Tour Discussion - Review

- Compatibility
  - Uses appropriate to a building (Standard 1)
  - Aesthetic (ramp at the Judge White House, Windows at Brown Building) (Standard 9)
  - Technical properties (mortar at brick infill, wood shakes) (Standard 5)

Tour Discussion - Review

- False Historicism (Standard 3)
- Replace in kind or repair vs new (Standard 6)
- Removing an alteration (Metal Siding, Awning at Skjarstad Boot Shop) (Standard 10)
- Period of Significance (Metal roof and sign alterations at Ashleigh's Attic) (Standard 2 & 4)

Tour Discussion - Review

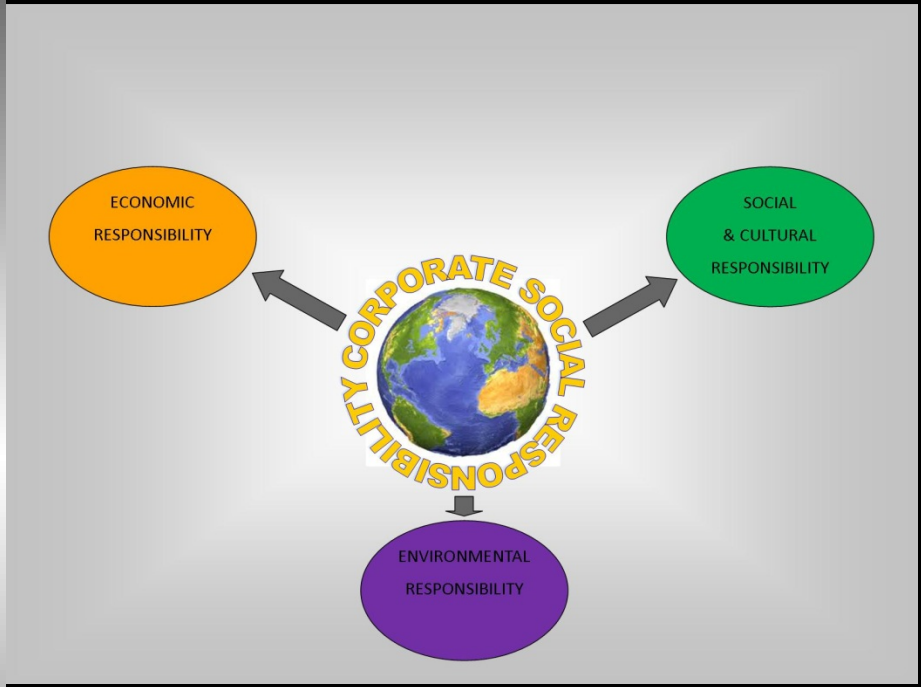
- Standards we didn't talk about:
- ***Primum non nocere*** is a Latin phrase that means "**First, do no harm**" Hippocratic Oath (Standard 7)
- Archaeology – Document and respect the underground data (Standard 8)

Tour Discussion - Review

- Code requirements for re-use
  - Change of Use triggers code upgrades
  - Flexibility in the Building Code (Chapter 34, Section 3412 and IEBC, and Building Official)

Preservation & Sustainability

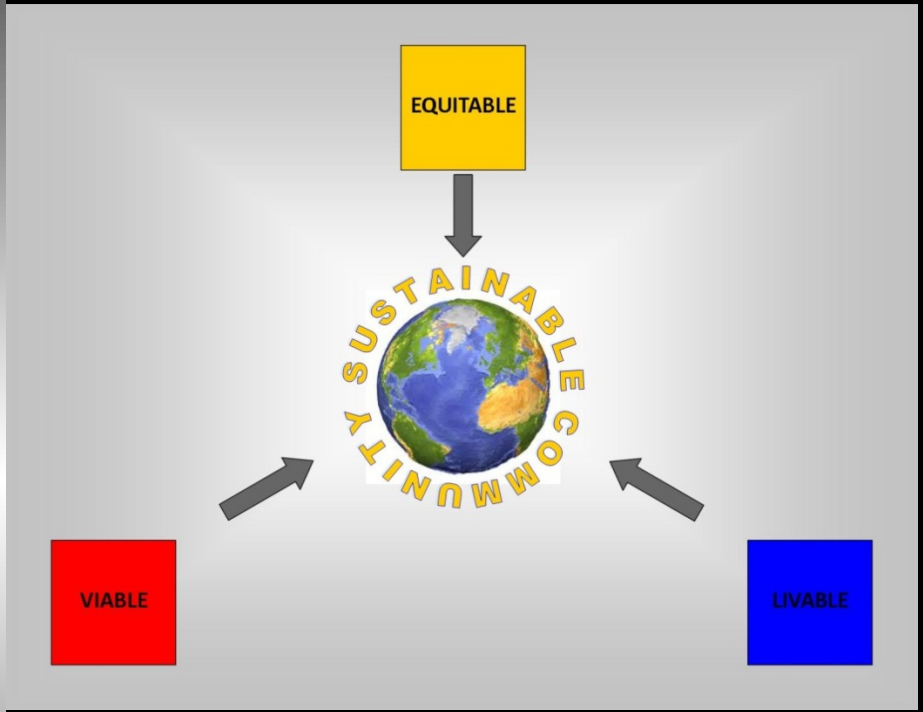
One Statement of Responsibility…



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*."

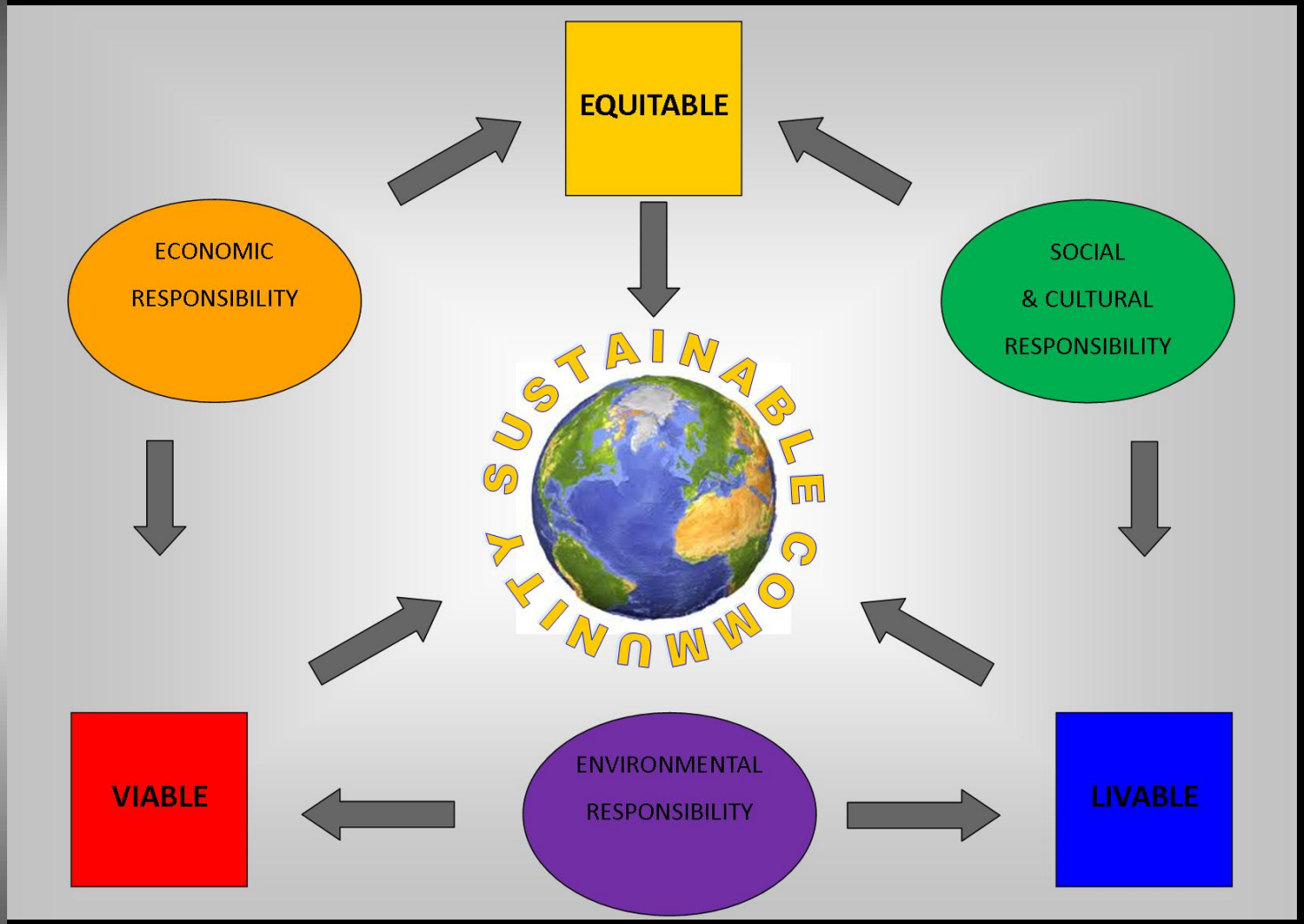
A Sustainable Community is…



To be sustainable,
a community must be:

- Viable
- Livable
- Equitable

Preservation - Integral to a Sustainable Community



"Sustainability begins with preservation." - Whole Building Design Guide

Preservation is Environmental Sustainability

Preservation….

- **Reduces solid waste**
- **Conserves natural resources**
- **Improves air and water quality**
- **Enhances & protects ecosystems & biodiversity**

"Any new building represents a new impact on the environment." - Richard Moe, 2007

Preservation is Economic Sustainability

Preservation…

- **Reduces energy consumption by design**
- **Enhances property values**
- **Increases employment and keeps money local**
- **Optimizes Life-cycle performance**
- **Reduces need for additional infrastructure**

"Considering embodied energy, a new energy-efficient office building doesn't start saving energy for about 40 years. And if it replaces an older building that was knocked down and hauled away, the breakeven period stretches to some 65 years . – Mike Jackson, 2008

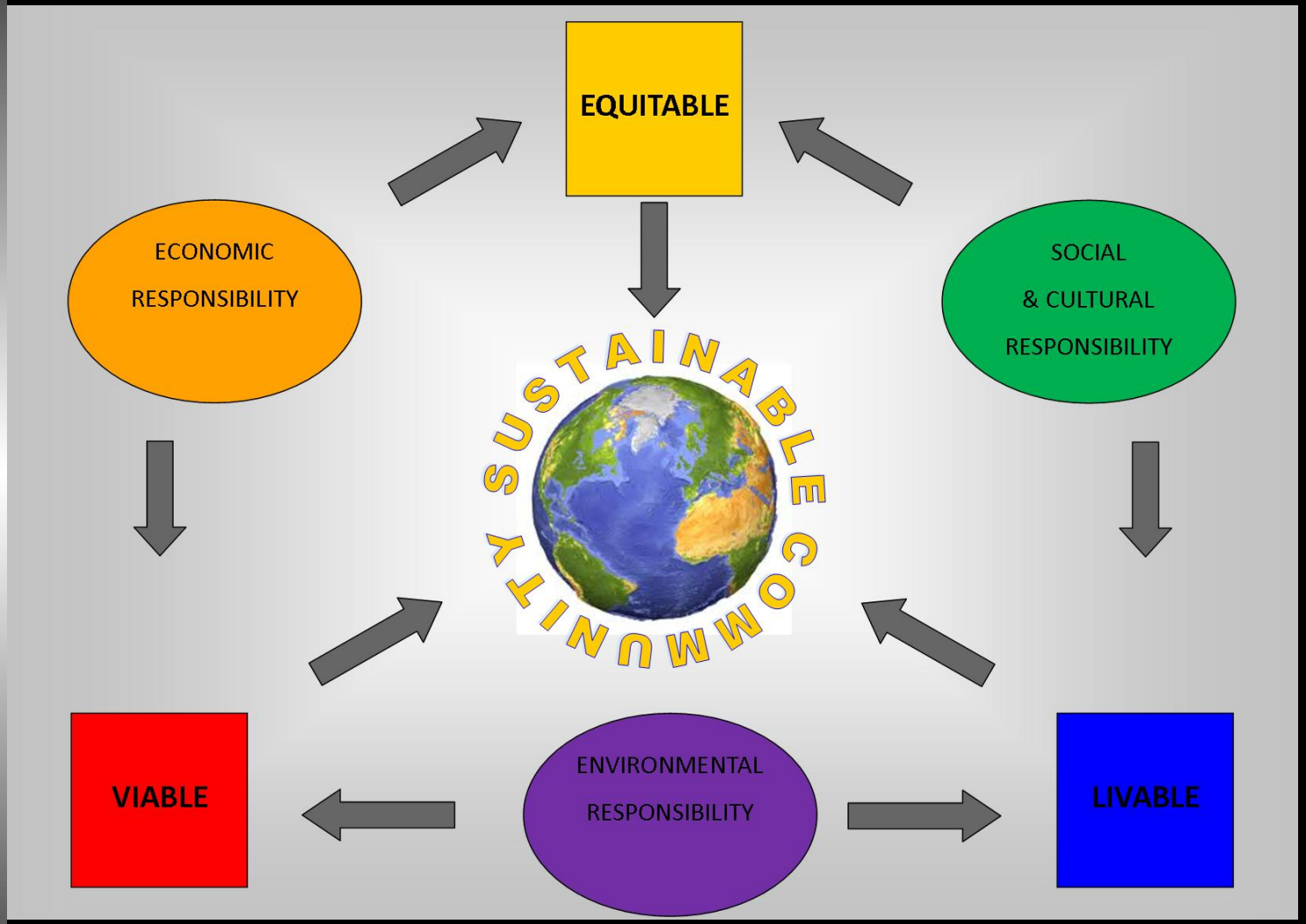
Preservation is Social and Cultural Sustainability

Preservation…

- **Enhances occupant comfort and health**
- **Supports cultural and social sustainability**
- **Supports economically viable communities**

"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

Preservation - Integral to a Sustainable Community



"Sustainability begins with preservation." - Whole Building Design Guide

What works well – Examples from the Region

Richmond Laundry Building - Seattle, WA

Commercial Laundry Facility to Multi-Family Residential/Commercial Building

Elliot Bay Bookstore - Seattle, WA

Commercial Truck Service Center to Retail Store

Elliot Bay Bookstore - Seattle, WA

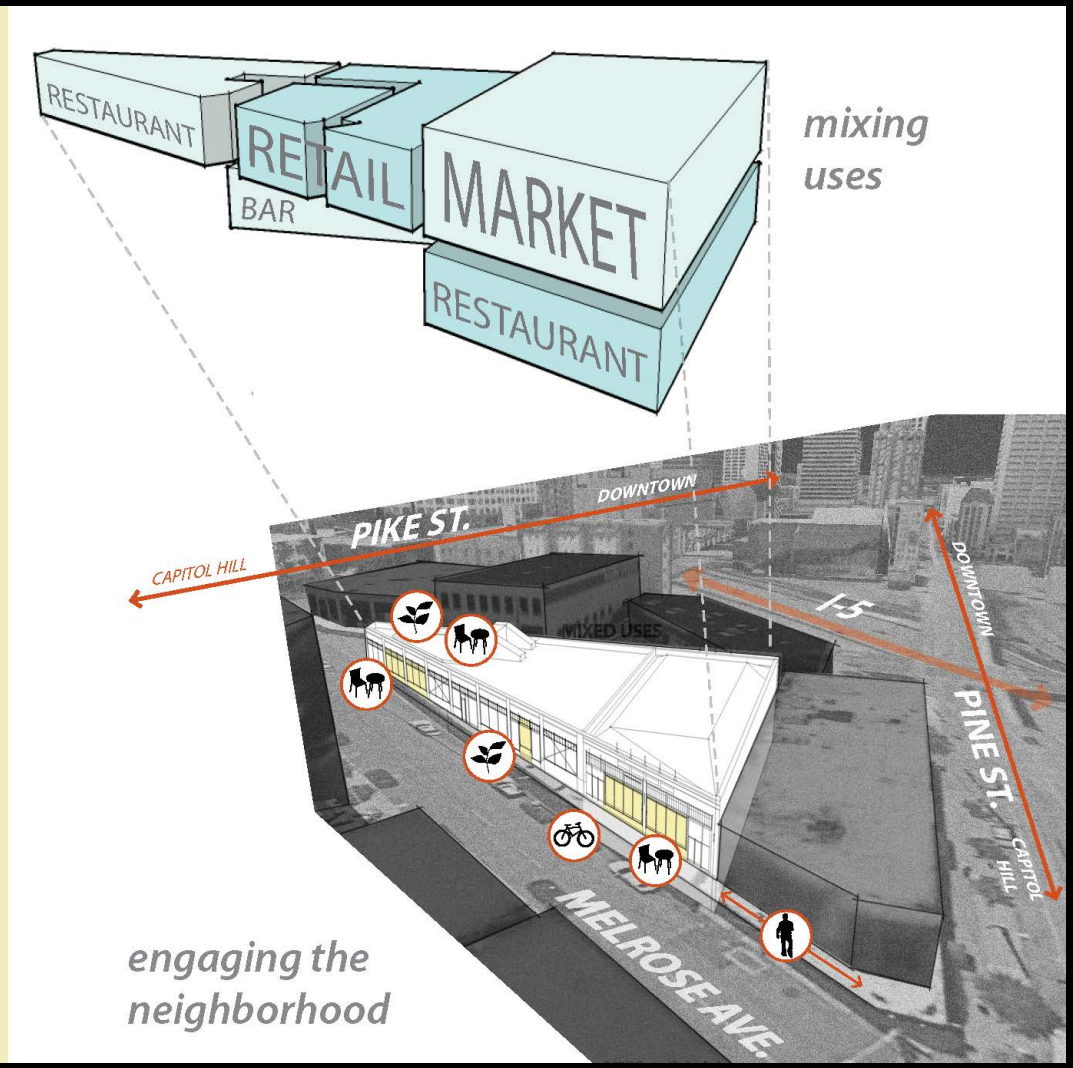
Commercial Truck Service Center to Retail Store

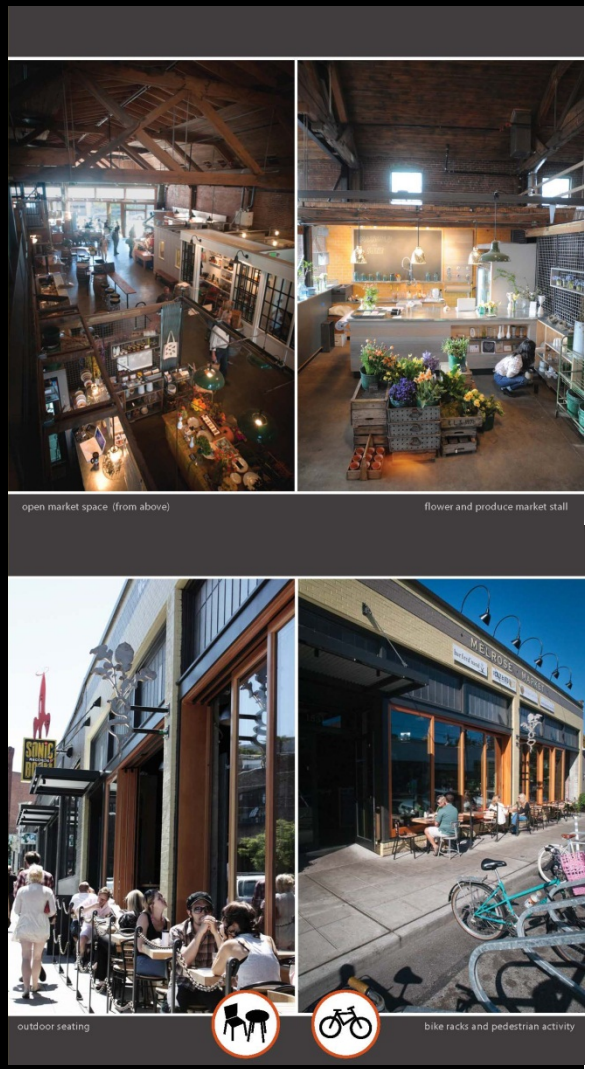
Olson Farm/Community Church - Maple Valley, WA

Farm to Golf Course to Community Church

Melrose Market - Seattle, WA

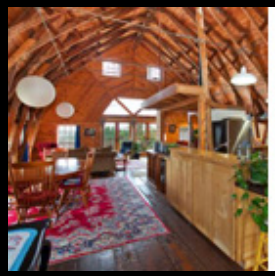
MELROSE MARKET

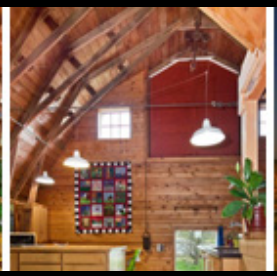




Auto Row Service Building to Commercial/Retail stores

Dairy Barn Conversion – Bainbridge Island, WA





Barn to Residential Use

Chicken House Conversions – near Pittsburg, PA

Chicken House to Residential Use

Wallingford Center - Seattle, WA

School to Multi-Family Residential/Commercial