

Historic Preservation

INTRODUCTION

The greenest buildings are those that already exist. Many older parts of communities, especially areas built before World War II, are models of sustainable development. These areas are mixed-use, transit-oriented, pedestrian-friendly, socially diverse and economically sustainable developments that already exist. Historical buildings also exemplify many sustainable design principles. They often integrate climate-sensitive site planning, natural ventilation, and efficient use of daylighting and thermal mass. Additionally, historical structures are usually built of durable materials that can be readily adapted to serve new needs, in lieu of new construction.

In many communities, there is a tension between increasing population density and conservation efforts. However, conflicts between conservation and density can usually be resolved via careful and comprehensive planning by first identifying those places in a community that should be conserved, and then and those that can accommodate greater density, such as parking lots, commercial corridors, major transit stops, greyfields and brownfields. Additionally, properties that are attractive, diverse, and connected to the past, promote conservation and sustainability initiatives from citizens.

IMPLICATIONS OF NOT ADDRESSING THE ISSUE

If historical buildings are not preserved, existing investments and infrastructure associated with the buildings are lost, and with them, functioning models of sustainable development and design. Furthermore, the energy embodied in each historic building is lost, and with each demolition comes increased landfill waste. Failure to preserve historical structures reduces both affordable and diverse housing choices. Additionally, the ability of a community to attract residents to established centers and existing neighborhoods is reduced, contributing to increased urban sprawl.

GOALS FOR URBAN FORM CONSERVATION AND DEVELOPMENT

- Identify obstacles that impede the development of sustainable urban form, including the conservation of existing neighborhoods and buildings, and the construction of new structures and developments that are compatible and sustainable
- Offer incentives to local government for sustaining valued development patterns that encourage the highest-quality urban form
- Encourage conservation of existing urban fabric and construction of compatible infill through improved zoning standards and overlays

POTENTIAL SUSTAINABILITY MEASURES

These metrics should be considered when evaluating the success of the zoning and code ordinances discussed above:

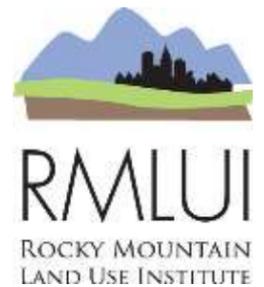
- Percentage of community governed by form-based zoning standards that are based on an analysis of existing development patterns and context
- Percentage of community surveyed for potential historic resources
- Percentage of existing structures in community protected through historic preservation ordinance; number of historic structures protected through historic preservation ordinance
- Percentage of existing structures in community located in conservation districts
- Number of structures located in conservation districts
- Number of structures listed on National Register of Historic Places
- Number of rehabilitation projects carried out using local, state or national tax incentives and dollar value of total investment
- Number of housing units, including affordable housing units, added through rehabilitation of historic structures
- Number of historic structure rehabilitations receiving LEED certification
- Number of historic structures included in developments receiving LEED-ND certification
- Average value of properties in historic districts and conservation districts vs. comparable, but non-designated areas. Number of locally-owned businesses located in structures more than fifty years old
- Number of rehabilitations of public buildings more than fifty years old
- Percentage of structures more than fifty years old located within walking distance (1/2 mile) of public transportation
- Number of residential and commercial structures demolished annually
- Percentage of demolition materials recycled/added to landfill annually
- Number of vacant existing structures

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KEY STATISTICS

- Size of average new home built in 1950 was 983 square feet; in 2005 was 2,434 square feet¹
- Percentage of housing units occupied by one person in 1950 was 9%; in 2006 was 27%²
- Units of vacant housing units in the United States in 2008 was 18.6 million³
- Energy used annually in commercial buildings constructed before 1920 was 80,127 btu/sf; in commercial buildings constructed between 1990 and 1999 was 88,834 btu/sf⁴
- Value of “embodied energy” lost when a typical historic home is demolished is 35 - 50 years of annual operating energy⁵
- Number of aluminum cans that must be recycled to recover the environmental benefits lost when a 25 x 100 foot historic commercial building is demolished is 1,344,000⁶
- Percentage of material added to the waste stream annually that is related to demolition and construction activity is 25%⁷
- Number of communities where teardowns have been identified by the National Trust for Historic Preservation as a major preservation issue is 500⁸
- Number of communities with local historic preservation ordinances numbers more than 2,300⁹
- Percentage of existing structures protected by historic preservation ordinance in typical community is generally less than 5%¹⁰
- Number of sites on the National Register of Historic Places numbers more than 1.4 million¹¹
- Number of projects receiving federal rehabilitation tax credits since 1976 is more than 35,000¹²
- Value of private investment in federal rehabilitation tax credit projects since 1976 exceeds \$50 billion¹³
- Number of state rehabilitation income tax credit programs is twenty-nine¹⁴
- Number of years in energy savings needed to recover investment in ceiling insulation is three to seven years¹⁵
- Number of years in energy savings needed to recover investment in replacement of single pane window with new double pane window is fifteen to thirty years¹⁶
- Length of manufacturer’s guarantee on typical high quality replacement windows is ten years¹⁷



¹National Association of Home Builders (2007) *Housing Facts, Figures and Trends*; Wilson, A. & Boehland, J (2005) Small is Beautiful, U.S House Size, Resource Use, and the Environment. *Journal of Industrial Ecology*. Vol 9, No. 1-2, 277-287.

²U.S. Census Bureau (2004) *Historical Census of Housing, Tables Living Alone* and (2007) *2006 American Community Survey*.

³Callis, R. R. & Cavanaugh, L. B. Census Bureau Reports on Residential Vacancies and Home Ownership. *U.S. Census Bureau News*, CB08-60, 2-11.

⁴Cocke, D.W. & Drisko, K. (2009 February). *The Sustainable Practice of Reusing Buildings: Challenges in California*. Powerpoint hosted by the United States Green Building Council.

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⁶Rypkema, D.D. "Economics, Sustainability, and Historic Preservation: A Speech" The National Trust Annual Conference. Portland, OR 1 Oct. 2005.

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⁸National Trust for Historic Preservation (2009) *Teardowns and McMansions*. Retrieved November 16, 2009 from Preservation Nation web site.

⁹National Trust for Historic Preservation (2002) *A Citizen's Guide to Protecting Historic Places: Local Preservation Ordinances*. Retrieved November 16, 2009 from Preservation Nation web site.

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¹¹National Register of Historic Places. (2009) *National Register Research*. Retrieved November 15, 2009 from website.

¹²National Trust for Historic Preservation (2009) *Federal Rehabilitation Tax Credit*. Retrieved November 16, 2009 from Preservation Nation web site..

¹³National Trust for Historic Preservation (2009) *Federal Rehabilitation Tax Credit*. Retrieved November 16, 2009 from Preservation Nation web site.

¹⁴National Trust for Historic Preservation (2009) *State Tax Credits for Historic Preservation: A Public Policy Report Produced by the National Trust for Historic Preservation's Center for State and Local Policy* By Harry K. Schwartz Retrieved November 16, 2009 from Preservation Nation web site.

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		Achievement Levels (Note: Higher levels generally incorporate actions of lower levels)			References/Commentary	Code Examples/Citations
		Bronze (Good)	Silver (Better)	Gold (Best)		
	Remove Obstacles	<ul style="list-style-type: none"> ▪ Reduce parking requirements for historic structures ▪ Revise zoning regulations and standards to reduce number of non-conforming structures and uses in historic districts ▪ Allow structures on small lots where compatible with existing development patterns and context ▪ Revise zoning regulations to allow mixed uses, including upper story housing, in older and historic commercial districts ▪ Revise local building code to allow flexibility and alternative approaches when rehabilitating historic structures ▪ Identify potential historic structures and districts through surveys of historic resources 	<ul style="list-style-type: none"> ▪ Eliminate parking minimums for historic structures and in mixed use districts served by transit ▪ Reduce or eliminate commercial-only zone districts and replace with mixed use districts to allow diversity of uses and reduce number of non-conforming structures 	<ul style="list-style-type: none"> ▪ Set parking maximums for historic structures and in mixed-use districts served by transit ▪ Identify potential historic structures and districts through a comprehensive, community-wide survey of historic resources 	<ul style="list-style-type: none"> ▪ “Historic Preservation’s Essential Role in Fighting Climate Change,” by National Trust President Richard Moe, Available online. Retrieved January 2, 2011. ▪ “Building Codes and Historic Buildings” Booklet, Available for purchase online. ▪ Environmental Protection Agency, “Parking Spaces, Community Places” Guide, Available online. Retrieved January 2, 2011. 	<ul style="list-style-type: none"> ▪ City of Portland, OR, Parking standards including maximums, <i>Chapter 33.266 Parking and Loading</i>, Available online. Retrieved January 2, 2011. ▪ City of Seattle, WA, Parking Requirements, <i>Land Use Codes</i>, Available online. Retrieved January 2, 2011. ▪ City of Kirkland, WA, <i>Small Lot Single-Family and Historic Preservation Policies</i>, Available online. Retrieved January 2, 2011. ▪ City of Redmond, WA, Nonconforming code examples, <i>A Codification of the General Ordinances of the City of Redmond Washington</i>, Available online. Retrieved January 2, 2011. ▪ Massachusetts City Planner Training Collaborative, <i>Historic Preservation Incentives</i> (Package to remove obstacles in zoning ordinance to help preserve historic structures), Available online. Retrieved January 2, 2011. ▪ State of New Jersey, <i>Division of Codes and Standards, New Jersey Rehabilitation Subcode</i>, Available online. Retrieved January 2, 2011. ▪ City of Los Angeles, CA Department of City Planning, <i>Los Angeles Historic Resource Survey</i>, Available online. Retrieved January 2, 2011.

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		Achievement Levels (Note: Higher levels generally incorporate actions of lower levels)			References/Commentary	Code Examples/Citations
		Bronze (Good)	Silver (Better)	Gold (Best)		
	Create Incentives	<ul style="list-style-type: none"> ▪ Designate structures and districts at the local, state and national levels to qualify them for grants, tax credits and tax abatements ▪ Establish a transfer of development rights program to protect a limited number of historic structures in districts zoned for high density 	<ul style="list-style-type: none"> ▪ Waive building permitting and planning fees for projects involving the rehabilitation of designated historic structures ▪ Provide a sales tax waiver on purchases of building materials for rehabilitation of designated structures. ▪ Package incentives to encourage rehabilitation of existing structures 	<ul style="list-style-type: none"> ▪ Establish a local rehabilitation grant program ▪ Provide additional “green points” for rehab of designated structures ▪ Develop neighborhood “pattern books” to encourage contextual design of infill construction and compatible alterations to existing structures. Require 	<ul style="list-style-type: none"> ▪ Marya Morris, “Innovative Tools for Historic Preservation,” Available online. ▪ “A Preservationist’s Guide to Urban Transferable Development Rights” Booklet, Available online. 	<ul style="list-style-type: none"> ▪ City of Denver, CO, <i>Blueprint Denver</i>, Available online. Retrieved January 2, 2011. ▪ City of Charleston, SC, <i>A Preservation Plan for Charleston, South Carolina</i>, Available online. Retrieved January 2, 2011. ▪ City of El Segundo, CA, <i>El Segundo Downtown Specific Plan</i> (package of preservation incentives), Available online. Retrieved January 2, 2011. ▪ City of Westport, CT, <i>Plan of Conservation and Development</i>, Available online. Retrieved January 2, 2011. ▪ City of Delray Beach, FL, <i>Tax Abatement Program</i>, Available online. Retrieved January 2, 2011. ▪ City of Phoenix, AZ, <i>Rehabilitation Assistance Program</i> (rehabilitation assistance programs funded through bond measures), Available online. Retrieved January 2, 2011. ▪ City of Boulder, CO, Planning and Development Services, <i>City Sales Tax Waiver Affidavit</i> (tax waivers for rehabilitation of landmark structures), Available online. Retrieved January 2, 2011. ▪ City of Atlanta, GA, Urban Design Commission, <i>Economic Incentives for Historic Preservation</i>, Available online. Retrieved January 2, 2011. ▪ City of San Francisco, CA, Building Inspection Commission, Requirements for LEED point allocation when a new structure replaces a historic one, San Francisco Building Inspection Commission, Available online. Retrieved January 2, 2011. ▪ City of Norfolk, VA, <i>A Pattern Book for Norfolk Neighborhoods</i>, Available online. Retrieved January 2, 2011.

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Achievement Levels (Note: Higher levels generally incorporate actions of lower levels)						
		Bronze (Good)	Silver (Better)	Gold (Best)	References/Commentary	Code Examples/Citations
	Enact Standards	<ul style="list-style-type: none"> ▪ Adopt form-based zoning regulations and standards, based on analysis and documentation of existing development patterns and contexts, and offer as an optional code alternative to Euclidean zone districts ▪ Adopt a historic preservation ordinance to preserve historic structures and districts which includes the power to deny demolition of designated structures ▪ Adopt design guidelines for rehabilitation and new construction, tailored to each designated historic district ▪ Develop specific guidelines for the compatible installation of solar panels and small wind turbines in designated historic districts (see Renewable Energy: Solar and Wind Framework Sections) ▪ Adopt a demolition review ordinance to encourage alternatives to removal of existing structures ▪ Allow accessory dwelling units and expand accessory 	<ul style="list-style-type: none"> ▪ Adopt form-based zoning regulations and standards, based on analysis and documentation of existing development patterns and contexts, and amend zoning map citywide to replace older Euclidean zone districts ▪ Develop neighborhood conservation overlay districts to provide additional regulation of building form and encourage conservation of existing structures in designated districts ▪ Prohibit demolition of any structure more than 50 years old unless a permit for a replacement structure has been approved ▪ Adopt policy to locate public uses, such as government offices, libraries, senior centers and park functions in existing historic structures, when feasible ▪ Adopt context-sensitive and form-based standards for the design and improvement of streets and public spaces and integrate with zoning regulations and development standards 	<ul style="list-style-type: none"> • Establish FAR limits to prevent oversized construction in residential districts • Require a sustainability review prior to approval of any demolition permit for a structure of more than 25,000 square feet 	<ul style="list-style-type: none"> ▪ Form-Based Codes Institute, Information on Form-Based Codes, Available online. Retrieved January 2, 2011. ▪ National Alliance of Preservation Commissions, Information on historic preservation ordinances, Available online. Retrieved January 2, 2011. ▪ National Trust for Historic Preservation, “Maintaining Community Character: How to Establish a Local Historic District” Booklet, Available online. ▪ National Trust for Historic Preservation, “Design Review in Historic Districts” Booklet, Available online. ▪ “Protecting Older Neighborhoods Through Conservation Districts” booklet is available at: Available online. ▪ National Trust for Historic Preservation, “Protecting Potential Landmarks Through Demolition Review” Booklet, Available online. ▪ Tool for calculating construction and demolition debris, Available online. Retrieved January 2, 2011. ▪ “Teardown Tools on the Web” (compilation of 300 examples nationwide) Available online. Retrieved January 2, 2011. 	<ul style="list-style-type: none"> ▪ City of Sacramento, CA, Community Development Planning, <i>Form Based Codes</i>, Available online. Retrieved January 2, 2011. ▪ City of Charlotte, NC, Historic District Commission, <i>Policy and Design Guidelines for Historic Properties</i>, Available online. Retrieved January 2, 2011. ▪ City of Dallas, TX, <i>Conservation District Overview</i>, Available online. Retrieved January 2, 2011. ▪ City of Chapel Hill, NC, Neighborhood Conservation Districts, Available online. Retrieved January 2, 2011. ▪ City of Dallas, TX, <i>Long Range Planning: Conservation Districts</i>, Available online. Retrieved January 2, 2011. ▪ City of Los Angeles, CA, <i>Summary of Baseline Mansionization Ordinance as of October 18, 2007</i> ▪ City of Salt Lake City, UT, Planning and Zoning, <i>Residential Compatible Infill Zoning Regulations Project</i>, Available online. Retrieved January 2, 2011. ▪ Form-Based Codes Institute, Form-based codes for existing communities, Available online. Retrieved January 2, 2011. ▪ National Alliance of Preservation Commissions, <i>Online Design Guidelines</i>, Available online. Retrieved January 2, 2011. ▪ Connecticut Trust for Historic Preservation, <i>Demolition Delay Ordinances</i>, Available online. Retrieved January 2, 2011. ▪ City of Lake Forest, IL, <i>An Ordinance Amending Chapter 29 of the Lake Forest City Code to Adopt a Demolition Tax</i>, Available online. Retrieved January 2, 2011. ▪ City of Santa Cruz, CA, <i>Accessory Dwelling Unit Development Program</i>, Available online. Retrieved January 2, 2011. ▪ City of Portland, OR, Bureau of Planning and Sustainability, <i>Construction, Remodeling and Demolition Waste</i>, Available online. Retrieved January 2, 2011. ▪ City of Chevy Chase, MD, FAR limits, <i>Building Regulations</i>, Available online. Retrieved January 2, 2011. ▪ City of Los Angeles, CA, Determining FAR limits in residential districts, <i>Baseline Mansionization Ordinance</i>, Available online. Retrieved January 2, 2011.

		structure uses in residential districts to encourage economic and social sustainability, make better use of existing structures and locate building forms where they already exist (See Affordable Housing Framework Section)				
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STRATEGIC SUCCESS FACTORS:

- Develop a citywide comprehensive plan which identifies areas suitable for additional development and density (such as vacant land, parking lots, brownfields, areas near transit) as well as areas for conservation and infill
- Develop a citywide historic preservation plan to identify issues and opportunities, to set priorities and to identify roles for local government and partners
- Provide property tax relief (abatement or freeze) for rehabilitation of designated historic structures
- Require recycling of selected demolition materials
- Require preservation of mature trees in front setback
- Adopt a policy requiring the investment of a set percentage of capital bond project funds in an account dedicated to building maintenance
- Increase landfill tipping fees for all demolition and construction debris