Introduction to Historic Preservation

Why Preserve?
- Enhance Sustainability
- Build Economic Value
- Enhance Quality of Life
- Provide Aesthetic Diversity
- Foster Heritage Tourism

Why Preserve?

Enhance Sustainability
Historic Preservation is part of the process of stewardship of the built environment

“Stewardship of the built environment balances the needs of contemporary society and their impact on the built environment with their ultimate effects on the natural environment.”
—Robert Young

Enhance Sustainability
“The greenest building is one that has already been built.”
—Carl Elefante

How can older buildings be green?
Older and historic buildings possess inherent green qualities that are often underestimated, overlooked, or undervalued with regards to:
- Embodied energy
- Energy Utilization Index (EUI)
- Impacts of demolition/replacement
- Regional/climate-based design
- Low technology comfort mechanisms
- Original walkable communities
Embodied Energy

“The sum total of all the energy used to acquire raw materials, transform them into building materials, transport them to the building site, and construct the building.”

Energy Utilization Index (EUI)

Average energy consumption (Btu/sf)

<table>
<thead>
<tr>
<th>Period</th>
<th>EUI (Btu/sf)</th>
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<tbody>
<tr>
<td>Before 1920</td>
<td>80.127</td>
</tr>
<tr>
<td>1920 – 1945</td>
<td>90.234</td>
</tr>
<tr>
<td>1946 – 1959</td>
<td>80.198</td>
</tr>
<tr>
<td>1960 – 1969</td>
<td>90.976</td>
</tr>
<tr>
<td>1970 – 1979</td>
<td>94.968</td>
</tr>
<tr>
<td>1980 – 1989</td>
<td>100.077</td>
</tr>
<tr>
<td>1990 – 1999</td>
<td>88.834</td>
</tr>
<tr>
<td>2000 – 2003</td>
<td>79.703</td>
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</tbody>
</table>

Source: Commercial Building Energy Consumption Survey, 2003
U.S. Department of Energy

Impact of New Construction

- Actual recovery time of embodied energy costs
- Demolition cost/energy
- Materials flows

Regional/Climate-Based Design

- Design worked with factors commonly understood within the local climate
- Vernacular solutions
- Local materials

Low Technology

- Thermal mass
- Passive thermal control

Low Technology

- Daylighting
- Natural Ventilation
Original Walkable Communities

- Source of New Urbanism precedents
- Source of Transit Oriented Development precedents

Build Economic Value

Buildings in historic districts appreciate in value as much as 15-26% higher than similar buildings not located in historic districts.

Impact of Various Economic Activities

<table>
<thead>
<tr>
<th>Economic Activity</th>
<th>Per $1 Million in Expenditures</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Jobs</td>
</tr>
<tr>
<td>Highway Construction</td>
<td>33.6</td>
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<tr>
<td>New Construction Buildings</td>
<td>36.1</td>
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<tr>
<td>Rehabilitation of Historic Buildings</td>
<td>38.3</td>
</tr>
<tr>
<td>Household Income</td>
<td></td>
</tr>
<tr>
<td>State Taxes</td>
<td></td>
</tr>
<tr>
<td>Local Taxes</td>
<td></td>
</tr>
</tbody>
</table>

Economic Incentives

- Historic Preservation Tax Credits
  - Federal
  - Utah
- Low Interest Loans

Economic Incentives

Even under current conditions, there are funding incentives:

- Low Income Housing Tax Credits
- New Market Tax Credits
- Community Development Block Grants
- Energy and Environmental Block Grants
- Private Grants

Enhance Quality of Life

“The examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element.”

--Donovan Rypkema
Enhanced Quality of Life

- Evolution from iconic museums to vital communities
  - 2000s
  - 1970s
  - 1850s

Collaborative Partnerships

- Public/private partnerships
- Joint operating agreements
- Inter-agency agreements

- Ghiradelli Square, San Francisco, CA
- Trolley Square, Salt Lake City, UT
- Market Street Grill, Salt Lake City, UT
- Big-D Construction Headquarters, Salt Lake City, UT
- Artspace, Salt Lake City, UT
- Tony Caputo's Deli, Salt Lake City, UT
- Former Union Pacific train station, Salt Lake City, UT
- The Gateway District, Salt Lake City, UT
Provide Aesthetic Diversity

The examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element.

--Donovan Rypkema

Foster Heritage Tourism

“Studies have consistently shown that cultural heritage travelers stay longer and spend more money than other kinds of travelers.”

--National Trust for Historic Preservation
Festivals and Marketplaces

Living History Museums

Mid-Century “Modern”

1950s Automobile Culture

Roadside Architecture [http://www.roadsideamerica.com]

Cultural and Historic Venues
Historic Preservation Practice

Designation of Historic Properties

National Register of Historic Places (NRHP)

Is composed of:
- Districts
- Sites
- Buildings
- Structures
- Objects

that are significant in American history, architecture, archeology, engineering, and culture.

District

“...a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.”

- College Campuses, CBD, Residential Areas, Commercial Areas, Large Forts, Industrial Complexes, Civic Centers, Rural Villages, Canal Systems, Irrigation Systems, Large Farms, Ranches, Estates, Plantations, Transportation Networks, Large Parks...

Site

“...the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.”

- Habitation Sites, Funerary Sites, Rock Shelters, Village Sites, Hunting and Fishing Sites, Ceremonial Sites, Petroglyphs, Rock Carvings, Gardens, Grounds, Battlefields, Ruins, Campsites, Sites of Treaty Signings, Shipwrecks, Cemeteries...

Building

“...a building...created principally to shelter any form of human activity.”

- Houses, Barns, Stables, Sheds, Garages, Courthouses, City Halls, Commercial Buildings, Libraries, Factories, Mills, Train Depots, Stationary Mobile Homes, Hotels, Theatres, Schools, Stores, and Churches...

Structure

“...those functional constructions made usually for purposes other than creating human shelter.”

- Bridges, Railroad Locomotives and Cars, Tunnels, Grain Elevators, Sites, Canals, Power Plants, Dams, Kites, Corncribs, Railroad Grades, Carousels, Boats & Ships, Bandstands, Gazebos, Windmills, Mounds, Cairns, Roadways, Telescopes, Aircraft...
Historic Preservation Timeline

**Object**

“...those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by its nature or design, movable, an object is associated with a specific setting or environment.”

Sculptures, Monuments, Boundary Markers, Statuary, Fountains...

Paul Bunyan and Babe the Blue Ox, Bemidji, MN

**Historic Criteria**

**Criterion A:** events that have made significant contribution to the broad patterns of our history.

Antietam National Military Park

**Criterion B:** association with the lives of persons significant in our past.

George Washington’s estate, Mt Vernon, VA

**Criterion C:** embodies distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

National Farmers Bank, Owatonna, MN

**Criterion D:** may or already have yielded information important to prehistory or history.

Mesa Verde NP

Defining Historic District Boundaries

Galveston HD, Galveston, TX

Pioneer Square HD, Seattle, WA

Annapolis HD, Annapolis, MD
Historic Preservation Practice

Design Issues

"Does it look too tacked-on?"

Secretary of the Interior Standards

The basis for many local design guidelines:

Context Cues

"As seen from a public way..."

- Sizing, mass, scale
- Material palette
- Pedestrian orientation
- Vehicle orientation
- Contributing vs. Non-contributing buildings

Creating A Design Guideline

Identify Historic Character-Defining Elements

- Regulating lines
- Rhythm
- Massing
- Materials

Design Guidelines

Compatible Addition
(Denver, CO)

Compatible Addition
(Moroni, UT)
Compatible Addition/Appropriate Infill (Salt Lake City, UT)

Compatible Addition/Appropriate Infill (Falmouth, ME)

"Pop-up" building addition (Salt Lake City, UT)

"McMansion" (Salt Lake City, UT)

Win-Win solutions
- McDonald's, Freeport, ME
- Rite Aid, Camden ME

Historic Preservation

Post-WWII land use (Minneapolis, MN)

Post-WWII housing (Madison, WI)

Ogden Mall (now demolished), Ogden, UT
New urbanist development (Cherry Hill, MI)

Existing urban neighborhood, (Salt Lake City, UT)

Relocating buildings to prevent their demolition (Salt Lake City, UT)

Density versus Historic Integrity (Philadelphia, PA/Salt Lake City, UT)

Parking & Traffic Congestion (Portland, ME)

Gentrification (Portland, ME)

Protecting Cultural Landscape/Heritage Tourism (Antietam, MD)

Encroachment (Antietam, MD)

Suburban Sprawl (Park City, UT)

Open Space (Park City, UT)
Retaining Agricultural Land (Sanpete County, UT)

Potomac River recreation area
Harper's Ferry, WV

Thank You!