Heritage Planning in a Society of Pop Culture: What Planners Need to Know

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Planning Considerations

- Demographics
- Economic Growth
- Transportation/Parking
- New Technologies
- Public Health and Safety
- Environmental Quality
- New Construction Materials
- Communication Tools
- Quality of Life
How does Cultural Heritage Fit In?
What is a Historic Preservation Plan?

What is a Cultural Heritage Plan?

(Refer to the PHMC Guidance!)
# Overview of Legal Framework

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<td>1945</td>
<td>Pennsylvania Historical and Museum Commission (PHMC) is established.</td>
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<td>1949</td>
<td>National Trust for Historic Preservation founded.</td>
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<td>1961</td>
<td>The Pennsylvania Historic District Act becomes law.</td>
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<td>1966</td>
<td>The National Historic Preservation Act becomes law.</td>
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Federal

- Nationalism (mid 1850s)
- American Antiquities Act (1906)
- National Park Service (1916)
- Historic Sites Act (1935)
- National Historic Preservation Act (1966)
- Tax Reform Act (1976)
Pennsylvania Constitution and History Code
- Article 1, Section 27 states that the “people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment.

PA Historical and Museum Commission (1945)

PA Historic District Act (1961)

PA Municipalities Planning Code
Historic Preservation is a Legitimate Government Function

- Penn Central Transportation Co. v. New York City (1978)

- The US Supreme Court decided...
  - that landmark preservation laws including those that consider aesthetic considerations alone—that advance a legitimate state interest may be the proper basis for government’s police power.
Protection Measures MUST Occur at the Local Level

- Comprehensive Plans
- Zoning Ordinances
- Stand Alone Ordinances
  - Demolition Delay
  - Demolition by Neglect
  - Historic District Ordinances
    - Conservation District Ordinance
    - Historic District Regulation
- Design Guidelines
- Historic Preservation Plans
Single Buildings
Historic Preservation and Post-Modernism
Pittsburgh’s Comprehensive Plan
How Are We Doing This?

- 12 Components, phased strategically
- Funding over multiple years
- Open review process
- Staff-directed specialty consultant teams
PLANPGH Timeline
PLANPGH Process: Sequencing

Start with what needs protecting

Public realm, R.O.W. & city-owned

External partnerships

Full Integration
OPENSPACEPGH

- Parks & Recreation Facilities & Programs
- Vacant Land Re-use
- Stormwater Remediation
- Urban Agriculture & Forestry
PRESERVEPGH

- Protecting our existing resources
- Developing strategies for condemned buildings
- Documenting cultural resources
Overall Goals of PRESERVEPGH

- Provide the City with a working document that holistically identifies historic and cultural assets
- Considers the issues, problems, and opportunities associated with those resources
- Develops goals, policies, and strategies for their appropriate use, conservation, preservation, and protection.
Pittsburgh...the place
PRESERVEPGH Management Committee

- Drew Armstrong (University of Pittsburgh)
- Bill Callahan (Pennsylvania Historical and Museum Commission (PHMC))
- August Carlino (Rivers of Steel National Heritage Area)
- Tom Cummings (Urban Redevelopment Authority)
- Kim Graziani (City of Pittsburgh Mayor’s Office)
- Ernie Hogan (City of Pittsburgh Historic Review Commission)
- Dan Holland (Young Preservationists Association of Pittsburgh)
- John Jennings (City of Pittsburgh Bureau of Building Inspection)
- Vivian Loftness (Pittsburgh Civic Design Coalition)
- Andrea MacDonald (PHMC)
- Linda McClellan (City of Pittsburgh Historic Review Commission)
- Anne Nelson (Pittsburgh History and Landmarks Foundation)
- Dennis Puko (PA Department of Community & Economic Development)
- Susan Rademacher (Pittsburgh Parks Conservancy)
- Analyze existing structures
- Connect with the needs of Pittsburgh
- Long term strategy for maintenance
MOVEPGH

- Retrofit existing infrastructure
- Complete Streets
- Moving People, not just cars
DESIGNPGH

- The **full spectrum** of urban design
- **Intersecting** public place, social interaction
- **Making quality design** the forefront of projects

Source: City of Buffalo
ARTPGH

- Assess/Amend/Create Policy
- Maintain & conserve existing collection
- Integrate Art and artists into urban fabric
- International and National standards
- Conservation and efficiency within the City
- Locations for urban energy production
Preservation and Economic Growth

- Are these competing priorities?
- Public Perception
- Dismissing Misconceptions
- How can the needs be properly balanced?
Planner’s Toolbox

- Comprehensive Plans
- Zoning Ordinances
- Stand Alone Ordinances
  - Demolition Delay
  - Demolition by Neglect
  - Historic District Ordinances
    - Conservation District Ordinance
    - Historic District Regulation
- Design Guidelines
- Historic Preservation Plans
The Planner’s Role

- Present Realistic Goals
- Balance Regulatory and Voluntary Means
- Promote Authenticity of Place
- Increase Awareness of Historic Resources
- Increase Appreciation of Cultural Heritage
- Promote Heritage Tourism
- Consider Protective Measures
“Selling” the Benefits

Quality of Life
Retains Community Character
Increases Community Pride
Facilitates Appreciation of History
Improves Public Safety

Economic
Attracts Heritage Tourists
Promotes Economic Stability
Helps Recruit Businesses
Increases Property Values

Sustainability
Saves High-Quality Construction Materials
Preserves Craftsmanship
Reduces Landfill Waste
Maintains Embodied Energy
Let’s Debate!

SETTING
- 19th Century commercial corridor.
- Transition between modern and traditional characters.
Let’s Debate!

BUILDINGS
- Inside fringe of a local and national historic district.
- Two isolated buildings.
- Low level of integrity.
- Vacant.
Let’s Debate!

PROPOSAL
- Identified need for a pharmacy/grocer.
- Existing buildings not satisfactory.
- Perfect location.
- Demolition.
- New construction.
Let’s Debate!

OUTREACH
- Sensitive developer outreach process.
- 3 community groups (2 supported, 1 split).
- HRC approved, with condition to move historic building to new location.
- Relocation cost over $1M.