

# What's new in Historic Preservation



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# Sustainability (**green**) is...

- “Sustainable development meets the needs of the present without compromising the ability of **future** generations to meet their own needs.”
- Source: World Commission on Environment and Development, 1987, Brundtland Report

# The **Future** of Preservation

- **Preservation 1.0** - 19<sup>th</sup> Century origins
  - House Museums
- **Preservation 2.0** - 20<sup>th</sup> Century origins
  - Historic districts
  - Main Street Districts
  - Adaptive use
- **Preservation 3.0** - 21<sup>st</sup> Century beginning
  - Regeneration and resiliency
  - Community scale
    - Old Is The New Green

# Preservation Protocol

**1**

- Survey
  - Comprehensive, evolving

**2**

- Interpret
  - Basis of designation
    - Local Landmarks
    - National Register

**3**

- Protect
  - Regulatory Programs, Planning
  - Benefit Programs, Incentives

# Survey

- Comprehensive, Statewide
  - **Re-survey** of early programs
- Windshield vs intensive
- What's Online
  - Google, Bing maps, tools



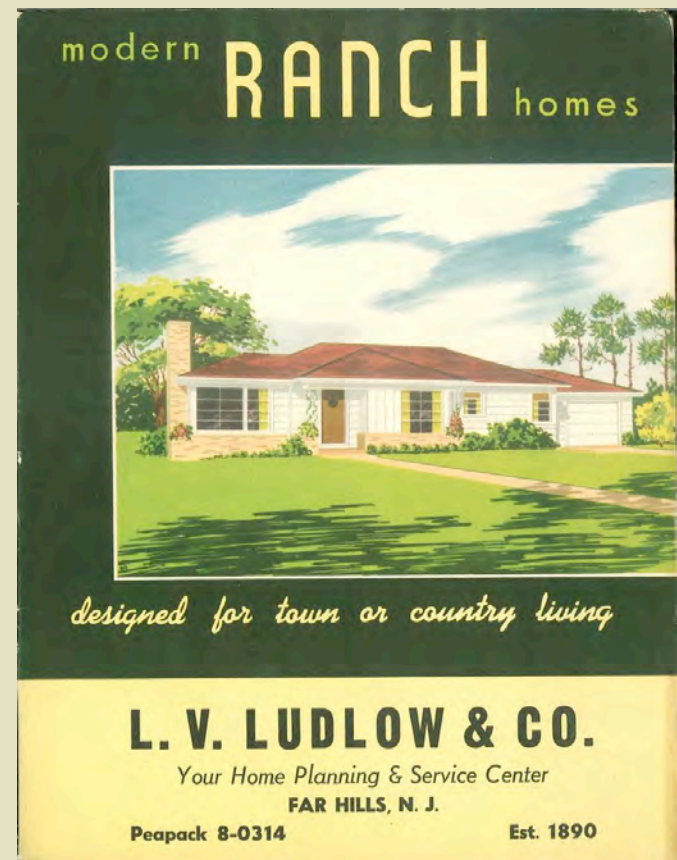


# Survey : What's new

- Post WW II resources - 50 year test
  - Automobile era
  - Ranch houses



Mid century, not modern



# What's new – survey

## – Who's history

- Under served communities
  - African American
  - Ethnic communities

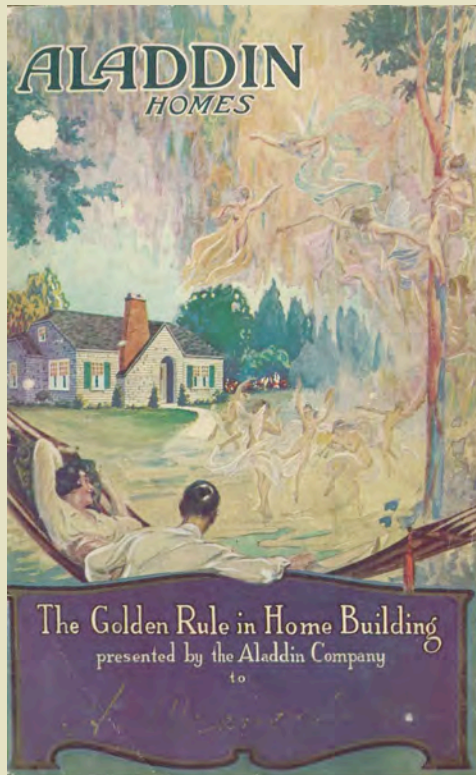
## – Under recognized resource types

- Rural
- Vernacular & Ancillary Buildings

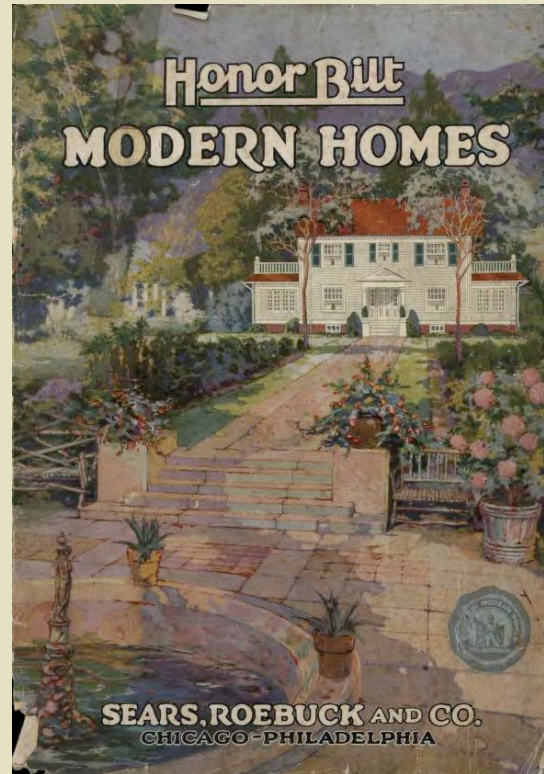




# Survey – Kit homes



Aladdin Homes



Sears Homes



Liberty Homes



# Interpretation: What's new

- History
  - Memory
  - Continual evolution of the story
- Architecture
  - Integrity: **Change over time**
  - Expanding context
  - New resource types
  - Cultural landscapes

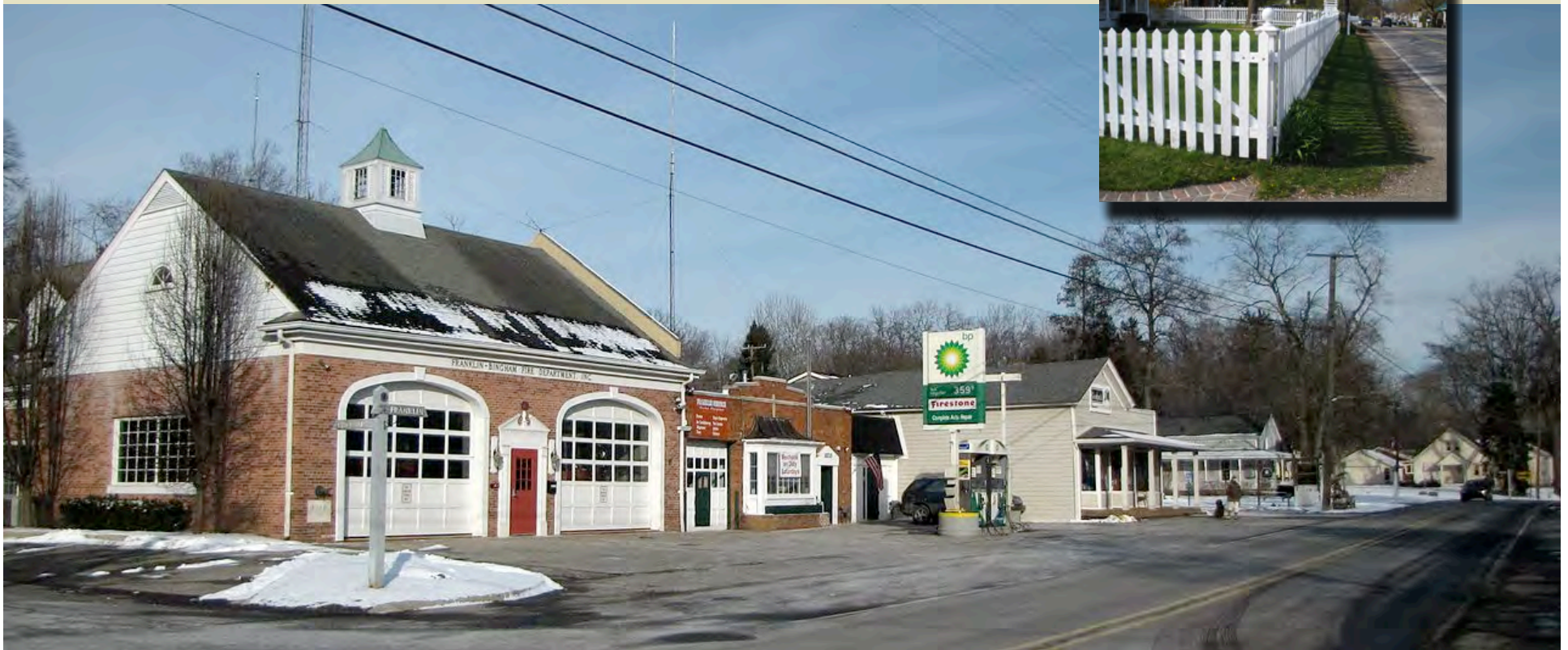
# Interpretation

- Significance
  - Criteria for NR evaluation
- Integrity related to period of significance
  - Expanded knowledge base
  - Complexity of evolution (change over time)



# Interpretation: Cultural Landscape

- Increasing awareness integration of the human and natural landscape





# Interpretation – Streetscape Cultural Landscape



Any city without sidewalks doesn't love its children. Margaret Mead



# Interpretation: What's new

- Cultural landscape
- Streetscape
- Heritage gardens



Ribbon driveway



Old Concrete

# Protection: Designation

- National Register of Historic Places
  - A nation wide planning tool for public agencies
  - Voluntary, no federal controls
  - National, regional and local significance
- National Historic Landmark
  - The highest level of significance
- Local Landmark designation
  - Locally binding, rarely voluntary
  - Review of exterior alterations
- Eligibility as a regulatory trigger
- Heritage Corridors
- Non-governmental certifications (USGBC)

# Protection: What's new

- **Incentives**
  - Federal Tax Credits
  - State Tax Credits
- Local incentives
  - TIF or SSA programs
- Planning
  - Main Street programs
  - Conservation Districts
- Regulatory Flexibility



# Protection: What's new

- Building Codes & Preservation

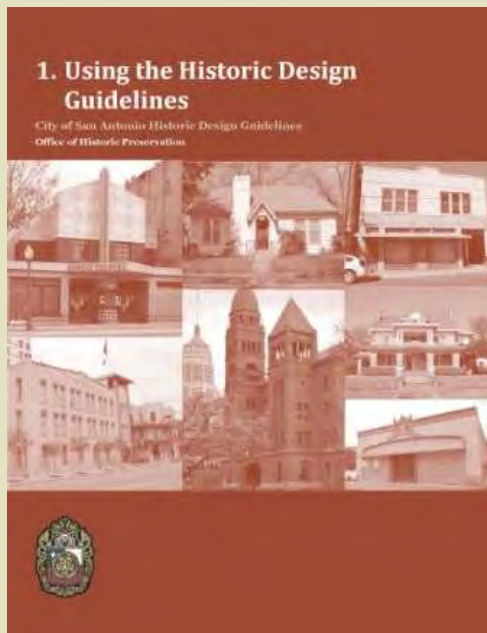


International  
Existing  
Building  
Code



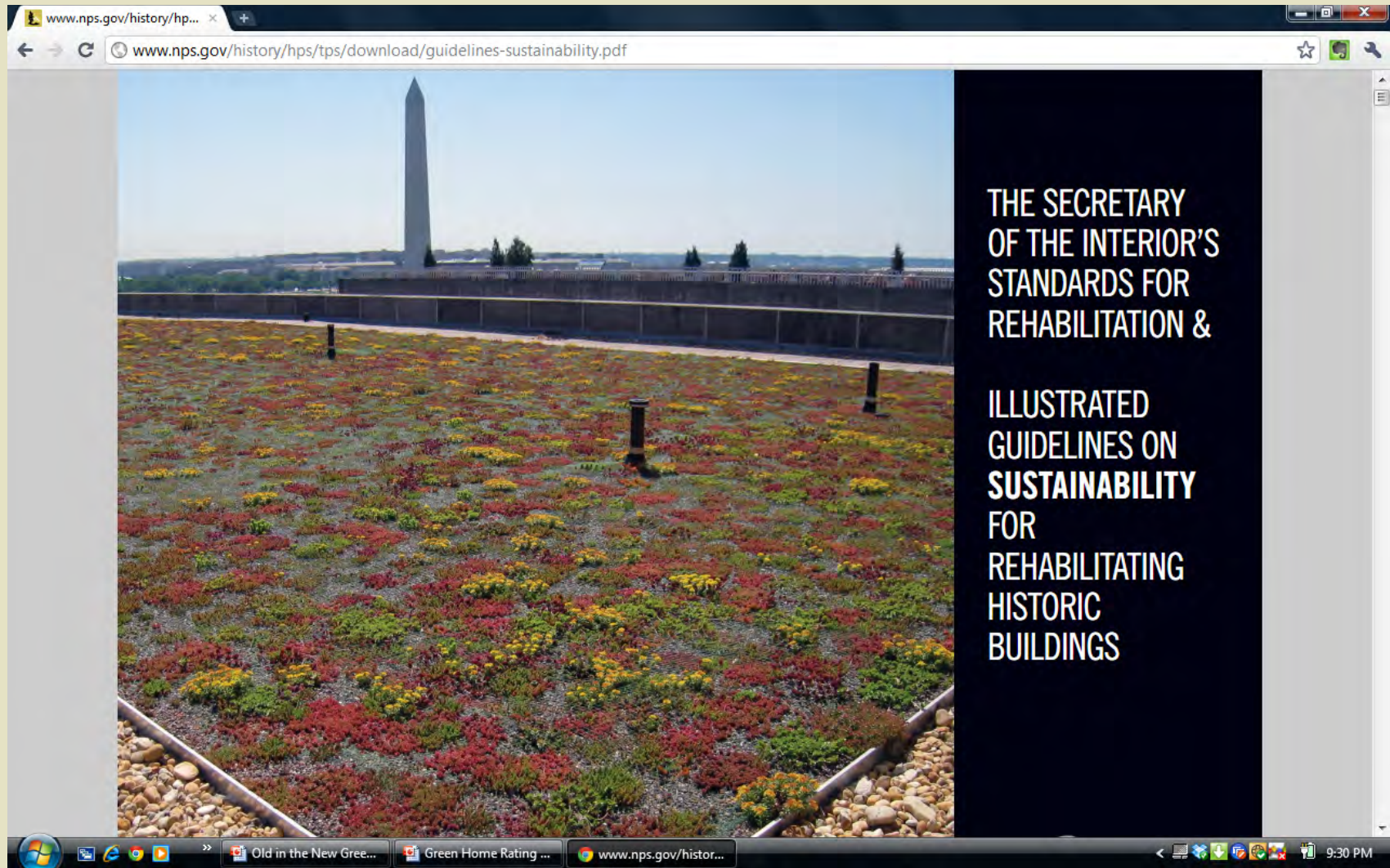
# Protection: Design Review

- NPS: Secretary of the Interior's Standards
- National Assoc. of Preservation Commissions
  - Online Directory
  - <http://napc.uga.edu/resources-links/online-design-guidelines/>



Design  
Guidelines

# Protection: Sustainability



[www.nps.gov/history/hps/tps/](http://www.nps.gov/history/hps/tps/)



# Protection: Sustainability

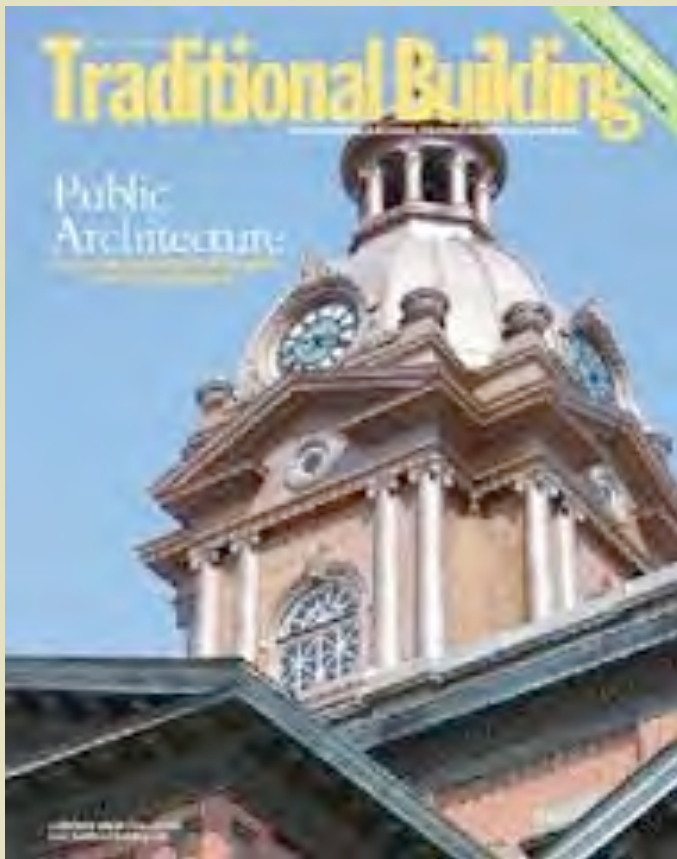


Solar  
Panel  
Locations



# Protection: The Marketplace

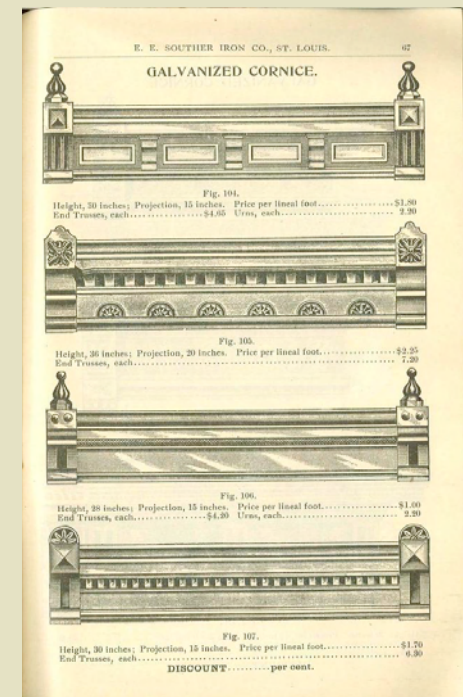
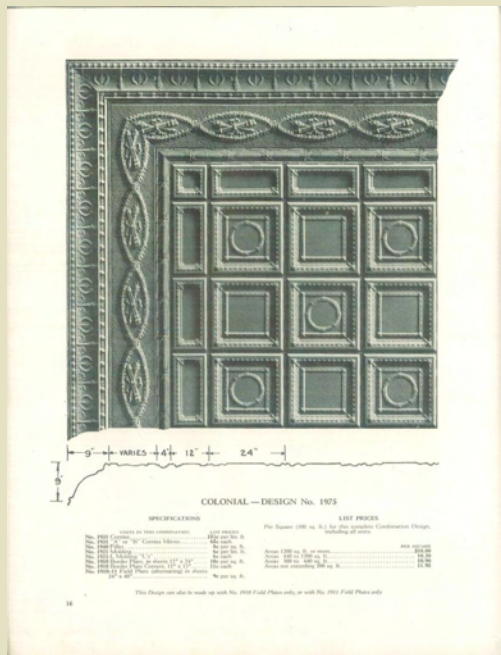
- Availability of skills and products
- Online resource directories





# Protection: Online Resources

## Building Technology Heritage Library



[www.archive.org/details/buildingtechnologyheritagelibrary](http://www.archive.org/details/buildingtechnologyheritagelibrary)

# Protection: The Marketplace

- The Challenge of Substitute Materials



Substitute wood products

# Protection: What's new

- Planning tools
  - Local design guidelines
  - Main Street districts
  - Special service areas
  - **Form-based zoning ordinances**



Normal IL  
Form based  
Zoning ordinance

# What's new: reuse

- The White Elephant problem
  - Churches
  - Schools
  - Assembly buildings



Churches of Streator IL



# Bookstore in a church



Dominican Church Maastricht, Netherlands

# Reuse Success Stories

- Main Street commercial buildings





# Reuse Success Stories

- House as offices



Good transition use between a commercial and residential districts.

# Infill Buildings



**CONTEXT \**  
**CONTRAST**  
New Architecture  
in Historic Districts  
1967-2009



# Infill Buildings

Math & Science Center  
Millbrook NY

Voith & Makovich  
Architects



# Preservation 3.0

Historic Preservation = Heritage Conservation

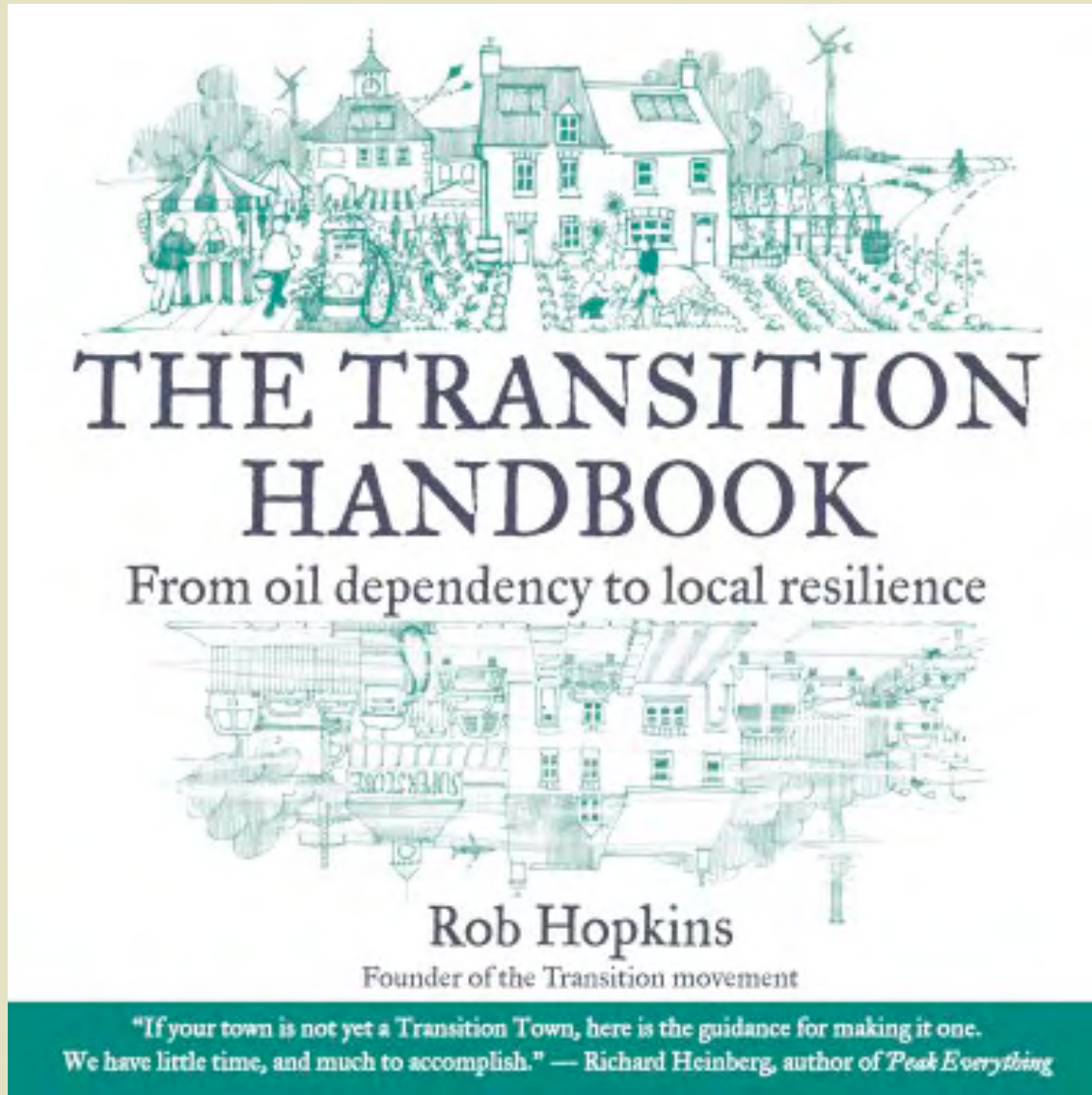
Community scale - Local Systems



Living Futures Conference



# Transition Town





**REduce**

**REuse**

**REcycle**

**Applies  
to  
packaging**

**REduce**

**REuse**

**REtrofit**

**REspect**

**Applies  
to  
historic  
buildings**

The **greenest** building is...

The one you don't build.

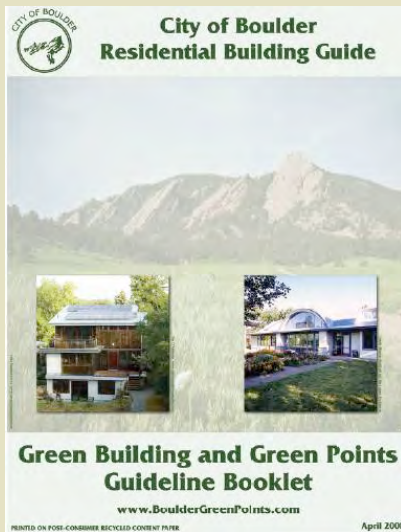
The one that already exists.

The one that lasts the longest.

The one with the most LEED points.

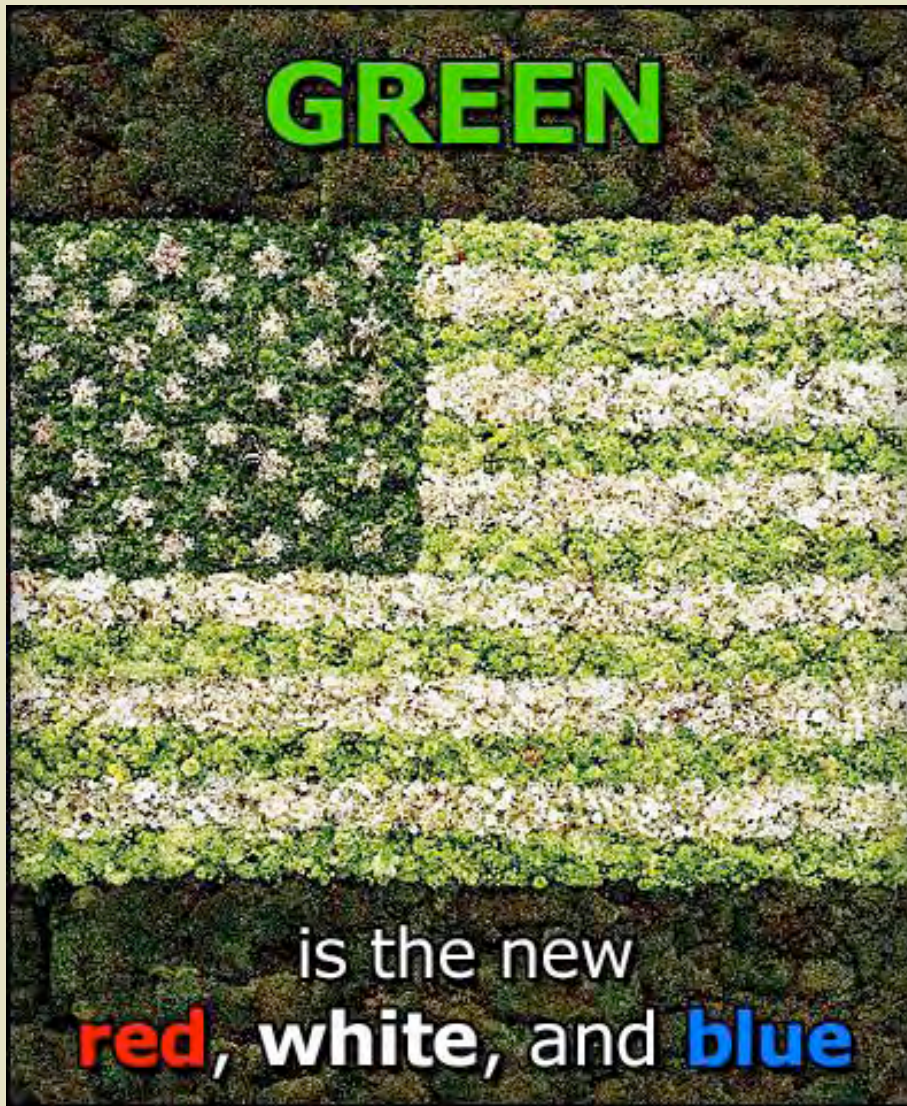
# Green Rating Systems

There are more than 25 green building rating and certification systems in the U.S, Canada and England and most of these are aimed at the new construction.





# Green Building Metrics



- Location/Site
- Energy
- Water
- Resources
- Healthy Bldgs

# The Home Energy Challenge

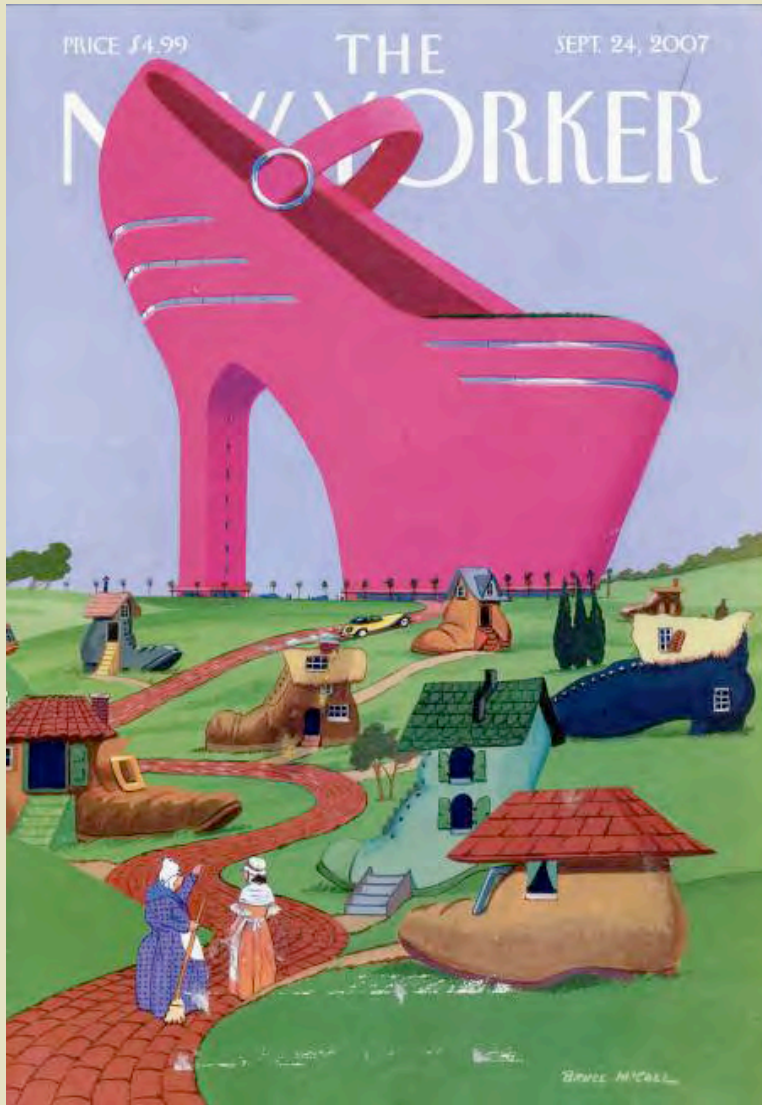
Year Built	KBtu/sq ft/yr	Annualcost
•Prior to 1950	74.5	\$ 1.41
1950 to 1969	66.0	\$ 1.33
1970 to 1979	59.4	\$ 1.30
1980 to 1989	51.9	\$ 1.17
1990 to 1999	48.2	\$ 1.06
2000 to 2005	44.7	\$ 1.01



Pre-1950 homes need a **40%** improvement to be equal to the typical home today.

Source: Residential Energy Consumption Survey, 2005

# House Size Matters



- Vermont Builds Greener
  - First green home rating system to integrate house size matrix as well as energy intensity.



# Green rehab case study



Grocoff House Ann Arbor MI



# Net Zero Preservation

Historic rehab

Net Zero with solar PV

Geothermal

Restored windows + storm

Cellulose wall insulation

Foam rafter insulation

Green Power option?



[www.greenovationtv.com](http://www.greenovationtv.com)

# Resource Reuse: A Better Equation



- “the environmental impact of replacing an element is far greater than reusing the element already in place.”
- The EcoHomes rating systems gives the full material credit to building reuse when 80% of seven major systems are retained.

# Water Efficiency

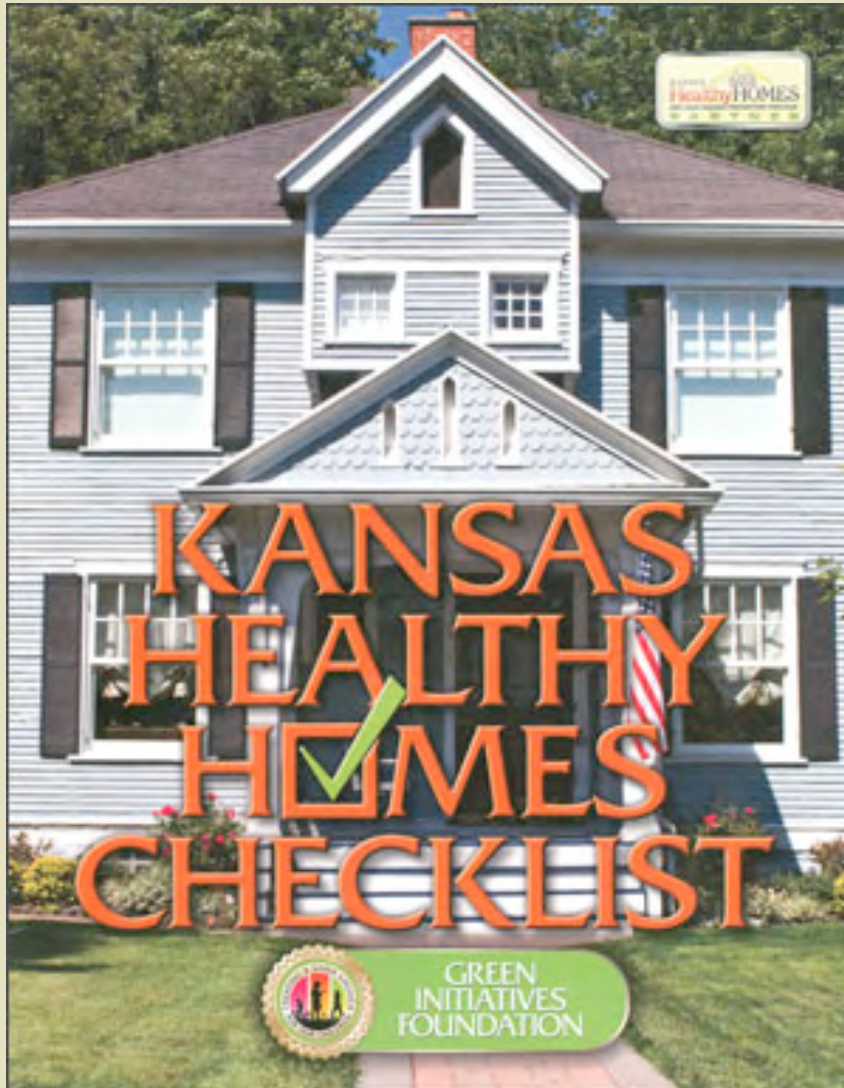


Embodied Water = 600+ gls

Average Daily Household Water Use : 300 Gallons



# Healthy Homes



**Clean**  
**Chemically safe**  
**Well maintained**  
**Hazard free**

**Lead**  
**Asbestos**  
**Mold**

# Green Historic Rehabs



Historic certification

LEED Certification

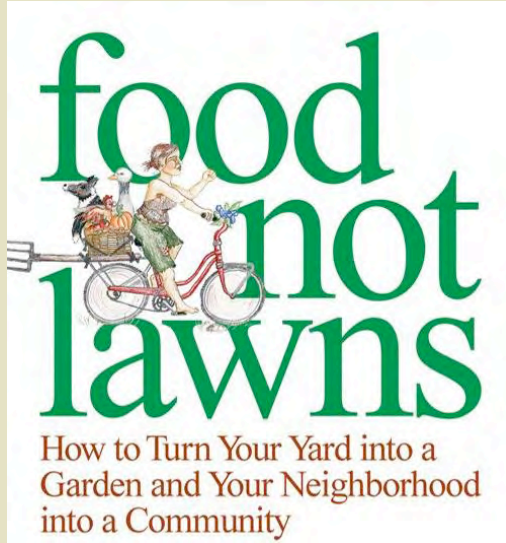
Old is the new green.



TOP 10 COUNTDOWN



# No. 10 – Urban Chickens and Gardens



Urban Chicken pioneer



Glencoe IL 1890

## No. 9 - Clothesline



Clothes line = Solar Clothes Dryer\*

\*still illegal in many communities



# No. 8 The Cistern



Cistern (4,000 gl)



Reduce waste water  
treatment plants

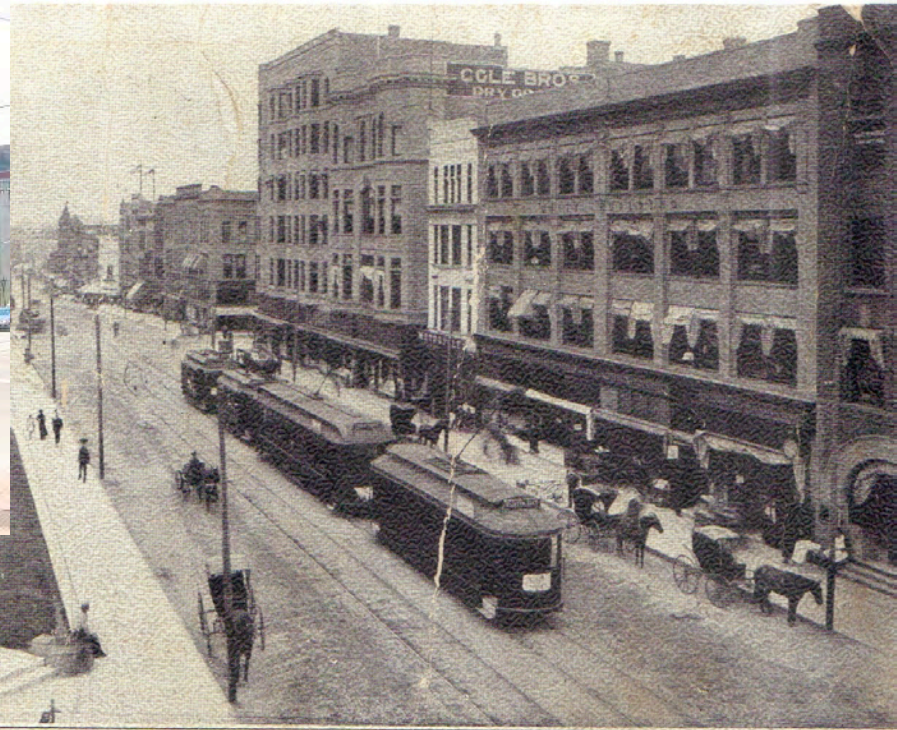


## No. 7 Detached Garages



Birthplace of Hewlett Packard

# No. 6 STREETCARS



No. 58—North on Main Street from the Livingston Building, Bloomington, Ill.

*Pantagraph Printing and Stationery Co.*

Complete Streets: Streetcars  
Bicycles, Pedestrians, Sidewalks



# No. 5 Streetwall



Galena IL : Main Street



# No. 4 Urban Parks



Washington CT Village Green

# No. 3 Mixed –Use Buildings



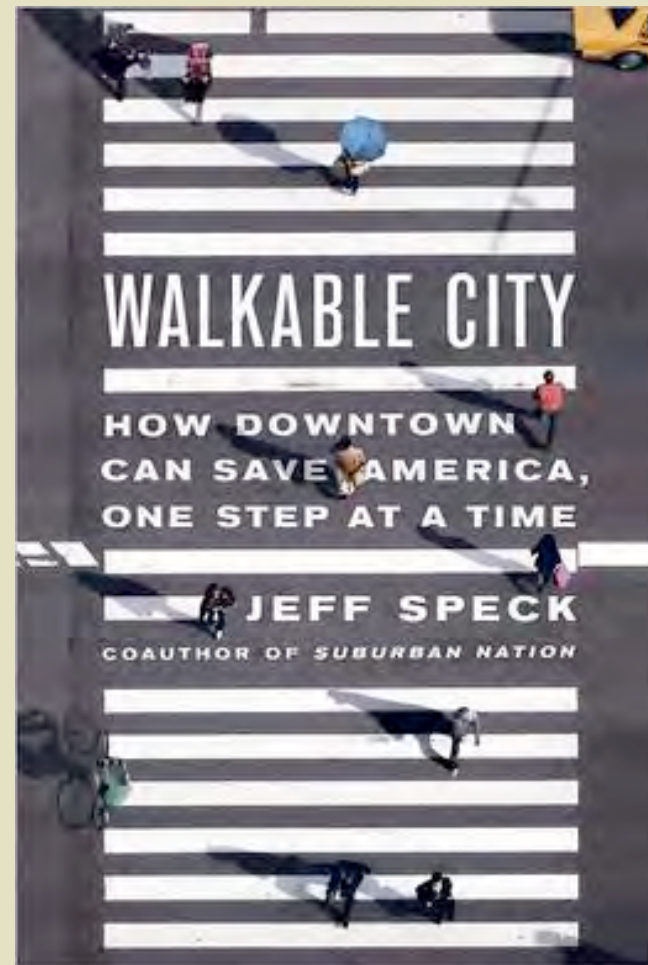
Illinois Historic  
Preservation Agency  
[www.illinoishistory.gov](http://www.illinoishistory.gov)



## No. 2 walkable density



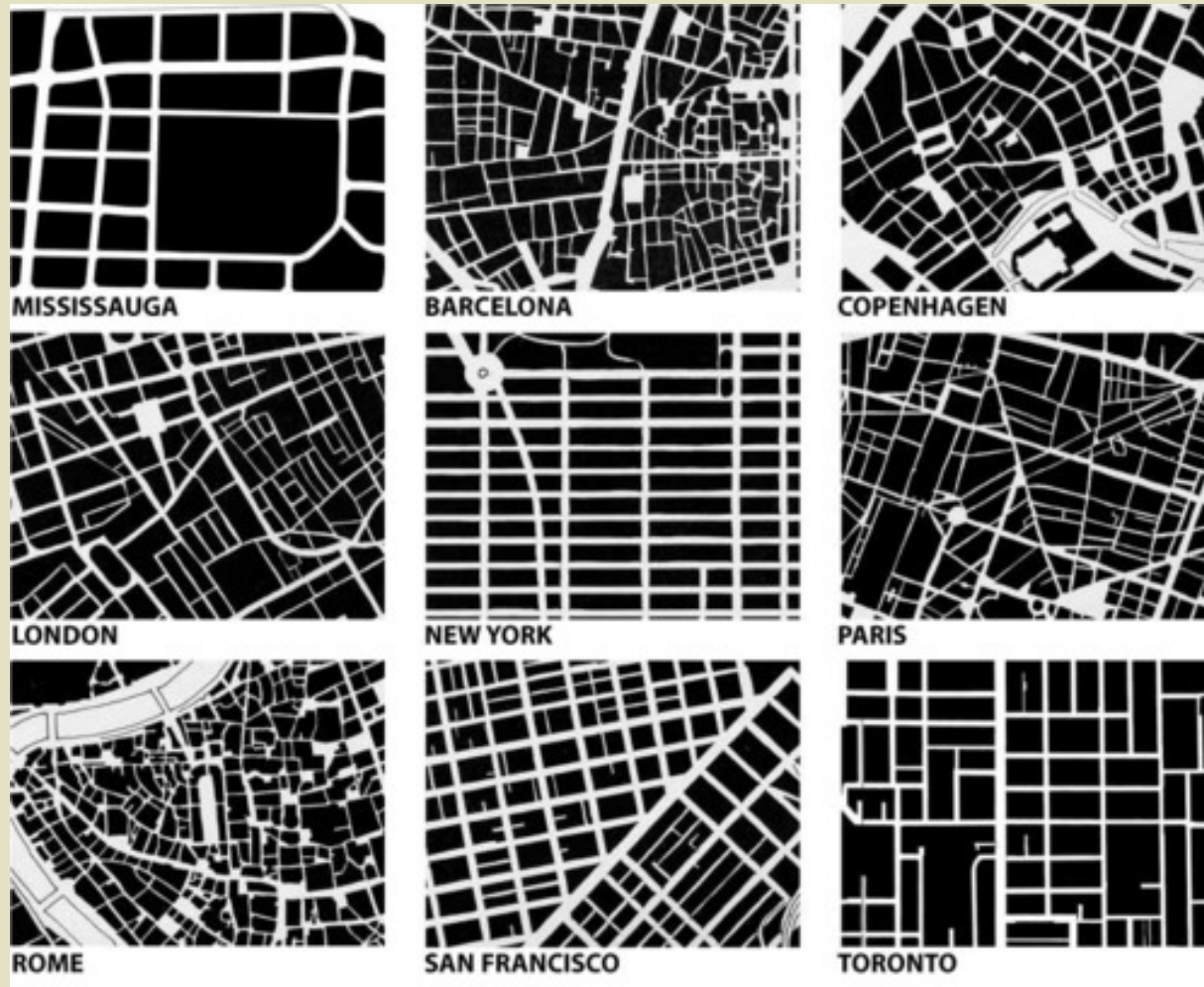
Franklin TN



What's the ideal urban density for walkability?



# No. 1: Urban Grid



Interconnected

# The City of the **Future** ??



Jetsonian vs pre-automobile

“...the ability of future generations to meet their own needs...”



# Thank You



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