The Dynamic City: Futures for the Past - Boston University

April 1\textsuperscript{st}, 2016
Maurice Cox
"I AM NOT A PRESERVATIONIST"

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“Why are structures like these in my neighborhood not protected as in other Charlottesville neighborhoods?”

Maurice Cox, President, RSNA

The Re-education of a Preservationist as Community Organizer
Interview of Joan and Theresa Woodfolk by Lois McKenzie and Kay Peaslee of the Ridge Street Oral History Project on February 24, 1995. (Oral History)
The James D. Nimmo House

In 1935, local architect James D. Nimmo built a Colonial Revival-style house on Charlottesville's Summerhill Road. By the turn of the century, the building had been vacant for over a decade, and the current owner has made significant efforts to restore it with a new structure. The building is listed on an individually designated property, however, and demolition was not an option. After numerous residents claimed that the building was unsightly and would be an eyesore to neighbors, Preservation Pennsylvania and Habitat Construction worked with the homeowners to achieve an affordable, sustainable, and modernized home using the Historical Rehabilitation Tax Credit Program. The monthly utility bills are now just one-third the size that they were when the house was first built in 1935, when the house's unique architecture has been preserved.

The Nimmo House is an example of how this structure has both architectural and historical merit, but it also provides valuable lessons in its adaptation. Due to its altered condition, it can be viewed both as an historically and environmentally sustainable structure. Despite its condition, Charlottesville has seen significant growth in recent years. The renovation of the Nimmo House exemplifies the spirit of this new and vibrant city.

EcoMODs: The SEAM House

Built around 1809 by either a freed slave or a freeborn slave, the one-and-a-half-story house was inhabited by several generations of working-class African-American families in Charlottesville's neighborhood. In later years, additions were made to accommodate changing needs. In 1999, the Board of Architectural Review purchased the dismantled house. After the Board of Architectural Review selected a deconstruction panel, the panel was the selection of the ecoMOD project, an interdisciplinary design initiative for contemporary, sustainable, and affordable housing solutions at the University of Virginia School of Architecture. Rather than focus on the history already embodied in the existing structure, the ecoMOD project utilized the "build out" approach to both rehabilitate the original house and design a contemporary addition to meet the needs for modern sustainability. Called the "SEAM" house, the building conceptualizes the "seam" between new and old, exploring the interface between historic structures and contemporary design.

Historic home preservation methods aim to restore the original house and designed a modern addition, creating two separate affordable housing units.

The James D. Nimmo House

EcoMODs: The SEAM House

Belmont Hall
WHO WILL PRESERVE OUR COMMUNITIES?
“Nothing About Us, Without Us, Is For Us”
South African Slogan
Preservation of Rural Culture
Portraits of People Preserving Culture - Rebuilding Community
We the displaced people of New Orleans and the Gulf Coast can and will take charge of our own recovery and rebuilding and...

we will demand the appropriate support from the government. We call on all to engage us in a process of imagination, discipline, accountability, and building.

Peoples Hurricane Relief Fund and Oversight Coalition, 2006
Reducing Blight: On the Path to 10,000

Mayor Landrieu’s Blight Strategy Announcement
October 2010
The Context

BLIGHT?
First Community-based home of the Tulane City Center

Neal Morris,
Developer and Attorney
Redmellon, Restoration and Development
TSA Adjunct Lectures, MSRED
Circle Food Store
the rebirth of the one stop shop
THE DEW DROP INN
A Renovation Project Led By:
THE PAINIA FAMILY
MILNE INSPIRATION CENTER
HARMONY NEIGHBORHOOD DEVELOPMENT
In Collaboration With:
TULANE CITY CENTER

"Meet those fine gals,
Your buddies and your pals,
Down in New Orleans on a street they call LaSalle
Down at the Dew Drop Inn,
You meet all your fine friends.
Baby do drop in,
I'll meet you at the Dew Drop Inn." Little Richard

NOTABLE PERFORMERS AT THE DEW DROP INN 1945-1970
PROJECT MISSION: to activate the site by reintroducing and reinterpreting its historical uses in collaboration with youth cultural programming and intergenerational workforce development.

REACTIVATING HISTORY

The Dew Drop Inn complex, located at 2836-2840 LaSalle Street in Central City, represents one of the most significant music heritage sites in New Orleans. It opened as a music venue in 1945 and soon expanded to a multi-use facility consisting of a barbershop, a hotel, a restaurant, and a music and entertainment venue. At the peak of its fame in the '50s, the music venue was open 24 hours, 7 days a week and was considered the “symbol of New Orleans jazz” according to the Louisiana Weekly. Its success continued well into the 1960s as a rendezvous place for some of the greatest blues, jazz and R&B musicians in the country. It was also a place for freedom of expression when segregation laws and social prejudices were in full force, playing an important role in both the civil and gay rights movements.

By the mid-1960s the Dew Drop’s success in the music business began to decline because of desegregation changes of tastes in music, and the health of its owner. After the music venue closed in the late '60s, the building began to fall into disrepair. The hotel and barbershop continued to operate until Hurricane Katrina hit in 2005, flooding everything with 3-4 feet of water and stripping off the building’s siding. In an effort to preserve it as a cultural institution, the Dew Drop was given Historic Landmark status in 2010 and listed as an endangered New Orleans historic site by the Louisiana Landmarks Society.

Today there is renewed interest in the revitalization of the historic LaSalle corridor. The Dew Drop Inn complex represents a focal point of that vision and has great potential to bring live music and other main street commercial activity back to LaSalle, thus contributing to the larger revitalization of the corridor and neighborhood as a whole.
MARDI GRAS INDIAN CULTURAL CAMPUS
ARTPLACE AMERICA GRANT PROPOSAL 2015
A COLLABORATIVE PROJECT OF FOUNDATION FOR LOUISIANA, THE MARDI GRAS INDIAN COUNCIL AND TULANE CITY CENTER
Question
How should the Mardi Gras Indian community and the Social Aid and Pleasure Club organizations drive community economic development to further the development of local cultures?
Question

What community and economic development mechanisms are there for the long-term transfer of the cultures from one generation to today’s youth?
HOUSE OF DANCE & FEATHERS
Question

How should the Mardi Gras Indian community and the Social Aid and Pleasure Club organizations drive economic business development to further the development of local cultures?
MARDI GRAS INDIANS / LASALLE CORRIDOR

Photograph by Charlie Lockwood from Cyril 'Big Chief Iron Horse' Green's funeral.

WORKING WITH A CULTURAL COMMUNITY TO ESTABLISH REINVESTMENT ALONG LASALLE CORRIDOR
WE WORK WITH MULTIPLE LOCAL PARTNERS, TO AGGREGATE DIVERSE PROJECTS FOR GREATEST IMPACT

COMMERCIAL
RESIDENTIAL
INSTITUTIONAL
VACANT LOT
CEMETERY
PARK / PUBLIC
PARKING LOT

1A.
1B.
2A.
2B.
3A.

OCCUPIED
DEW DROP INN
FIRST HOUSE OF BAPTIST PRAYER
RESIDENTIAL APARTMENTS

OCCUPIED
MARKET ON LASALLE
WOODS BARBER, DESIGNZ 59,
OPEN HANDS, YAYA ARTS CENTER
OCCUPIED RETAIL AND HOUSING
A Central City shotgun house will serve as part of the site of a new Mardi Gras Indians Cultural Campus. Tulane City Center helped a group of Mardi Gras Indians get the grant that will make the center a reality. (Photo from Tulane City Center)
THE NEW ORLEANS MARDI GRAS INDIAN
CULTURAL CAMPUS
ON LASALLE STREET
Driving Arts & Placemaking

A perspective view illustrating the event pavilion overlooking the performance courtyard and community porch. Both components are directly across from A.L. Davis Park, providing the Mardi Gras Indians with “eyes on the park”. The project is in partnership with the Tulane City Center and LSU School of Landscape Architecture.
Boston, Manhattan, San Francisco
TOTALS
Population: 3,076,660
116.96 Sq Miles

Boston
Population: 653,077
48.22 Sq Miles

San Francisco
Population: 806,455
43.13 Sq Miles

Manhattan
Population: 1,617,128
25.61 Sq Miles

Detroit
Population: 844,993
139.1 Sq Miles
Mayor Duggan’s Directive

“My dream for Detroit is to see its population grow again for the first time in my lifetime,”

Mayor Duggan.

Increase Detroit’s population by retaining and attracting residents.
1952: Just a few years later though, urban renewal and other city-clearing initiatives were already leaving their mark.

1967: By the mid-1960s, land was cleared and buildings destroyed to make way for Interstate 375.

Detroit Mayor Louis Miriani (holding shovel) was forced to pick up the pieces after Mayor Cobo died of a heart attack in 1957. Above, Miriani is taking the first ceremonial shovel of earth for one of the new interstates.
I live here.

1967: By the mid-1960s, land was cleared and buildings destroyed to make way for Interstate 375.
LAFAYETTE PARK – The city in a park
Every Neighborhood Has A Future...
And It Doesn’t Include Blight
With 80,000 vacant structures in Detroit low property values leave owners few incentives to maintain their properties and many walk away.
The Challenge of Preserving Detroit, NOW
Detroit Building Authority

Under the Hardest Hit Fund Program (107 Million Dollars)

Round ONE:  3,370  (properties already demolished)

Round TWO: 3,828  (to be demolished by the end of 2015)

TOTAL :  7,198
87.7% of vacant parcels are residential

Standard Residential Lot

0.1 ACRE
4000 SQ FT
0.4 HECTARE

VACANCY IN DETROIT: RESIDENTIAL LOT MOSAIC
Planning Area

Wyoming to Woodward/Highland Park
8 Mile to the Lodge

Neighborhoods:
Fitzgerald
Martin Park
Bagley
University District
Palmer Woods
Sherwood Forest
Green Acres

Commercial corridor
Lodge (M-10)
LIVERNOIS-McNICHOLS MICRODISTRICT STRATEGY

MICRODISTRICT INVESTMENT ELEMENTS
- PRIORITY DEVELOPMENT SITES
- FUTURE DEVELOPMENT SITES
- PEDESTRIAN STREET LAMP SYSTEM
- BLUE-GREEN ALLEY IMPROVEMENTS
- MOBILITY INTERVENTIONS
- BIKE LANE
- INNOVATION OPEN SPACE SITES
2 Anchor Institutions
25 Acres Public-Owned Vacant Lots
100+ Public-Owned Structures
10 Acres Private-Owned Vacant Lots
Neighborhood Preservation Strategy

Single-Family Home Rehabilitation, Demolition and Infill
LAND STEWARDSHIP MODEL

REHAB

BETORE

AFTER

DEMOISH

capital maintenance

ACTIVATE

income

income maintenance
NEIGHBORHOOD

Fitzgerald Neighborhood Stabilization + Greenway

Reactivate 25 acres of publicly held vacant land to link the community, college and university with a new land stewardship development model

Potential civic commons as greenways, passive recreation space and linear connections

Provide an open space amenity to drive future redevelopment; “cues to care” to improve safety, property values

Workforce development through green jobs training, installation, maintenance, green infrastructure

Green Infrastructure, neighborhoodscale between Marygrove and Univ of Detroit Mercy

Vacant and unbuilt land activation and stewardship

Gathering spaces for youth engagement, programming

Sustainability goals include: increasing canopy cover; storm watermanagement; habitat creation; promoting non-motorized mobility; reducing need for mowing, fertilizers, pesticides; promoting civic health; economic sustainability and workforce development

SITE 3 | FITZGERALD NEIGHBORHOOD + GREENWAY
*Any building with an open code enforcement case was assumed vacant. Confirmation was attempted through on-site investigation.
One Tactic: **PLANT “LOTS” of TREES, Lot-by-Lot**
For every lot of blight removed, a lot of trees are planted in its place.
Cues We Care  New Orleans Redevelopment Authority Test Sites 2014
plot 13 blooming! look how gorgeous
JOBS, JOBS, JOBS

By Creating Green Collar Employment

Goal 1

Green Collar Tree Specialist
From The Greening of Detroit

Goal: Encourage land uses that create more jobs for Detroiter
Integrate with city-wide Green Collar workforce training programs

The Detroit Conservation Corps
Our Competitive Advantage

Sharon McClinton cares for the vacant land around her Detroit home.

Goal: Transform vacant land while making every Detroiter an equity investor in the revitalization of their neighborhood.
Each Resident a Steward

Goal: Making every Detroiter an equity investor in the revitalization of their neighborhood.
Why Preservation Matters in Detroit:

Detroit is blessed with a rich culture and tremendous physical assets and opportunities for historic preservation.

S.A.V.E.D.

STRUCTURES - ADAPTED - for - VITAL - ENTERPRISE - in - DETROIT
The Brewster Wheeler Recreation Center Site

**Open Space:** Development of the Brewster Site will reserve open space for a one-acre park accessible from both Brewster Street and Alfred Street thus creating a public amenity for the entire Brush Park neighborhood. The park’s location shall preserve significant views of the former Brewster Recreation Center and enhance its historic significance by providing frontage on to the park.
S.A.V.E.D. 
EXPOSURES

Detroit by Air

Photographs by Alex S. MacLean
BUILDING A SUSTAINABLE NEIGHBORHOOD

The proposed development will create a tightly knit urban fabric, offering various housing types in a distinct and diverse setting that RESIDENTS WILL BE PROUD TO CALL THEIR HOME. A seamless integration of existing historic homes with new sustainable architecture will create ...

...A UNIQUE NEIGHBORHOOD THAT SUCCESSFULLY BLENDS THE PAST, PRESENT, AND FUTURE VISION OF BRUSH PARK.
Woods Cathedral auctioned last year for $6700. Johnson told Curbed that his decision to buy the building started with two Cranbrook-trained Detroit designers—Chris Schanck and Jack Craig.
S.A.V.E.D.

SCHOOLS - ADAPTED - for - VITAL - ENTERPRISE - in - DETROIT
50 VACANT SCHOOLS
St. Elizabeth Church Complex
One of fourteen Catholic Archdiocese Properties
to be closed in 2016
Our work is grounded in the belief that:
Detroit is blessed with a rich history and tremendous physical assets and opportunities for historic preservation.

A Commerce Township man had the winning $500 bid this week for the former American Motors Corp. headquarters in Detroit that sold for $2 million just five years ago.

The Detroit Free Press, October 23, 2015
Herman Kiefer Target Area Neighborhood Strategy

The City’s Planning & Development Department (PDD) and Housing and Revitalization Department (HRD) will work collaboratively with the developer to create a comprehensive master plan and housing revitalization strategy for the area.
How it Started

- Police raided an all black Blind Pig at 12th St. and Clairmount Avenue where about 83 people were celebrating the return of two Vietnam Veterans.
- Police then tried to round up all 83 patrons.
- A frustrated crowd gathered outside and began rioting once the last Police Car left.
Who Will Preserve Our Communities?

"My Soul Looks Back is the epic, compelling and much anticipated follow up to the critically acclaimed memoir The Window 2 My Soul"

My Soul Looks Back
Life After Incarceration
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Yusef Shakur

Cultural Preservation NOW!
Andrew Colom and David Alade

Last year, two best friends, one from Mississippi and the other from the concrete jungle of New York City, came together to found Century Partners.

CASE STUDY Approach: COMMUNITY DEVELOPERS BOOT CAMP
NEIGHBORHOOD Preservation
Portraits of those who stayed

Yusef Shakur and son, Kobie
Hakeem, DETROIT GRADUATE
Ms. Sharon McClinton
MAJOR PROJECT DESIGN LEADERSHIP

• Urban Design
• Landscape Architecture
• Architectural Design
• Public Art & Culture

PLANNING LEADERSHIP & COORDINATION

• Zoning Innovation (Updates, Pink Zones, Form-based)
• Design Innovations
• Mixed-Use Development
• Land Use Development
• Master Plan Coordination
• Multi-Modal Transportation

NEIGHBORHOOD STABILIZATION AND GROWTH

• Community Engagement and Participatory Planning
• Neighborhood Physical Planning
• Mixed-Use Development
• Open Space/Urban Agriculture
• Corridor Development
• Schools/Building Re-Use
• Public Realm/Streetscape/Urban Canopy

“ I AM NOT A PRESERVATIONIST”
THANK YOU.

My email address: coxm@detroitmi.gov