



# ***Sustainability through Historic Preservation***

***Washington State Association of Counties  
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*“If you tear that building down, that investment is wasted – but if you keep the building in use, you’re saving energy and conserving resources. That’s what people mean when they call preservation the ultimate recycling.”* – Richard Moe, 2007

# Purpose of King County Historic Preservation Program

Identifying and evaluating historic properties

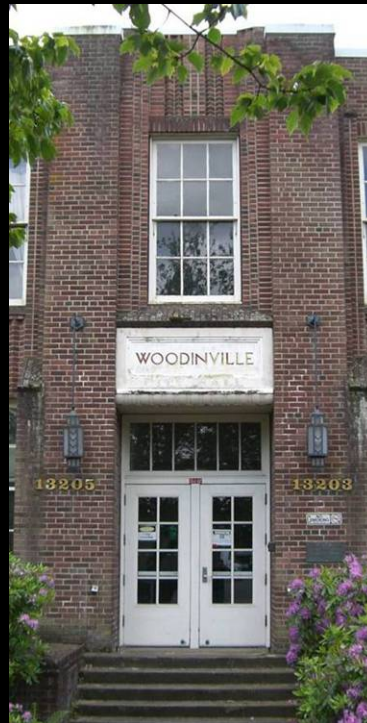
Providing technical assistance

Promoting economic development

Developing databases for historic & archaeological sites



# Typical historic resources in King County



# Large percentage of building stock is landmark eligible

Pre-1945 buildings make up 16%

1945-1990 buildings make up 55%

Age criteria in King County – 40 years



# The Ultimate in Sustainability

Environmental benefits  
Economic benefits  
Health and community benefits



*“Sustainability begins with preservation.”* - Whole Building Design Guide

# Environmental Benefits

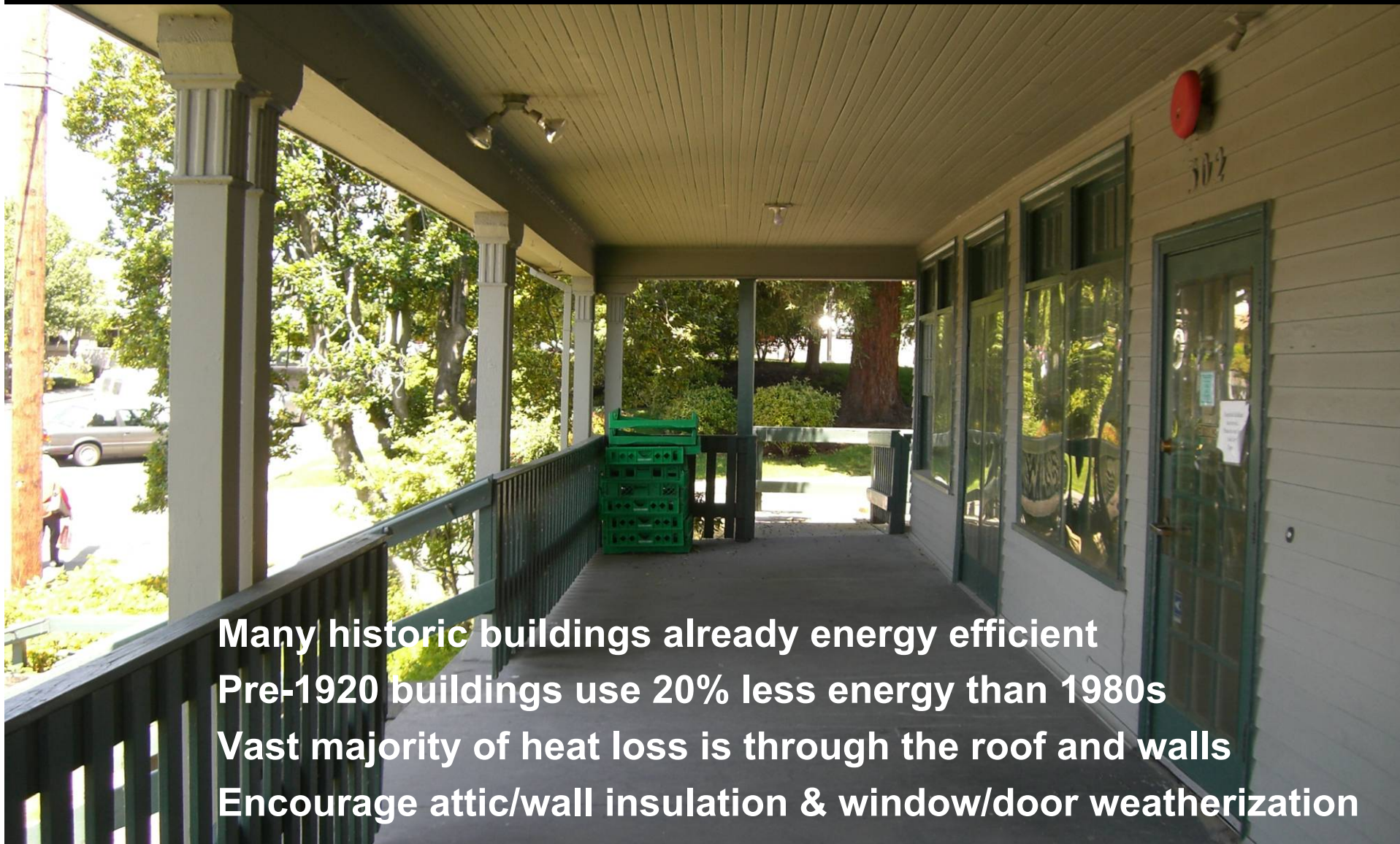


**Improve air and water quality**  
**Reduce solid waste**  
**Conserve natural resources**  
**Enhance & protect ecosystems & biodiversity**

*“Any new building represents a new impact on the environment.” - Richard Moe, 2007*

*“I recognize the right and duty of this generation to develop and use the natural resources of our land; but I do not recognize the right to waste them, or to rob, by wasteful use, the generations that come after us.”* – Theodore Roosevelt, 1910

# Economic Benefits...reduce operating costs



Many historic buildings already energy efficient  
Pre-1920 buildings use 20% less energy than 1980s  
Vast majority of heat loss is through the roof and walls  
Encourage attic/wall insulation & window/door weatherization

# Economic benefit...enhances property values



**Historic districts have more stable property values**

**Historic districts have a greater rate of property value appreciation**

# Economic benefit... increases employment

## For every \$1 million in construction cost...

- General production plant produces 23.9 jobs
- New construction produces 30.6 jobs
- Rehabilitation produces 35.4 jobs

And many of these are green collar jobs or specialized trades...

# Economic Benefits...optimizes life-cycle performance



*“Considering embodied energy, a new energy-efficient office building doesn’t start saving energy for about 40 years. – Mike Jackson, 2008*

# Health Benefits...enhances occupant comfort and health



**Eliminates toxic assemblies, e.g. vinyl windows**  
**Individual controllability of ventilation**  
**Psychologically healthy environments for living, working and playing**

# Community Benefits...reduces need for additional infrastructure



Utilizes infrastructure already in place  
Higher density minimizes cost of infrastructure

# Health & Community Benefits...enhances quality of life



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# Health & Community Benefits...Social Sustainability



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# Health & Community Benefits...Cultural Sustainability



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# Preservation Vision

What is the future of preservation in Washington?  
How do we plan for the future?



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# LEED v3 Impact



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# LEED v4



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**The greenest  
building is the one  
that's already built.**

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