



AN INTRO TO HISTORIC PRESERVATION & WHY IT'S IMPORTANT TO YOUR MAINSTREET AND ARTS & CULTURAL DISTRICTS

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PRESENTATION OVERVIEW



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Presenter

- What is Historic Preservation?
- Brief Timeline of Historic Preservation
- Preservation Law
 - Federal
 - National Historic Preservation Act of 1965
 - National Register of Historic Places
 - Section 106 of National Historic Preservation Act of 1965
 - Section 4(f) of the Department of Transportation Act of 1966
 - State
 - New Mexico Cultural Properties Act
 - New Mexico Prehistoric & Historic Sites Act
- Examples of Architectural Styles in NM MainStreet Districts



WHAT IS HISTORIC PRESERVATION?



Downtown Detroit, MI

“Historic preservation is a conversation with our past about our future.

It provides us with opportunities to ask, ‘What is important in our history?’ and ‘What parts of our past can we preserve for the future?’

Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves.

Historic preservation is an important way for us to transmit our understanding of the past to future generations.”

- <https://www.nps.gov/subjects/historicpreservation/what-is-historic-preservation.htm>



BRIEF TIMELINE OF HISTORIC PRESERVATION

- 1816: Independence Hall (Private & City of Philadelphia)
- 1853: Mount Vernon (Private)
- 1872: Yellowstone National Park (Fed. Gov.)
- 1889: Casa Grande, 1st National Monument (Fed. Govt.)
- 1906: Antiquities Act (Fed. Govt.)
- 1916: National Park Service is established to manage stipulated federal properties
- 1931: Charleston Historic District (City of Charleston)
- 1933: Historic American Building Survey (HABS)
- 1935: Historic Sites Act (Fed. Govt.)
- 1949: The Housing Act, passed by Congress (amended in 1954), referred to as “Urban Renewal Legislation”
- 1949: National Trust for Historic Preservation established, (Fed. Govt.)
- 1964: First graduate level program in historic preservation (Columbia Univ.)
- 1966: National Historic Preservation Act, including the National Register of Historic Places (Fed. Govt.)
- 1966: Section 4(f) of the Department of Transportation Act (Fed. Govt.)
- 1978: NHPA becomes a model for using tax incentives to stimulate preservation efforts; U.S. Supreme Court upholds New York City’s local preservation law in *Penn Central Transportation Co. vs City of New York*
- 1980: National Main Street Center established by the NTHP – and National Historic Preservation Act amended to include Certified Local Government
- 1991: Dept. of Transportation is charged with preservation requirements by Intermodal Surface Transportation Act
- 2009: Traditional Cultural Properties Act and National Park Service Bulletin 36



PRESERVATION LAW

FEDERAL & NEW MEXICO STATE LAW



Downtown Detroit, MI



NATIONAL HISTORIC PRESERVATION ACT OF 1966

- In 1965, President Johnson convened special committee on historic preservation which studied the situation and delivered a report to Congress
 - 12,000 HABS at time, half of which were destroyed or damaged beyond repair
 - Federal agencies needed to make preservation part of their mission
- NHPA was most comprehensive preservation legislation known in the US
- Established permanent institutions and clearly defined process for preservation
- National Register of Historic Places established
- Established an Advisory Council on Historic Preservation
- State Historic Preservation Offices (SHPO) established; each state required to complete an inventory of important sites; 1992 amendment established Tribal Historic Preservation Offices (THPOs).
- Encouraged the concept of locally regulated historic districts
- Authorized enabling legislation to fund preservation activities
- Historic structures that would be affected by federal projects, or by work that was federally funded, had to be documented to standards issued by the Secretary of the Interior
- Stipulated that Federal preservation programs and policies would rely on the voluntary cooperation of owners of historic properties and not interfere with their private ownership rights.



NATIONAL REGISTER OF HISTORIC PLACES

- Inventory of over 80,000 recognized historic structures
- Managed by the National Park Service and available on line in the National Register Information System data base and through SHPO
- Application for nomination to the National Register requires:
 - 1. Approval from the SHPO or THPO
 - 2. Detailed description of the property, including narrative statements of its history, context, and historic and architectural significance.
- Provides for:
 - Review of effects on designated historic properties of proposed development
 - Consideration of actions in early stages of planning policies
 - Owners of historic properties are eligible to apply for federal grants to aid preservation activities (when available)
 - Encourages rehabilitation of income-producing historic properties that meet preservation standards through tax incentives



Significance, Age & Integrity

Age and Integrity. Is the property old enough to be considered historic (generally at least 50-years-old, though not always) and does it still look much the way it did in the past?

Significance. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR EVALUATION



PHOTO BY JONATHUNDER / PUBLIC DOMAIN



SECTION 106 & SECTION 4(F)

TRIGGERED BY FEDERAL ACTIONS, PERMITS/LICENSES OR FUNDS

- Section 106 of the National Historic Preservation Act requires that federal agencies must consider the **effect** of their **undertakings** on **properties included on, or eligible for inclusion, in the National Register**. If the property is **adversely affected**, the federal agencies involved must provide the **Advisory Council on Historic Preservation** with an opportunity to comment.
- Section 4(f) of the Department of Transportation Act states that DOT cannot **use** a historic site, park, recreation area or wildlife refuge unless (1) there is “**no prudent and feasible alternative** to the project” and (2) the project includes “all possible planning to **minimize harm**.”



NM CULTURAL PROPERTIES ACT & NM PREHISTORIC & HISTORIC SITES ACT

TRIGGERED BY ACTIONS, PERMITS/LICENSES OR FUNDS FROM STATE OR ITS SUBDIVISIONS

- The New Mexico Cultural Properties Act makes it unlawful for any person to excavate, injure, destroy, or remove any cultural property or artifact on state land without an archaeological permit.
- The act also requires that state agencies provide the **State Historic Preservation Officer** with the opportunity to participate in **planning** for activities that **will affect properties listed on the State Register of Cultural Properties or the National Register of Historic Places**.
- The New Mexico Prehistoric and Historic Preservation Act prohibits the use of **state funds** for any program or project that requires the **use, or constructive use, of any portion of, or any land from, a prehistoric or historic site** listed in either **the State or National Register**, unless there is **no feasible and prudent alternative to such use**, and unless the program or project includes all possible **planning to preserve, protect and minimize harm** to the site resulting from use.





EXAMPLES OF ARCHITECTURAL STYLES IN MAINSTREET AND ARTS & CULTURAL DISTRICTS IN NEW MEXICO



ARCHITECTURAL STYLES

Italianate Style, popular SW 1870-90



Late 1800s, Silver City Historic District, Silver City



1880-90, Bridge St. Historic District Las Vegas



Italianate: vertical emphasis; cast iron columns on the first floor to allow for large display windows; two to three story, rarely one story; low-pitched roof; overhanging eaves with elaborate cornices and brackets; symmetrical windows

ARCHITECTURAL STYLES

Richardsonian Romanesque, popular SW 1885-90



1896, Palace Hotel, Raton



1882, Old City Hall Las Vegas



Richardsonian Romanesque (also called Romanesque Revival): Round-headed openings; rusticated stone; textured brick; recessed entries; solid massing; monochromatic (red, brown); picturesque

ARCHITECTURAL STYLES

Neoclassical Revival, popular SW 1895-1925



1911, Chavez County Courthouse, Roswell



1910, Luna County Courthouse, Deming



Neoclassical Revival: Greek and Roman elements; Classical symmetry; full height porch with columns and temple front; dentil cornice; prominent central door;

ARCHITECTURAL STYLES

Mission Revival, 1893-1925



1906, Train Depot, Tucumcari



1916, Luna (Mission) Theater, Clayton



Mission Revival (also known as California Mission): light-colored stucco or buff bricks; red, terra cotta tile roofs; arcades (arched porches); mixtilinear parapets (mixing straight and curving lines); courtyards; towers similar to missions of California

ARCHITECTURAL STYLES

Pueblo-Spanish Revival, 1900-40 (Phase I),
1920-present (Phase II), 1960-90 (Phase III)



1938, Otero County Admin. Building, Alamogordo



1939, Public Library (WPA), Clayton



Pueblo-Spanish Revival: flat roofed; adobe stuccoed; modular; projecting vigas; multi-story, terraced forms from Pueblos; corbel details; sharp-edged, often then, stepping buttresses; exposed wood headers above doors and windows; stage set quality

ARCHITECTURAL STYLES

Spanish Colonial Revival, 1915-40



1928, El Morro Theater, Gallup



1939, Hotel Andaluz (Hilton Hotel), Albuquerque



Spanish Colonial Revival: Light walls; tile roofs; arcades; ornament in place of mixtilinear parapets

ARCHITECTURAL STYLES

Territorial Revival, 1932-70



1940, San Miguel County Courthouse, Las Vegas



1938, Sierra County Courthouse, T or C



Territorial Revival: Flat roofs; sharp corners; Earth-colored walls; parapets with dentil brick coping; brick cornices; white classical trim; pedimented trim over windows and doors; square columns, sometimes supporting simple, flat-roofed portals; one to three story

ARCHITECTURAL STYLES

Art Deco, popular in SW 1925-40



1930, Grant County Courthouse, Silver City



1935, Odeon Theater, Tucumcari



Art Deco: vertical piers and window panes; stepped-back massing; shallow; geometric ornamentation; symmetry; abstracted classicism

ARCHITECTURAL STYLES

WPA Moderne, 1933-44



1938, Roosevelt County Courthouse, Portales



1937, Lea County Courthouse, Lovington



WPA Moderne: Very similar to Art Deco; monumental feel; conservative and classical elements; Beaux-Arts Classicism

ARCHITECTURAL STYLES

International, popular in SW 1925-60



1951, Cavern Theater, Carlsbad

Streamlined Moderne, 1930-50



1940, State Theater, Clovis



International: Flat-roofed; cantilevered masses; asymmetrical; unadorned, smooth wall surfaces, usually glass, steel or stucco painted white; pure geometric forms (cubes and sometimes cylinders); modern materials, usually concrete, glass and steel, but different materials were often used in NM

Streamlined Moderne: Derivative of International Style, but with multiple rounded corners; "wind tunnel look" of aerodynamic design, flow lines; portholes; pipe railing

ARCHITECTURAL STYLES

Decorative Brick Commercial,
1900-1940



1930s, Lovington Historic District, Lovington

Decorative Brick Commercial: One or two story flat roofed, sometime with stepped parapets; symmetrical facades with little ornamentation; Large display windows topped by transom-like band of small, dark colored glass panes; Basket weave and chevron inlays of brick, glazed brick and tile inlay square; influenced by Richardsonian Romanesque, Classical Revival & Art Deco

WHY CARE ABOUT PRESERVING HISTORIC BUILDINGS/DISTRICTS?

■ Historic District

- “A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history” – National Park Service

■ Contextualism

- Idea that parts of a city are comprised of buildings and other architectural elements that together form an ensemble. Term came about in response to the disjointed and chaotic nature of districts and neighborhoods more typical of modern American urbanism.

■ Regionalism

- Approach to design that intentionally respects the architectural and cultural landscape traditions of a particular geographic region and its constituent culture, ethnicities, society, national or international identity.

■ Sense of Place

- Having to do with the uniqueness of a place -- such as a region, city, district, or neighborhood -- that becomes a source for identity, pride, citizenship and personally felt responsibility.

FIN! QUESTIONS?

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