

Historic Preservation and Sustainable Design

Trends toward the future



King County
Historic Preservation Program



Learning Objectives

1. Understand commonalities between historic preservation and sustainable design practices
2. Learn about trends in sustainable design
3. Learn and discuss trends in historic preservation



Snoqualmie Falls Lumber Co. Power Plant

Photo courtesy of King County Historic Preservation Program

Introduction

Historic preservation and sustainable design are inextricably intertwined.

Historic preservation is inherently a sustainable building practice.

The trend for both fields in the future is to broaden their involvement, inclusion, and integration into our daily lives.



Richmond Laundry Building, Seattle, WA

Preservation - Definitions

Webster's:

- To keep safe from injury, harm, or destruction: protect
- To keep alive, intact, or free from decay: maintain
- To keep or save from decomposition
- To can, pickle, or similarly prepare for future use
- To keep up and reserve for personal or special use

Wikipedia

Historic preservation is an endeavor that seeks to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historic significance.

Secretary of the Interior's Treatment of Historic Properties:

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time



Tacoma Narrows Bridge, Tacoma, WA

http://www.vectorsite.net/Yitcn_2b.jpg

Preservation - Forms

Preservation of buildings and structures through designation:

- County, City or local designation
- State and National designation
- Inventories
- Zoning Code Overlay Districts

Preservation is also:

- Cultural continuity
- Social customs and traditions
- Communities that endure



Elliot Bay Book Store, Seattle, WA

<http://kirstenjoyrice.blogspot.com/2010/08/adventures-at-elliott-bay-book-co.html>

Sustainability - Definitions

Webster's Dictionary:

- Give support or relief
- Support the weight
- Keep up; prolong
- Bear up; endure
- Supply with sustenance; nourish; nurture

Wikipedia:

Sustainable design is the philosophy of designing physical objects, the built environment, and services to comply with the principles of economic, social, and ecological sustainability.

The Bruntland Report (1987):

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.



Gerding Theatre/Portland Armory, Portland, OR

credit



EcoTrust Building, Portland, OR

<http://trashbasher.blogspot.com/2010/10/ecotrust-building.html>

Sustainability - Forms

Sustainability through certification and regulation:

- LEED and the USGBC
- WSSP for Washington Schools
- Product certification (eg., Greenseal)
- IGCC (International Green Construction Code)

Sustainable Design is also known as:

- Environmental (-ly conscious) design
- “Green” Design
- New Urbanism
- Traditional Neighborhood Design
- New Community Design

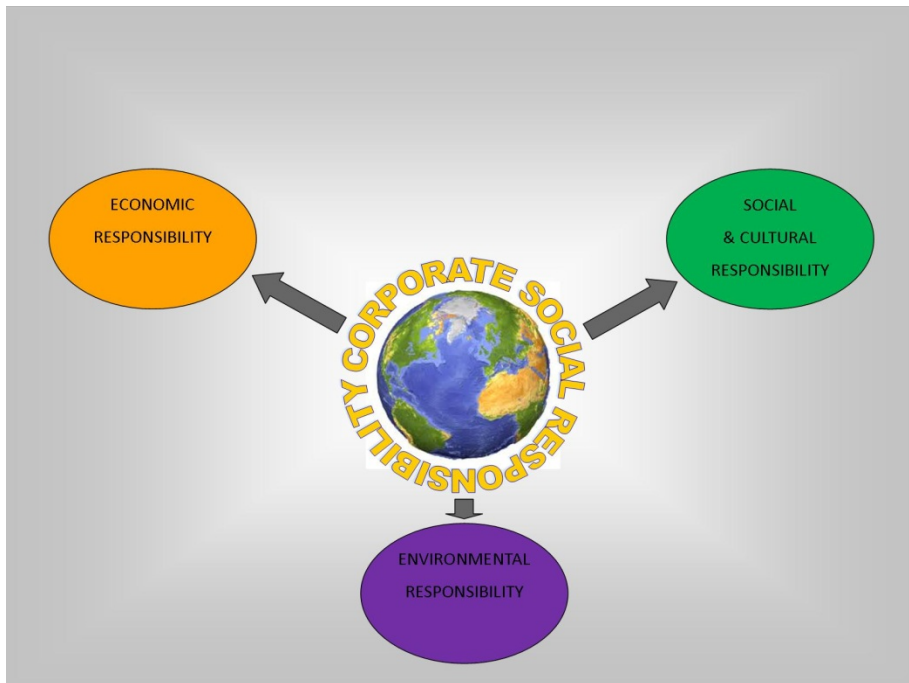
Sustainability is also:

- Perpetuating our societies
- Supporting our economy
- Nourishing our ecology
- Nurturing our environment

Sustainability - Forms

King Sturge: Corporate Social Responsibility (CSR) Statement:

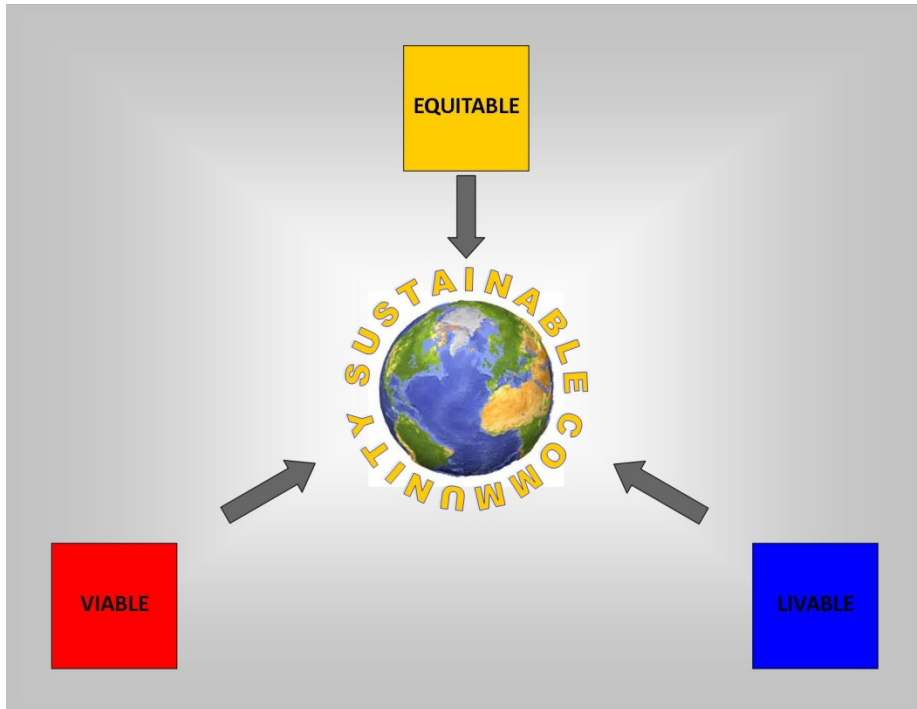
“As a business we are clearly focused on achieving commercial success, but we realise that the way in which we run *our business* has an *economic, social and environmental* impact. We have a CSR framework to ensure that we maintain the focus on achieving *commercial success* by incorporating *ethical values, respect for people, communities and the natural environment* into our business activities, culture and strategy.”

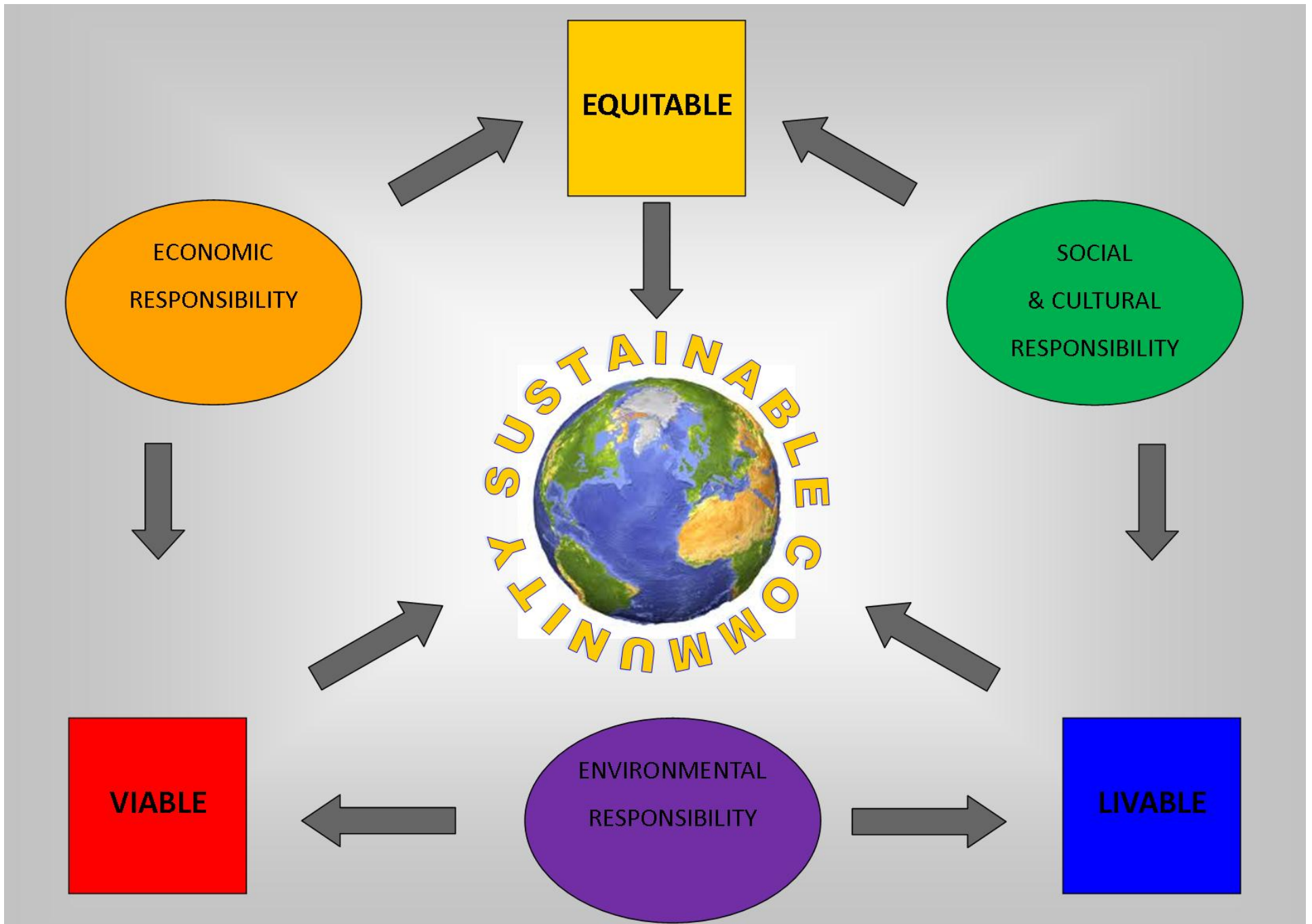


Sustainable Community

To be sustainable, a community must be:

- Viable
- Livable
- Equitable





Historic Preservation is Sustainable Design

Historic Preservation is Environmental Sustainability:

- Material conservation
- Energy conservation
- Embodied energy



1909 Iron Pergola, Seattle, WA

<http://3.bp.blogspot.com/-5zC9ZR8-Kyk/TVYTir2kCI/AAAAAAAAABqE/Me04Qqp0UuU/s1600/bw10x15AS.jpg>

Historic Preservation is Sustainable Design

Historic Preservation is Social & Cultural Sustainability:

Culture:

- Memory
- Specialist trades
- Man-made = example of culture
- Globalization

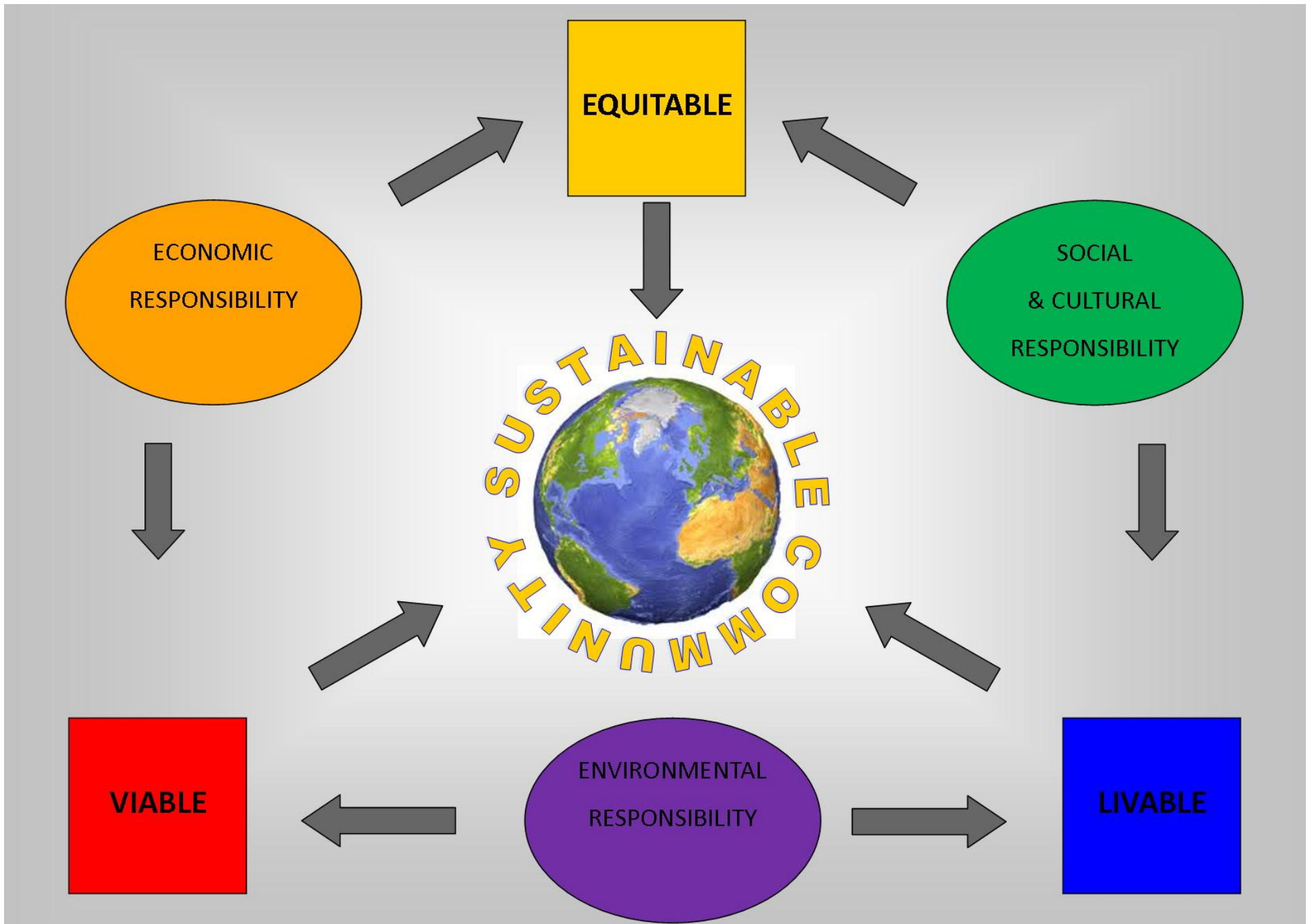
Social:

- Jobs creation
- Affordable housing
- Business incubators
- Encourages social interaction and civic engagement.



The Kalakala, 1947, Washington State Ferries

<http://pauldorpat.com/wp-content/uploads/2010/12/Kalakala-4-24-47-lockWEB.jpg>



Where is Sustainable Design going?

Start with where they came from....

- Technological gimmicks for HVAC systems
- Materials suppliers joined the movement
- The Bruntland Report of 1987: “Our Common Future”
- The evolution of the US economy from an industrial industry to a service industry



Federal Courthouse/Union Station, Tacoma, WA

<http://www.cochraninc.com/sites/default/files/portfolio-images/Tacoma-Union-Station1-web.jpg>

Where is Sustainable Design going?

Economy of the PAST:

- Agrarian
- Manufacturing
- Industrial
- Natural resource based

Economy of the FUTURE:

- Healthcare
- Education
- Services Based



Gasworks Park, Seattle, WA

<http://www.etsy.com/listing/63645310/gasworks-park-seattle-washington-8x10>

Where is Sustainable Design going?

Changes in economy affect our funding

Reductions to capital and maintenance budgets

Focus on building higher quality buildings with long life cycles



Cape Disappointment Lighthouse, Ilwaco, WA

http://1.bp.blogspot.com/_9fLxATADAYQ/TUI53EoRx4I/AAAAAAACW4/4cCb-NT1plk/s1600/24.LIGHTHOUSE.jpg

Where is Sustainable Design going?

Sustainable Design FUTURE:

- Economic Equality
- Social Equality
- Cultural Equality

Not just a fashionable movement:

- Embedded in regulatory requirements such as model codes
- Embedded in political policies at local, state and federal levels



Georgetown Steam Plant, Seattle WA

http://upload.wikimedia.org/wikipedia/commons/archive/6/68/20080127131128!Georgetown_PowerPlant_Museum_boiler_pan_P.jpg

Where is Historic Preservation going?

National Trust Forum Newsroom Chat – July 2010

- Broaden visibility and outreach
- Broaden the definition of historic preservation
- Rename our movement to something more encompassing?



Seattle Automobile Co. Showroom, Seattle, WA

<http://www.studiodec.com/?p=129>

Where is Historic Preservation going?

National Trust Forum Newsroom Chat
– July 2010

What are preservation's core values?

1. Association with a significant person
2. Association with a significant designer or engineer
3. Association with a significant event in history
4. Association with a broad pattern of history
5. Excellent and rare example of a something
6. And, of course, archaeological value



Signal Station Pizza, St. John's, Portland, OR

http://2.bp.blogspot.com/_YgZ5apmOW0w/TFTdI26cyRI/AAAAAAAAABqk/cU-AqVB5MvQ/s1600/St_Johns_Signal_Tower_Gas_Station_-_Portland_Oregon.jpg

Where is Historic Preservation going?

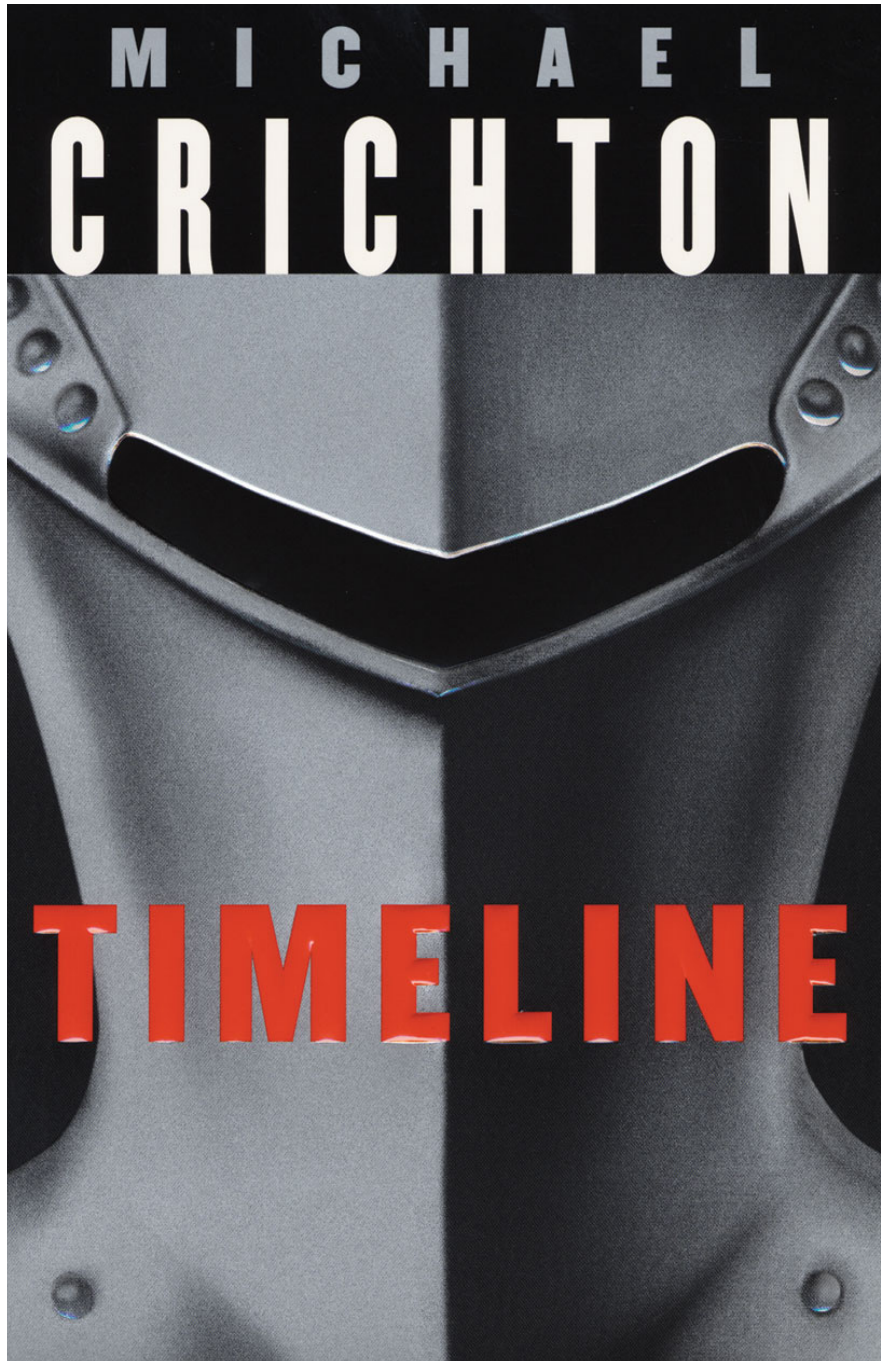
Donovan Rypkema @ Annual Preservation Conference, NTHP Forum Lunch, 2009:

- Preservationists should reexamine the regulatory environment, philosophy, and education of the preservation field
- Preservationists should allow buildings and cities to evolve over time
- Preservationists should pay more attention to changing demographics



Fox Garage, Seattle, WA

<http://pauldorpat.com/wp-content/uploads/2010/02/Fox-Garage-6th-and-Olive-NOW.jpg>



Where is Historic Preservation going?

An argument for Historic Preservation:

The past is “a form of coercion that is accepted without question....”

The purpose of history is to explain the present-to say why the world around us is the way it is... ...That is true power – profound power.”

THE FUTURE LIES IN THE PAST.

CREDIT WHERE CREDIT IS DUE!

- Donovan Rypkema, Principal at PlaceEconomics, author of the book “The Economics of Historic Preservation.” www.PlaceEconomics.com
- King Sturge Property Consultants. <http://www.kingsturge.com/>
- Washington Department of Archaeology and Historic Preservation (DAHP): “The Economic Benefits of Historic Preservation in Washington State.”
<http://www.dahp.wa.gov/pages/Documents/PreservationPlanning.htm>
- National Trust Community Investment Corporation, a subsidiary of NTHP.
<http://ntcicfunds.com/services/preservation-economic-impact-model-2-0/>
- National Trust for Historic Preservation, Forum Chatroom, “The Future of LEED,” Tuesday April 19, 2011.
- National Trust for Historic Preservation, Forum Chatroom, “What’s Next for Preservation,” Wednesday July 14, 2010
- David Listokin at the Center for Urban Policy Research at Rutgers.
<http://policy.rutgers.edu/cupr/people/biolistokin.htm>
- Michael Tomlan, Director & Professor, Graduate Programs in Historic Preservation Planning, Cornell University. http://aap.cornell.edu/crp/people/faculty-profile.cfm?customel_datapageid_7102=17011.
- USGBC Blog. <http://usgbcblog.blogspot.com/2011/05/broadening-fundamental-protections.html>
- USGBC Blog: <http://usgbcblog.blogspot.com/2011/05/sen-carper-announces-act-to-improve.html>
- USGBC Blog: <http://usgbcblog.blogspot.com/2011/05/how-stringent-should-first-ever-model.html>

End

Thanks!

