



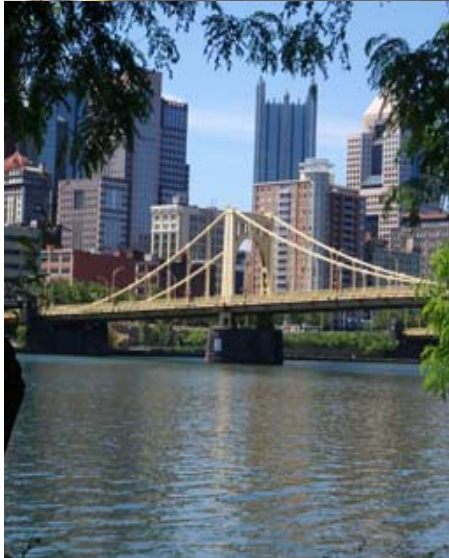
# **Heritage Planning in a Society of Pop Culture: What Planners Need to Know**

**Tracy Zinn, AICP, Principal – T&B Planning, Inc.**

**Joy Abbott, Assistant Director – City of  
Pittsburgh Department of City Planning**









# Planning Considerations

- **Demographics**
- **Economic Growth**
- **Transportation/Parking**
- **New Technologies**
- **Public Health and Safety**
- **Environmental Quality**
- **New Construction Materials**
- **Communication Tools**
- **Quality of Life**





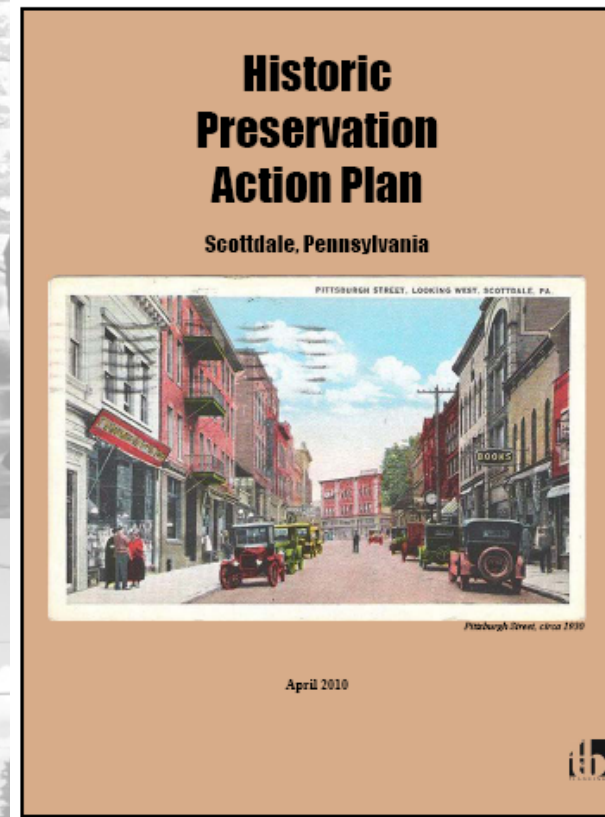
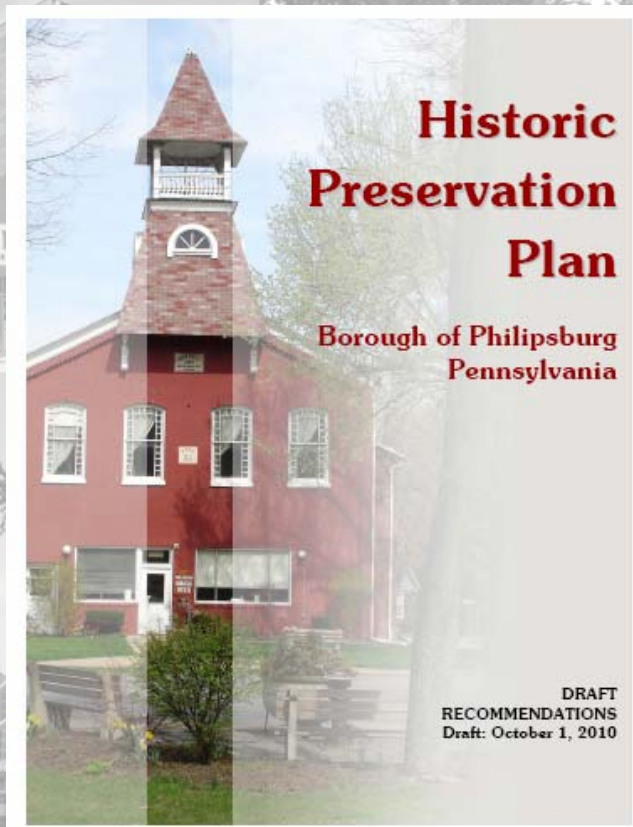
# How does Cultural Heritage Fit In?





# What is a Historic Preservation Plan? What is a Cultural Heritage Plan?

(Refer to the PHMC Guidance!)



# Overview of Legal Framework

**1945**

Pennsylvania Historical and Museum Commission (PHMC) is established.

**1949**

National Trust for Historic Preservation founded.

**1961**

The Pennsylvania Historic District Act becomes law.

**1966**

The National Historic Preservation Act becomes law.



# 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

- **Pennsylvania Constitution and History Code**
  - Article I, 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

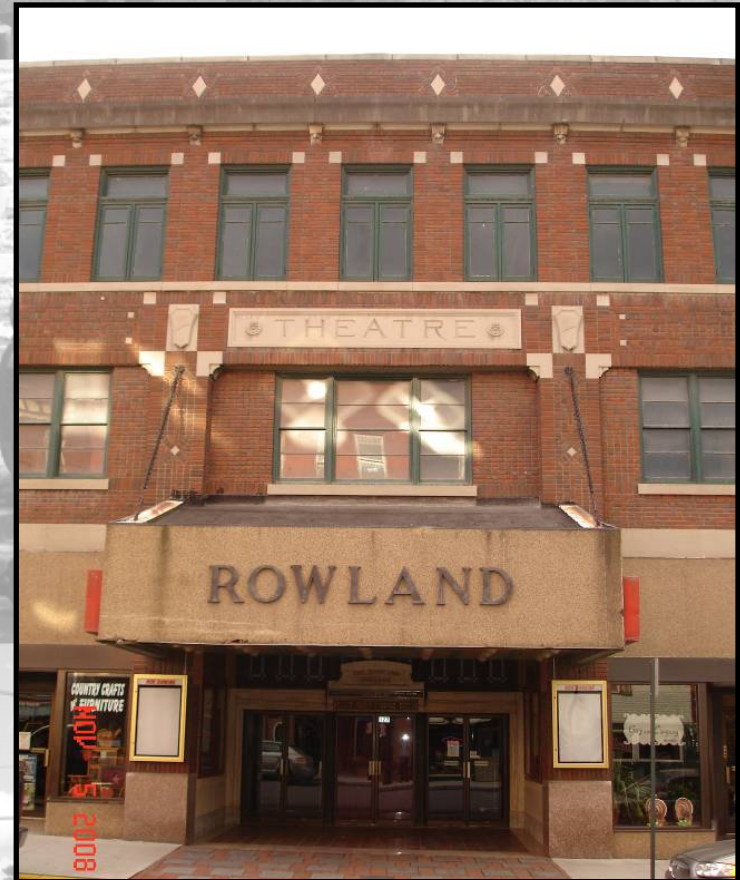
- Penn Central Transportation Co. v. New York City (1978)
- United Artists Theater Circuit, Inc. v. City of Philadelphia United Artists II) 635 A2d 612 (Pa. 1993)
- The US Supreme Court decided...
  - that landmark preservation laws including those that consider aesthetic considerations alone-that advance 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





# Streetscapes

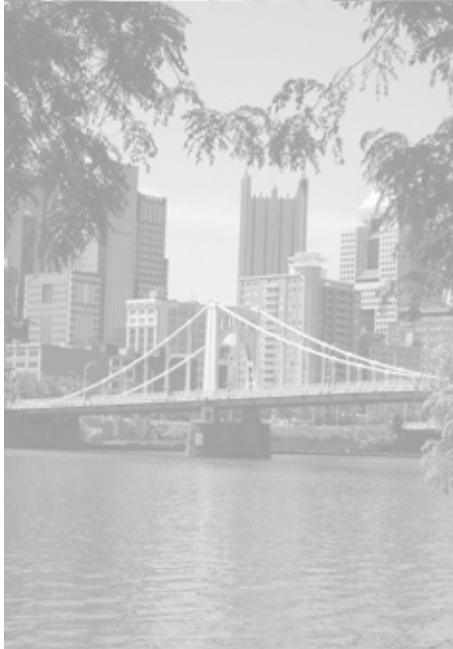




# Cultural Landscapes



# Historic Preservation and Post-Modernism







# pittsburgh city planning

[www.planpgh.com](http://www.planpgh.com) | [www.pghsnap.com](http://www.pghsnap.com) | [www.pghgis.com](http://www.pghgis.com)







# How Are We Doing This?

- 12 Components, phased strategically
- Funding over multiple years
- Open review process
- Staff-directed specialty consultant teams



# PLANPGH Timeline

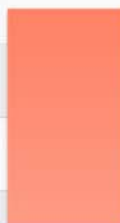
[OPENSOURCE](#)
[PRESERVE](#)
[MOVE](#)
[ART](#)
[DESIGN](#)
[POWER](#)
[FACILITIES](#)
[SERVICES](#)
[WORK](#)
[LIVE](#)
[LEARN](#)
[LAND USE](#)



2010



2011



2012

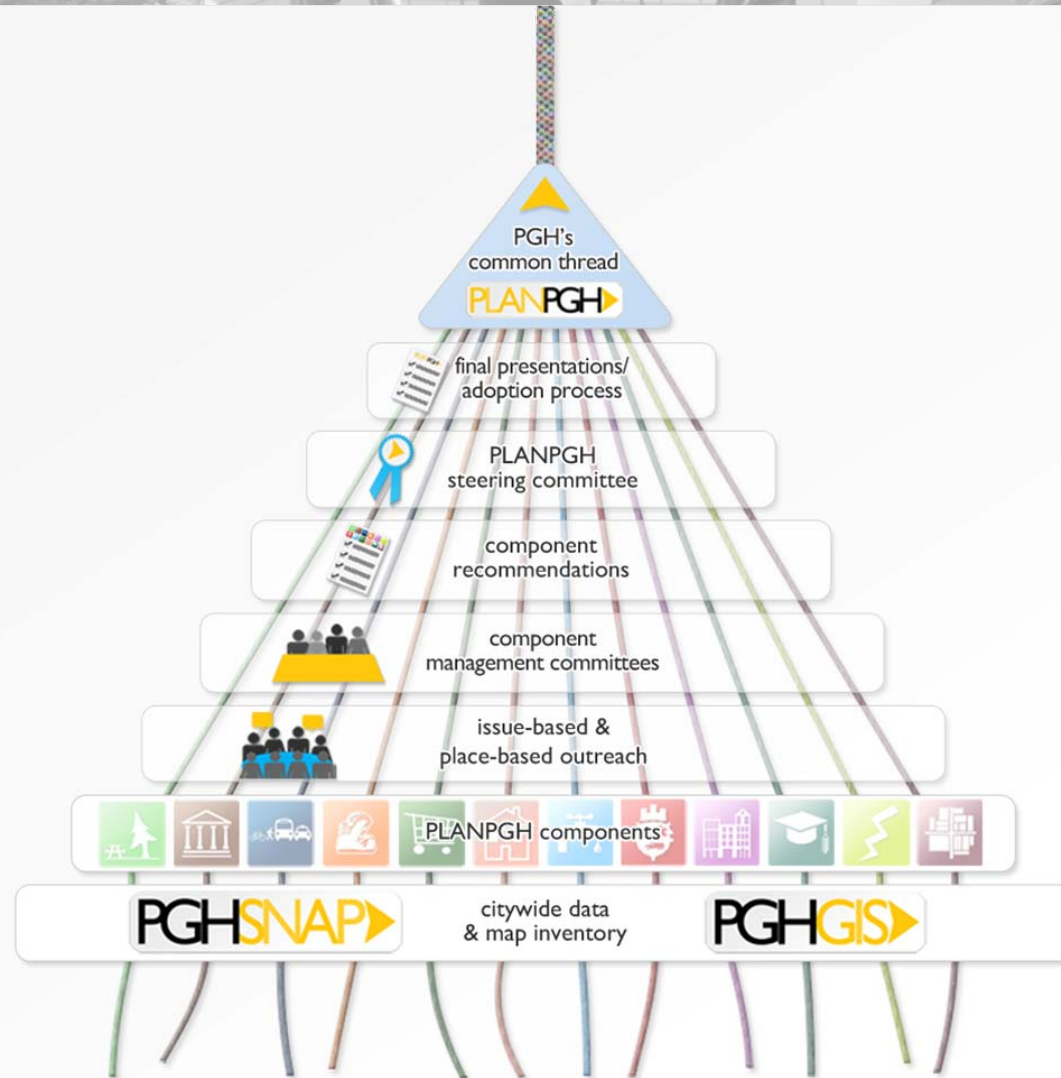
2013

2014





# PLANPGH Process



# PLANPGH Process: Sequencing

Start with what needs protecting

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

External partnerships

Full Integration



PRESERVEPGH



OPENSOURCEPGH



MOVEPGH



DESIGNPGH



ARTPGH



FACILITIESPGH



LANDUSEPGH



# OPENSOURCEPGH



- 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







## Pittsburgh...the people





PLANPGH

## 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)





# FACILITIESPGH



- 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

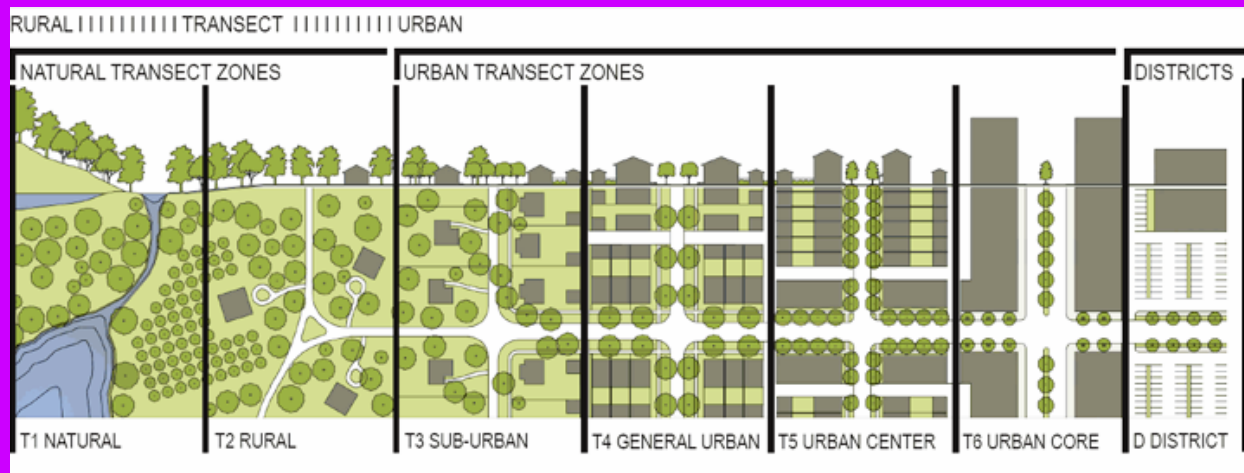




# DESIGNPGH

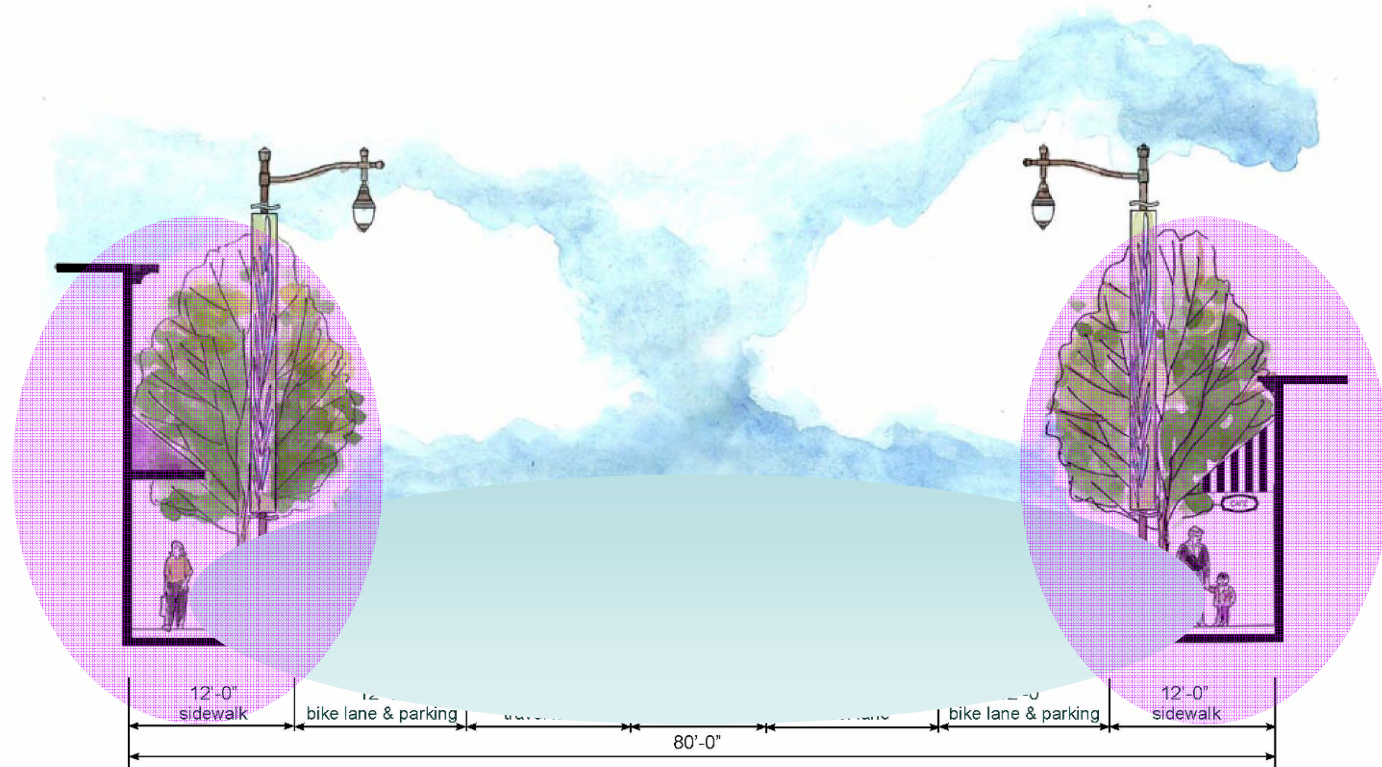


- The full spectrum of urban design
- Intersecting public place, social interaction
- Making quality design the forefront of projects



Source: City of Buffalo

# DESIGNPGH



Source: Duvall, WA



# ARTPGH



- Assess/Amend/Create **Policy**
- **Maintain & conserve** existing collection
- **Integrate Art** and artists into urban fabric



# POWERPGH



- o International and National standards
- o Conservation and efficiency within the City
- o 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**

- o 19<sup>th</sup> Century commercial corridor.
- o Transition between modern and traditional characters.





**Let's Debate!**

## **BUILDINGS**

- o Inside fringe of a local and national historic district.
- o Two isolated buildings.
- o Low level of integrity.
- o Vacant.





**Let's Debate!**

## **PROPOSAL**

- o Identified need for a pharmacy/grocer.
- o Existing buildings not satisfactory.
- o Perfect location.
- o Demolition.
- o New construction.



**Let's Debate!**

## **OUTREACH**

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

