century Modern buildings.

In addition to GSA properties, other federal buildings, many historic, will be restored and rehabilitated now, even when this work had been deferred in the boom times. ARRA is the largest traditional building stimulus since the New Deal.

The federal government is not the only landlord using this downturn to spruce up existing traditional buildings. New York City's [Empire State Building](#) is planning a \$520-million historic renovation designed to reduce the historic skyscraper's energy consumption by 38% a year by 2013, making it more attractive to corporate tenants. When the biggest landlord and the tallest historic building both undertake traditional building in a recession, maybe this recession is good for traditional building?

Is the McMansion culture really dead? Has the wrecking ball been mothballed for good? Is our "culture of thrift" here to stay? I am encouraged, again, by a press release Rhett Butler of E.R. Butler & Co. sent me. It touted his new line of hardware with the title "Materialistic Disenchantment." His new hardware designs return to simpler forms. Out with the new and in with the old. Preservation is an idea whose time has come.

Carroon says that since the passage of the [National Historic Preservation Act of 1966](#), the seminal law that effectively launched the historic preservation movement, "the preservation movement has ossified." Our economic crisis has accelerated preservation's role in climate change and economic recovery and re-energized the preservation movement.

It's true that the traditional building business has suffered along with the rest of the real estate and construction markets, so my silver lining optimism might seem theoretical. But traditional building hasn't suffered as much, problems are opportunities and lessons of our recent past are informing a bright new future for existing and historic buildings, as well as for the professionals who restore and improve them.

Note: This article originally appeared in the June 2009 issue of [TRADITIONAL BUILDING](#), and is presented here with permission of the author. For articles from any TRADITIONAL BUILDING or [PERIOD HOMES](#) issues, including several written by members of the HRC, visit either of their web sites.

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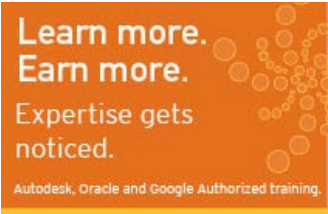


Window Replacement Myths and Facts

The Louisiana SHPO office has published an article accessible from the [National Council of State Historic Preservation Officers](#) debunking the most commonly held misconceptions about the replacement of existing historic windows with modern manufactured windows. The [article](#) is brief and very informative and can be used to help explain these important issues with property owners seeking to improve the energy performance of their historic buildings.



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From the

LOUISIANA

State Historic Preservation Office

Office of Cultural Development,
Department of Culture, Recreation and Tourism

Top Myths About Replacement Windows

By James Crouch
Project Officer, Historic Building Recovery Grant Program

With commercials promising energy efficiency, ease of maintenance and added value to one's home, you would be a fool not to rip out those old, leaky, non-green windows. But before throwing out your original windows, consider the following facts about replacement windows. You may change your mind about replacing your historic windows.

Myth #1: "Replacement windows are more energy efficient and will pay for themselves."

Energy efficiency is probably the main sales pitch for replacing windows (and an appealing one, with utility companies gleefully surcharging for fuel costs). This is something of a "yes, but" statement, however. Double-pane windows work well against heat loss but not so well against heat gain, which is the primary problem in Louisiana, where winter lasts around three weeks and summer stretches out to nine months.

For heat gain, not much works past blocking light. Even E-glass and double panes will allow around 78 percent of radiant energy (heat) inside. The best solution is not to permanently close in windows (remember those horrible 1970s renovations?), but to do as our ancestors did and interact with your house. Simple blinds can do as much to block radiant heat as double panes and E-glass – just draw them down during the day. If you have shutters, use them the same way; they have a much broader use than just storm protection. Solar film applied to glass can work as well as E-glass. And if you really want to keep the heat out, light-colored curtains that fit snugly inside your windows will keep almost all of the heat outside where you want it.

The main culprit of heat loss in historic windows is air infiltration. Double-sash windows leak most where the two sashes meet and where the bottom sash meets the sill. Bronze spring weather stripping at these points will minimize this. Periodically renewing the glazing putty holding in the glass is also important, and an easy do-it-yourself project. And just as blinds can block radiant heat during the day, they can also create an air space that works like the air cavity in double pane windows. With these measures, historic windows perform as



Restored original windows enhance the beauty of the House, while inappropriate replacement windows detract from the historic character and can cause future damage.

well as most replacement windows, at a considerably lower cost than buying new units. (See Website list below for more information).

As for payback, most statistics are for heat loss, not heat gain. Once air infiltration issues have been remedied, the percentage of heat loss through windows is only around 12.5 percent. This is a small return for a large investment to remedy something that is an issue only about three months of the year in Louisiana. Most replacement windows' payback periods are often nowhere near manufacturers' claims – the payback period of all but the cheapest systems is usually longer than the windows will last.

Myth #2: "Replacement windows are the 'green' solution."

The greenest building is the one that already exists, because of its embodied

energy, defined by sustainability experts Sedovic and Gotthelf as "...the sum of the energy required to extract raw materials, manufacture, transport and install building products." It follows, then, that the greenest window is the one already in place. Repairing historic windows not only conserves their embodied energy, it saves the energy spent manufacturing and transporting replacement windows. Materials found in most replacement windows (PVC, aluminum and glass) have among the highest levels of embodied energy of all. The manufacture of PVC and aluminum also creates a number of toxic byproducts. And while aluminum and glass can be recycled, this is not an option with PVC, silicone and other materials found in replacement windows, so these materials will stay in our landfills long after their useful life ends.

Myth #3: "Replacement windows are lower maintenance."

Typical replacement windows are lower maintenance because ... they really can't be maintained. When one piece breaks, the entire unit must be replaced, like throwing out an old sneaker. Replacement windows are among the most

Historic windows were designed for easy repair as they can be partially or totally dismantled to allow replacement of individual pieces. The most dilapidated historic window can be refurbished for around \$500 (and most historic windows are in far better shape than you think), far less than any replacement of equivalent quality. And most repairs can be a do-it-yourself project for the handy homeowners.

Myth # 5: "Replacement windows will last as long as historic windows."

All but the most expensive, custom-made modern windows will be made of materials far inferior to the cypress or long leaf pine typically used in historic windows. The only comparable woods available today are mahogany, Spanish cedar or reclaimed cypress, and none are inexpensive. Historic windows use dovetails and mortises rather than finger joints, which allow for the expansion and contraction inevitable in our water-saturated climate. Finally, the PVC that makes up the bulk of replacement windows degrades in sunlight, giving most vinyl windows a 10-15 year lifespan; the sealants will break down sooner. The windows in your house may have lasted for more than 100 years for a reason: they are better!

Myth #6: "Replacement windows don't leak."

Replacement windows are usually stapled directly into existing frames, shimmed and caulked to fit. Often they're the wrong size for the frame—a disaster waiting to happen. Between movement (all houses move), and settlement, and the skill (or lack thereof) of the installer, there will be gaps around these new windows. These gaps will allow water to seep behind walls, allowing mold to grow and termites to make a feast of the framing.

The primary appeal of owning an old house is aesthetics and fine workmanship, both of which are exemplified in historic windows but are lacking in vinyl windows. What you already possess is the best asset you could have for the

investment you call home. Why change something valuable and long-lasting for something cheap and disposable?



Photo by James Crouch

disposable products on the market. (Ever see anyone pick up vinyl windows left on the curb for the trash truck?)

Myth #4: "Historic windows are too expensive to repair."

For further reading and research about historic windows, including care and maintenance, consult the following:

Gibney, David. "Restoring Window Sashes," *Fine Homebuilding*, March 2004. <http://www.taunton.com/finehomebuilding/how-to/articles/restoring-window-sashes.aspx>

Myers, John H. "Preservation Brief 9: The Repair of Historic Wood Windows." Technical Preservation Services, National Park Service, 1981. <http://www.nps.gov/hps/tps/briefs/brief09.htm>

Sedovic, Walter and Gotthelf, Jill H. "What Replacement Windows Can't Replace: The Real Cost of Removing Historic Windows," *APT Bulletin: Journal of Preservation and Technology*, 36:4, 2005

http://www.state.il.us/hpa/PS/images/replacement_windows.pdf



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Places that Count Book Review

By Ashley R. Wilson, AIA, ASID

When preservation architects nominate buildings and districts to the National Register or working within the parameters of Section 106 Review, they rely on the established parameters of age, integrity, significance to an event and architectural style. For the professionals whose job it is to identify and protect Traditional Cultural Property, it is not as easily defined which is the basis of this book by Thomas King, the sixth volume in a series on Cultural Resources sponsored by the Heritage Resource Management Program at University of Nevada.



King along with his cultural anthropologist and archeologist wife, Pat Parker, are the authors of National Register Bulletin 38, *Guidelines for Evaluating and Documenting Traditional Cultural Properties* (1990, rev 1992,1998) and spent his career protecting the places in between our more recognized physical landmarks. A champion of the landscapes that make *us* feel rooted, he acknowledges that the intentions of Bulletin 38 were to assist groups outside the 'cultural, ethnic and economic mainstream'. Because they are often intangible, valued by few, or not on the register, it is difficult to understand traditional cultural properties and how to protect them when in conflict with a perceived public development. King explains how to represent the interests of a 'questionable community about a questionable place' in the public negotiation process. As the preservation field evolves, more preservation professionals find themselves involved in these types of *place attachment* controversies and the book provides a thorough background of the issues, laws and regulations.

The first two-thirds of the book examine international and domestic cultural resources and the related public policies. Numerous examples, court cases and projects are described. Chapters 5 and 6 interestingly discuss the philosophical underpinnings of TCP's and explain how memories true or imagined, create places. The last third of the book explain TCP's in practice: how to identify, evaluate for eligibility and manage.

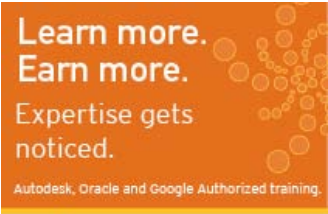
It is a dense book that should be used for reference rather than toted to the beach but fortunately, his tone is conversational and at times, witty. King accepts that places don't remain the same and emphasizes that protections are to help mitigate the impacts of the modern world on cultural resources. With this in mind, the book is a useful tool for preservation architects that find themselves involved in land use planning and protection of places that are valued in non-traditional ways.

Author: Thomas F. King
Title: *Places That Count Traditional Cultural Properties in Cultural Resource Management*

Publisher: Rowman & Littlefield Publishers, Inc., Lanham, MD
Printed by: AltaMira Press, Walnut Creek, CA

Year of Publication: 2003
ISBN Number: 0-7591-0070-5
Number of Pages: 335
Number and Type: mostly text with limited black and white photos
Binding: Hardcover and softcover

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The AIA Historic Resources Committee of Los Angeles Breakfast Meeting

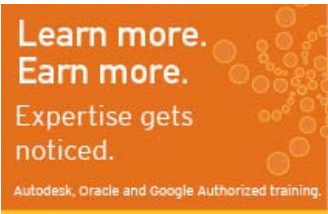
November 9, 2009 | Los Angeles

The Historic Resources Committee of the [Los Angeles Chapter of the American Institute of Architects](#) invites all members at the annual conference of the [Associated for Preservation Technology International](#) to attend a breakfast meeting on Wednesday, November 4, 2009, at the Biltmore Hotel in downtown Los Angeles, from 6:30 am to 7:45 am.

David Woodcock, FAIA, Chair of the Advisory Group to the Historic Resources Committee will open the meeting. Brenda Levin, FAIA, preservation architect for many Los Angeles projects, including the Wilshire Theatre, Los Angeles City Hall, and the Griffith Observatory, will present a program on "Preserving the Architectural Icons of Los Angeles." Harry Hunderman, FAIA, in-coming Chair of the Advisory Group, will close the meeting.

Reservations should be made in advance by contacting Peyton Hall, FAIA, at Peyton@historicla.com. Payment may be made on site at the APT Conference Registration Desk. The cost of the event is \$30.00 which includes a light breakfast buffet and beverages.

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Saarinen's Bell Labs Waits to be Unshackled

Michael Calafati, AIA, LEED AP, Chair, Historic Resources Committee of AIA New Jersey

The future of [Bell Labs](#), located in suburban Holmdel, NJ – an hour's drive from Manhattan, remains uncertain. Alcatel-Lucent, successor to Bell Labs, vacated the nearly 2,000,000 square foot facility two years ago and has yet to sell the building and 472 acre site. The redundancy of the Bell Labs facility is symptomatic of the evolution of the American economy in recent generations and the impact it has had on numerous corporate campuses. Similarly, the challenges and possibilities facing Bell Labs are also emblematic of this building type in a transformed economy.



Considered by many to be the most important building constructed in New Jersey since World War II, [Eero Saarinen](#) designed Bell Labs in the late 1950s and construction was well underway at the time of his death in 1961. Following the master plan established by Saarinen, the project, including the landscape designed by Hideo Sasaki, reached full flower with later expansions by Kevin Roche, a lead designer in Saarinen's studio at the time he designed Bell Labs.

Bells Labs' significance is wide, encompassing innovative architecture and technological achievements that we take for granted today. During its nearly 50 years as a research facility employing as many as 6,000 researcher and staff, the fax machine transmitting data over voice lines and the cellular telephone were developed and perfected. Bell Lab scientists Arno Penzias and Bob Wilson were awarded the Nobel Prize in Physics in 1978 for discovering cosmic microwave background radiation, a nearly uniform glow filling the universe in the microwave band of the radio spectrum.

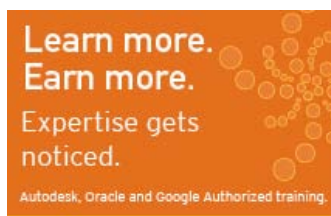
Saarinen's design fostered such exploration. The first use of a mirrored glass façade became the building envelope containing monumental scale atria, extra large and flexible floor plates, and interior circulation that included suspended over-head walkways and perimeter corridors running the full length of the curtain walls. The longest perimeter corridors each measure nearly ¼ mile along the two longest facades (approximately ½ mile at the building's entire perimeter). These features created a highly controlled interior environment and non-hierarchical office settings that were conducive to research.

Set well off public streets, a unique water tower, often likened to a stylized transistor, marks access to the property. The low-slung rectangular building is set within symmetrical and concentric oval roadways. Man-made ponds flank the building's long facades and the main entrance drive. The irregular tree line at the property's boundary and the irregularly shaped north pond that engages the building's dining facility help soften and enliven the otherwise highly structured setting.

Since the last employee reported for work at Bell Labs, prospective developers have come to the fore. Preferred Unlimited, Inc. of Conshohocken, PA proposed the construction of several new commercial office buildings and new single-family houses in 2007. Preferred's schemes called for the partial demolition of the existing building (reducing it by half to approx. 1,000,000 sf) or, alternately, the complete demolition so the entire site could be redeveloped. Town residents disliked the proposed housing, as additional children would burden the schools and increase property taxes. Meaningful discussion about the site's historic or cultural value, the fact that demolition would help create a substantial landfill problem and, moreover, would be terribly out of step with the times was curiously absent.

It was this point that regional organizations with preservation interests, including AIA New Jersey, Preservation NJ, Inc. and Docomomo-NY/Tristate Chapter, began to organize as a force to monitor developments and help guide a successful outcome. Reverence for the work of modern masters, especially Eero Saarinen, summoned an immediate, visceral and positive reaction by architects and, not surprisingly, support by AIA New Jersey followed quickly. However, the plight of the Holmdel facility was more difficult to convey in other sectors. In some ways the situation is the result of AT&T's desire to remain enigmatic and low-key, as the monopoly could foretell the break-up that came in 1982. Its low-slung mass and the distance from public view disguised the building's colossal size. The coalition of organizations, led by AIA New Jersey, combated the relative

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obscurity by hosting a local event where Donald Albrecht, author and curator of a traveling international exhibit on Saarinen, spoke about the architect, Bell Labs and how the design fit into the larger oeuvre.

By late 2007 Preferred had dropped their pursuit of the site but AIA New Jersey and the coalition of organizations recognized this as an opportunity to get ahead of the issue. Months of planning led to the Bell Labs Charrette that was held over a three-day period in April 2008 in which 40 architects, landscape architects, planners, and engineers participated. The charrette demonstrated that the building was able to accommodate a variety of uses and that it was more flexible and more adaptable than previously imagined. The charrette final report is available at the [AIA New Jersey website](#).

After the charrette, a second prospective suitor, Somerset Development, LLC of Lakewood, NJ, emerged later in 2008. Somerset publicized their desire to keep and adapt the Saarinen building for multiple uses, including hotel, office and residential. In addition, Somerset wants to build new residential buildings on the site. Somerset frequently credits the charrette as showing the way to redevelopment. The proposed redevelopment of the site is now subject to local approval, as the Township of Holmdel must approve any use other than office and research as a zoning change. Although the new construction proposed by Somerset is flawed at best, zoning revisions allowing redevelopment are advocated by Somerset and by AIA New Jersey.

The local administration, however, holds all of the cards regarding rezoning and it is deeply divided on the issue. The challenge facing AIA New Jersey and the coalition of organizations is how to best advocate for the necessary zoning changes that promote re-use while steering Somerset, or any developer, into a redevelopment that honors and respects Saarinen's legacy. As we continue to engage the township and the developer, the coalition is preparing a National Register nomination with the belief that the higher profile formal designation brings will serve the cause of appropriate preservation of the building and site.

About the Author: [Michael Calafati, AIA](#), principal of Historic Building Architects, LLC, Trenton, NJ, holds a B. Architecture from [Syracuse University](#) and a M.S. in Historic Preservation from the [University of Pennsylvania](#). Focusing on historic buildings in the public realm, his recent projects include Church of the Presidents, Long Branch, NJ and the John F. Peto House and Studio, Island Heights, NJ.

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