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Spring 1-2016

### HPRV 400.01: Historic Preservation

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# Historic Preservation

Course #: HPRV 400  
Time: Tuesday and Thursday, 3:40-5:00  
Room: SS 252  
Instructor: Mike Monsos  
PARTV Building Room 192  
243-5138 office 240-9194 cell  
[michael.monsos@umontana.edu](mailto:michael.monsos@umontana.edu)  
Office Hours: M-8-10, T 11-12, R 10-11

Text: *Historic Preservation, an Introduction to its History, Principles and Practice*, by Norman Tyler  
Numerous hand-outs on Moodle and in class

Other Texts: (not required, but good to have)

- *A Field Guide to American Houses* by Virginia & Lee McAlester
- *The Abrams Guide to American House Styles* by William Morgan
- *American Shelter* by Lester Walker
- *The Houses We Live In*. Edited by Jeffery Howe
- *Utah's Historic Architecture 1847-1940: A Guide* by Thomas Carter and Peter Goss
- *A Concise History of American Architecture* by Leland M. Roth

Materials  
Needed: Camera, flash drive.

## Course Outcomes:

Upon completion of this course, students will be able to:

- Articulate a philosophy of historic preservation and a preservation ethic.
- Understand the Historic Preservation movement throughout its history and how it has worked to protect and interpret the past.
- Articulate the relative responsibilities for historic preservation among federal, state, and local governments.
- Recognize and understand the various preservation advocacy groups and their organizational structures at local, regional, state and national level.
- Understand the process of identification, documentation and protection of historic properties and sites.
- Research historic properties as a means to understand the meaning of place and historical significance.
- Build connections to active players in Historic Preservation in Montana

### Course Description:

This course is intended to provide a comprehensive foundation to historic preservation practice and issues. Topics include the history and theory of the American historic preservation movement, identification and documentation of historic properties, preservation technology, strategies for conservation of historic resources and a critical examination of the philosophy and principles of preservation.

### Assignments:

There will be a series of research and writing assignments over the course of the term along with daily reading assignments for all students along with a final project. The writing assignments will be based the reading and the lectures.

### Additional Graduate Requirement

Graduate students will need to complete an additional research project which could include: the documentation of an historic structure, a National Register nomination, a house, building, site, or neighborhood history, a preservation technology project or internship, etc.

### Grading:

Grading will be based on total points earned on papers, class participation and final projects. The plus minus system will be used with a total of 600 points possible over the class. The first 10 writing/photography assignments are worth 50 points each, with the final assignment worth 75 points. Attendance and class participation are worth 25 points.

93-100%	A	(558-600 points)
90-92%	A-	(540-557 points)
88-89%	B+	(528-539 points)
83-87%	B	(498-527 points)
80-82%	B-	(480-497 points)
78-79%	C+	(468-479 points)
73-87%	C	(438-467 points)
70-72%	C-	(420-437 points)
68-69%	D+	(408-419 points)
63-67%	D	(378-407 points)
60-62%	D-	(360-377 points)
59% and lower	F	(359-lower)

Attendance policy:

Attendance is extremely important; it is assumed students will attend all classes. If a class is going to be missed, please contact the instructor and make arrangements for making up the work. Each unexcused absence where a student makes no attempt to make up work or does not do the assigned make-up will result in the drop of ten points from the student's total grade.

**Date**

Tuesday, January 26<sup>th</sup>

**Topic**

Introductions and “History of Preservation”

*This class will provide an introduction to and a brief history of the defining moments of historic preservation efforts in America, the National Historic Preservation Act of 1966, along with a “basic lay of the land” of the major players in historic preservation.*

**Powerpoint- HP Introduction**

**Reading Assignment #1**

Please read:

- Chapters 1-2 in *Historic Preservation* by Norman Tyler
- *Historic Preservation: The Process and the Actors* by Robert E. Stipe<sup>i</sup>
- *The Future of the Past: Our Clouded Vision of Historic Preservation* by Pierce F. Lewis<sup>ii</sup>
- *The Federal Government as Standard Bearer* by John M. Fowler<sup>iii</sup>

**Writing Assignment**

None

**Date**

Thursday, January 28<sup>th</sup>

**Topic**

Discussion on the readings and lecture from January 26<sup>th</sup>.

**Reading Assignment**

None

**Writing Assignment**

Please write a 2-3 page paper on what role you foresee historic preservation playing in your future plans, both vocationally and as an avocation. Please reference any thoughts, comments, or statements from the readings that have particular significance or that influence your thoughts in any way. The paper should be typed, double spaced and is due on February 2<sup>nd</sup>.

**Date**

Tuesday, Feb 2<sup>nd</sup>

**Topic**

“Architectural Identification”

*This class will address how to correctly identify architectural styles and types.*

**Powerpoint- House Identification**

**Reading Assignment #2**

Please read:

- Read Chap 6 in *Historic Preservation* by Norman Tyler

**Writing Assignment #2**

Venture out into one or more of our historic districts and photograph 7 historic (more than 50 years old) homes or buildings, capturing as many styles as you can.

Photos must be saved on a flash drive and brought to class on Feb 9<sup>th</sup>.

**Name each image with its address such as: 256 University Ave Missoula.jpg**

**Date**

Thursday, Feb 4th

**Topic**

“Architectural Identification”

*This class will focus on house styles in the Missoula area*

**Powerpoint- Missoula House styles amended**

**Reading Assignment**

None

**Writing Assignment**

None

**Additional Assignments**

City of Missoula Historic Preservation Board Meeting

City Council Chambers

140 W Pine St.

***As a class, you are required to attend the February meeting of the Historic Preservation Board at 7:00 PM in the City Council Chambers.***



**Date**

Tuesday, February 9<sup>th</sup>

**Topic**

Presentation of pictures and house identification to the class.

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, February 11<sup>th</sup>

**Topic**

“Writing an Architectural Description”

*Students will learn how to write an appropriate architectural description as needed for documentation and the National Register.*

**Reading Assignment #3**

Please read:

- Read *Tips for Writing Architectural Descriptions for Section 7 of the National Register Nomination*

**Writing Assignment #3**

Photograph an historic house and write an architectural description of the edifice. The format should be one that would be deemed appropriate for a National Register Nomination. Papers should be typed, double-spaced and are due Jan 16<sup>th</sup>.

**Date**

Tuesday, February 16<sup>th</sup>

**Topic**

Architectural descriptions

In class, descriptions will be read to the class and interpreted.

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, February 18<sup>th</sup>, 2016

**Topic**

“Secretary of Interior Standards and Design Guidelines”

*Guiding principles of the Secretary of Interior standards and how they are applied along with topics including design compatibility and historical reference in new construction.*

**Pete Brown-guest lecturer**

“State Preservation Process-SHPO, National Register, Section 106”

**Kate Hampton-guest lecturer**

*This class will cover processes within the State Historic Preservation Office such as National Register, survey and inventory, federal tax incentives, public education.*

**Reading Assignment #4**

Please read:

- Secretary of the Interior Standards for Preservation, Rehabilitation and Restoration handouts (from National Park Service website)  
<http://www.nps.gov/tps/standards.htm> Be sure to read both the standards and guidelines for each of the four treatments (click on Preservation, Rehabilitation, Restoration and Reconstruction from this web page to access the standards and guidelines)
- *Preservation, Restoration, Conservation.* by James Marston Fitch<sup>iv</sup>
- *Scrape and Anti-Scrape* by Nikolaus Peusner<sup>v</sup>

**Writing Assignment #4**

Find a building in Missoula that has had, in your opinion, poor preservation or restoration work performed on it. Please write 1-2 pages on why you feel the work was an example of poor historic preservation practice. Please also find a building that has had, again in your opinion, has had exemplary preservation or restoration performed and write an additional 1-2 pages on why you feel it is a shining example of historic preservation. This paper should be typed, double spaced and is due on Feb 23<sup>rd</sup>. **Please include photos and addresses for both structures and be prepared to present the photos to the class along with your justifications.**

**Date**

Tuesday, February 23<sup>rd</sup>, 2106

**Topic**

Presentation of pictures and justifications of the preservation practices.

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, February 25<sup>th</sup>

**Topic**

“HABS, HAERS records from Montana”

*This PowerPoint highlights historic structures from around western Montana.*

“Documentation of Historic Properties”

*This class will discuss how historic properties should be documented through photography, drawings (HABS and HAERS) and written histories.*

**Powerpoint-HP HABS**

**Reading Assignment #5**

Please read:

- *The Historic American Buildings Survey: Its Beginnings* by Charles E. Peterson<sup>vi</sup>
- *Guidelines for Measuring Historic Building Floor Plans* by the Utah SHPO
- *Recording Historic Buildings* by G. Lanier and B. Herman<sup>vii</sup>
- [http://www.nps.gov/hdp/standards/standards\\_regs.pdf](http://www.nps.gov/hdp/standards/standards_regs.pdf)
- <http://www.nps.gov/hdp/standards/standards.pdf>
- <http://www.ci.missoula.mt.us/495/Historic-Preservation>

**Writing Assignment**

None

**Date**

Tuesday, Mar 1<sup>st</sup>

**Topic**

“Reconnaissance surveys”

*This section will focus on developing a reconnaissance survey of existing and potential historic properties”*

**Reading Assignment**

None

**Writing Assignment #5-Survey**

As a class we will assign a section of an historic district to be surveyed. Surveys will be due by Mar 8<sup>th</sup>.

**Date**

Thursday, March 3<sup>rd</sup>, 2016

**Topic**

“Methods of Local preservation-CLG’s, Boards, Neighborhoods”

**Steve Adler-guest lecturer**

*This class will address how at the local level, through CLG’s, boards, landmark commission, preservation commissions, etc. act as the primary tool in the preservation process through grant/loan programs, National Register nominations and education combat unrestricted growth and processes which can be contradictory to preservation.*

**Powerpoint-HP Local Governance****Reading Assignment #6**

Please read:

- Read Chap 3 in *Historic Preservation* by Norman Tyler
- *Design Guidelines for Missoula’s Historic Districts and Individual Cultural Resources*, developed by the Missoula Historic Preservation Commission, 1993
- *Revitalizing Downtown 1976-1986* by Richard Wagner, Ted Miller, and Paul Wright<sup>viii</sup>
- *Where the Action is: Preservation and Local Governments* by J. Myrick Howard<sup>ix</sup>
- *The States: Preservation in the Middle* by Elizabeth A. Lyon<sup>x</sup>

**Writing Assignment**

None

**Additional Assignments**

City of Missoula Historic Preservation Board Meeting  
City Council Chambers  
140 W Pine St.

***As a class, you are required to attend the March meeting of the Historic Preservation Board at 7:00 PM in the City Council Chambers.***



**Date**

Tuesday, Mar 8<sup>th</sup>, 2016

**Topic**

Historic Preservation officers (HPO)

**Leslie Schwab, City of Missoula HPO-guest lecturer**

*This class will focus on the roles and responsibilities of an historic preservation officer to a community and what that means in the context of urban development and preservation. Professional Preservation Planning in practice, including methods for balancing economic development, local land use planning and maintaining collaborative relationships for long term consensus building.*

**Reading Assignment**

None

**Writing Assignment #6**

In a 1-2 page paper, describe how you think Missoula has been affected by the efforts of the Historic Preservation community. The paper should be typed, double spaced and is due Mar 10<sup>th</sup>.

**Date**

Thursday, March 10<sup>th</sup>

**Topic**

“Economic Benefits of Historic Preservation”

**Jim McDonald-guest lecturer**

*This class will discuss preservation incentives, tax credits, Main Street programs and other methods of paying preservation bills.*

“Economics of Preservation” a comparative study

*This lecture looks at the real economic impact of historic preservation through the eyes of the public and other organizations.*

**Reading Assignment #7**

Please read:

- Chapters 9-10 in *Historic Preservation* by Norman Tyler
- *Preservation Revolving Funds* National Trust Information Series Pamphlet #78
- *The Economics of Rehabilitation* National Trust Historic Preservation Information Booklet
- *The Taxpayer Relief Act of 1997 and Historic Preservation* by Donovan D. Rypkema<sup>xi</sup>
- *Preservation Tax Incentives for Historic Buildings* National Park Service
- *Walmart and Economics*

**Writing Assignment**

None

**Date**

Tuesday, Mar 15<sup>th</sup>

**Topic**

No class-Instructor gone

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, Mar 17<sup>th</sup>

**Topic**

No class-Instructor gone

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Tuesday, Mar 22<sup>nd</sup>

**Topic**

“More Economics Benefits”

*This class will discuss the readings from March 10<sup>nd</sup>, and examine parallel organizations that share philosophies with preservation and additional economic resources.*

**Reading Assignment**

None

**Writing Assignment #7**

Choose an historic building from Missoula’s downtown neighborhood that is at this point in need of preservation or rehabilitation and write a 1-2 page paper outlining your case towards the preservation or rehabilitation of this structure. The paper should focus on the economic benefits and be written as though you are making your case towards a governmental agency which is made up of individuals completely unaware of historic preservation. Your paper should be typed, double-spaced and is due on Mar 29<sup>th</sup>.

**Date**

Thursday, March 24<sup>th</sup>

**Topic**

“Researching Historic Properties”

**Ellen Baumler-guest lecturer**

*This class will cover the use of primary tools of research such as census info, Sanborn maps, and Polk directories.*

**Reading Assignment #8**

Please read:

- Read Chapters 5 in *Historic Preservation* by Norman Tyler
- Read *How to Apply the National Register Criteria for Evaluation*  
<http://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>
- Read *Making the Honor Roll, Does your House belong on the National Register of Historic Places?* By Shirley Maxwell and James C. Massey<sup>xii</sup>

**Writing Assignment #8**

Find a building in which you have a familiarity and write a narrative statement of significance using one of the four criteria. The structure does not have to be on the National Register already, but should be eligible (in your estimation) for the NR under one of the criterion. The paper should be typed, double spaced and is due Mar 22<sup>nd</sup>.

**Date**

Tuesday, March 29<sup>th</sup>

**Topic**

“Section 106” and legal analysis of the Historic Preservation Act

**Kathryn Ore, guest lecturer**

*This lecture will cover the process, decisions, legalities and impact of the Historic Preservation Act of 1966’s Section 106 review.*

Viewing and discussion of assignment #3

**Reading Assignment #9**

Please read:

- Great Falls Arterials Report
- Read *A Brief Look at section 106 Review*<sup>xiii</sup>
- Read *What is “Section 106 Review”*<sup>xiv</sup>
- Chapter 4 *Historic Preservation* by Norman Tyler

**Writing Assignment #9**

None

**Date**

Thursday, March 31<sup>st</sup>

**Topic**

“Why and What Should We Preserve?”

**Steve Adler-guest lecturer**

*This section will focus on preservation philosophies and the measurement of significance.*

**Powerpoint-HP Preservation Philosophy**

**Reading Assignment #10**

Please read:

- *What Do We Preserve and Why* by W. Brown Morton III<sup>xv</sup>
- *How Much Is a Piece of the True Cross Worth?* by Brooke Hindle<sup>xvi</sup>
- *Preservation-A Historical Perspective* by Charles B. Hosmer, Jr.

**Writing Assignment #10**

Please write a 2-3 page paper on what you see as the “value” of historic preservation. What aspects of preserving America are most important to you. Please reference any thoughts, comments, or statements from the readings that have particular significance or that influence your thoughts in any way. The paper should be typed, double spaced and is due on April 12<sup>th</sup>.



**Date**

Tuesday, April 12<sup>th</sup>

**Topic**

“Preservation Technology”

**Jeff MacDonald-guest lecturer**

*This class will serve as an introduction to and overview of contemporary Historic Preservation technology and physical techniques employed to suspend decay of historic built environments. Topics shall include methods for critical stabilization, preservation/conservation and restoration treatments; offering specific reference to historic resources within Montana and efforts undertaken on their behalf.*

**Reading Assignment #11**

Go to the following National Park Service website:

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

and read Preservation Brief 35: Understanding Old Buildings: The Process of Architectural Investigation, and two other briefs that are of interest to you.

And also please read:

- Chapter 8 *Historic Preservation* by Norman Tyler

**Writing Assignment**

None

**Date**

Thursday, April 14<sup>th</sup>

**Topic**

“Material Conservation”

**Jim McDonald-guest lecturer**

*This lecture focuses on how to determine the preservation treatments which are part of the Cultural Landscape and Historic structures reports.*

**Reading Assignment**

None

**Writing Assignment #11**

Write a 1-2 page paper outlining how you would convince and justify the correct preservation techniques (as explained in the briefs) to your neighbor who is working on his or her 1918 Arts and Crafts Bungalow. Your paper should be typed, double-spaced and is due on Apr 19<sup>th</sup>.

**Date**

Tuesday, April 19<sup>th</sup>

**Topic**

“Forest Service Preservation Technology”

**Cathy Bickenheuser -guest lecturer**

*This class will meet at the Forest Service Preservation shop and discuss accepted preservation technology techniques in use today with the Forest Service.*

Address:

1615 South Catlin Street

Missoula, MT 59801

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, April 21<sup>st</sup>

**Topic**

“New Construction in an Historic District”

**Kent Means- guest lecturer**

*This class will discuss and study the choices and impact of new construction in historic districts. Discussions will revolve around the process, design considerations and zoning hurdles that are part of the design process for architects.*

**Reading Assignment #12**

Please read:

- <http://www.slcdocs.com/historicpreservation/GuideRes/Ch12.pdf>
- [http://www.nps.gov/tps/education/workingonthepast/raleigh\\_guidelines.pdf](http://www.nps.gov/tps/education/workingonthepast/raleigh_guidelines.pdf)

**Writing Assignment #12**

Examine the new construction designed by MMW architects on 428 Pine Street and write a response as to your perception of the project as new construction in an historic district.

**Date**

Tuesday, April 26<sup>th</sup>

**Topic**

Mock Preservation Board

**Steve Adler, guest lecturer**

*Discussion and debate on local preservation issues*

**Reading Assignment #13**

Please read:

- Handouts on “322 North Higgins-Plonk”
- Handouts on “Missoula Art Museum”
- Handouts on “Fort Missoula Hospital
- Two letters to the Missoulian

**Writing Assignment #13**

Please read the handout, “2 letters to the Missoulian” and formulate your own response to the letters. Draw on the knowledge of the Historic Preservation Act that you have gained through this class and orchestrate a factual and well written response based on what you believe and know. The paper should be typed, double spaced and is due on April 28<sup>th</sup>

**Date**

Thursday, April 28<sup>th</sup>

**Topic**

Discussion of the Letters to the Missoulian.

**Reading Assignment #14**

Please read

- The Broadening View of the Historical Preservation Movement

**Writing Assignment**

None

**Date**

Tuesday, May 3<sup>rd</sup>

**Topic**

“The Preservation of the Acropolis”

*Discussion and PowerPoint presentation on Rustic Architecture of the West, Restoration and Preservation of the Hotels in Yellowstone, and historic preservation efforts on the structures on the Acropolis in Athens, Greece.*

**Powerpoint-Preservation on the Acropolis**

**Reading Assignment**

None

**Writing Assignment**

None

**Date**

Thursday, May 5<sup>th</sup>

**Topic**

“Rustic Architecture” and “Hotels in Yellowstone”

**Jim McDonald-guest lecturer**

**Reading Assignment**

None

**Writing Assignment**

None



## **University and School Policies**

### **Academic Misconduct and the Student Conduct Code**

All students must practice academic honesty. Academic misconduct is subject to an academic penalty by the course instructor and/or disciplinary sanction by the University. All students need to be familiar with the Student Conduct Code. The Code is available for review online at [http://life.umt.edu/vpsa/student\\_conduct.php](http://life.umt.edu/vpsa/student_conduct.php).

### **From the EO/AA Office:**

Students with disabilities may request reasonable modifications by contacting me. The University of Montana assures equal access to instruction through collaboration between students with disabilities, instructors, and Disability Services for Students (DSS). “Reasonable” means the University permits no fundamental alterations of academic standards or retroactive modifications. For more information, please consult <http://life.umt.edu/dss/>.

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<sup>i</sup> *The American Mosaic; Preserving a Nation's Heritage* Chapter 1, Edited by Robert Stipe, Antoinette J Lee, 1987

<sup>ii</sup> Revised from a paper read at the annual meeting of the Pioneer America Society, Abingdon, Virginia, Nov 8, 1974

<sup>iii</sup> *The American Mosaic; Preserving a Nation's Heritage* Chapter 2, Edited by Robert Stipe, Antoinette J Lee, 1987

<sup>iv</sup> *Historic Preservation: Curatorial Management of the Built World*, New York, McGraw-Hill 1982

<sup>v</sup> *In The Future of the Past: Attitudes to Conservation, 1174-1974*, edited by Jane Fawcett. New York: Watson-Gupthill Publications, 1976.

<sup>vi</sup> *Historic America: Buildings, Structures and Sites* Edited by Alicia Stamm and C. Ford Peatross, Washington, DC Library of Congress, 1983

<sup>vii</sup> *Everyday Architecture of the Mid-Atlantic* Gabrielle M. Lanier and Bernard L. Herman, The Johns Hopkins University Press, 1997

<sup>viii</sup> *Preservation Forum* Volume 3, Issue 2, pp. 6-12, 1989

<sup>ix</sup> *The American Mosaic; Preserving a Nation's Heritage* Chapter 4, Edited by Robert Stipe, Antoinette J Lee, 1987

<sup>x</sup> *The American Mosaic; Preserving a Nation's Heritage* Chapter 3, Edited by Robert Stipe, Antoinette J Lee, 1987

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<sup>xi</sup> *Historic Preservation Forum News*, Volume 2, Issue 2, pp. 1-4 (special report), 1997

<sup>xii</sup> *Old House Journal*, Volume XXI, Number 1, January/February 1993, pp 44-50

<sup>xiii</sup> Advisory Council on Historic Preservation website

<sup>xiv</sup> National Park Service information handout

<sup>xv</sup> *The American Mosaic; Preserving a Nation's Heritage* Chapter 5, Edited by Robert Stipe, Antoinette J Lee, 1987

<sup>xvi</sup> *Material Culture and the Study of American Life*, Edited by Ian Quimby, New York, W.W. Norton pp. 5-20, 1978