



PRESERVATION AS PART OF A SUSTAINABLE STRATEGY

MARK HUCK, AIA, LEED AP

CALIFORNIA OFFICE OF HISTORIC PRESERVATION

BUILD IT GREEN
PUBLIC AGENCY COUNCILS

San Diego, California

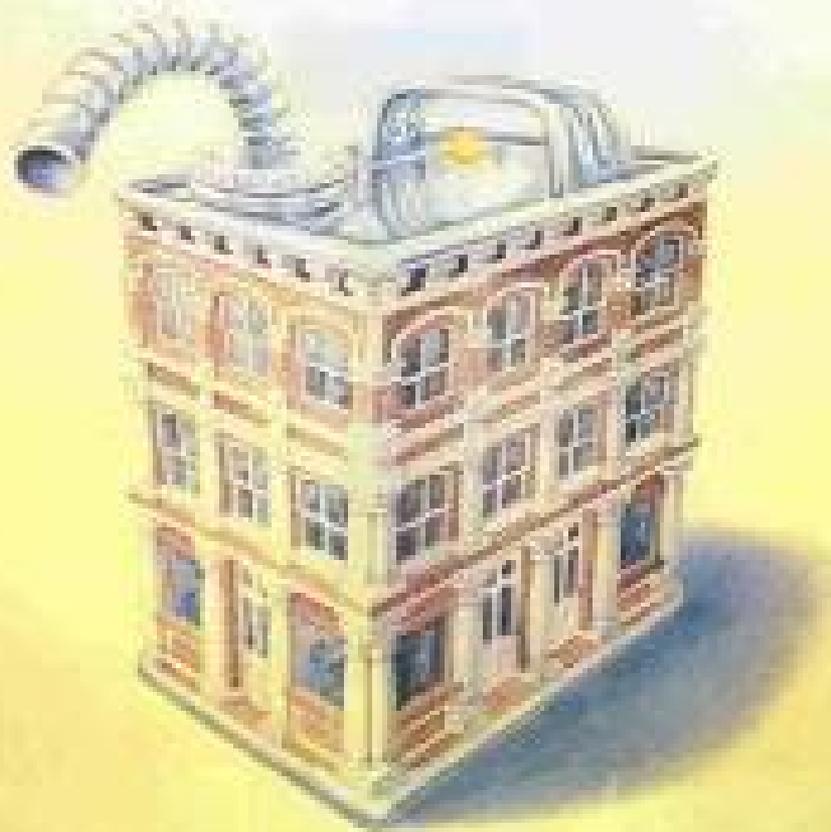
March 3, 2009



PRESERVATION

Reusing America's Energy

Preservation Week, May 11-17, 1980



It takes energy to construct a new building.
It **SAVES** energy to preserve an old one.

NTHP Preservation Week 1980 poster



WHY HISTORIC & EXISTING BUILDINGS ARE IMPORTANT
BUILDINGS ACCOUNT FOR ALMOST HALF OF GREEN-HOUSE GAS
EMISSIONS IN THE UNITED STATES



WHY HISTORIC & EXISTING BUILDINGS ARE IMPORTANT

Historic Buildings

AREA: Non-Residential Buildings



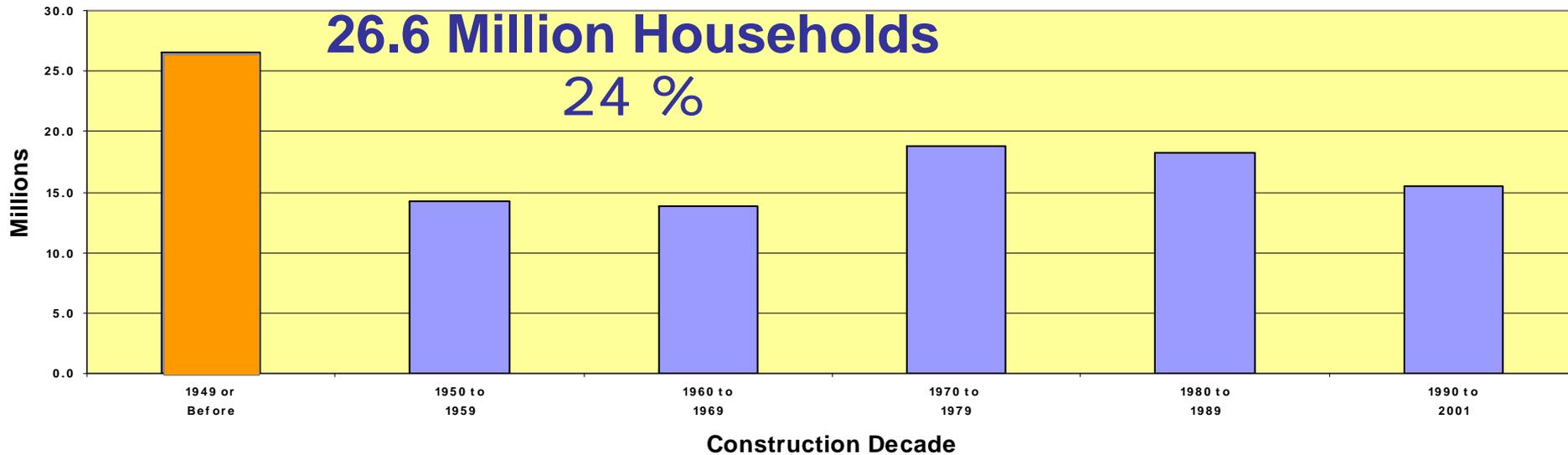
Commercial Building Inventory
Department of Energy



WHY HISTORIC & EXISTING BUILDINGS ARE IMPORTANT

Historic Buildings

AREA: Residential Buildings



Residential Building Inventory
Department of Energy



WHY HISTORIC & EXISTING BUILDINGS ARE IMPORTANT

Source: Commercial Building Energy Consumption Survey, 2003
<http://www.eia.doe.gov/emeu/cbecs>

Average energy consumption Btu/sq. ft Commercial Buildings (non malls)

Before 1920	80,127
1920 – 1945	90,234
1946 – 1959	80,198
1960 – 1969	90,976
1970 – 1979	94,968
1980 – 1989	100,077
1990 – 1999	88,834
2000 – 2003	79,703

PERCEIVED ENERGY INEFFICIENCY



WHY HISTORIC & EXISTING BUILDINGS ARE IMPORTANT

Source: Total Energy Consumption in US Households by Year of Construction
<http://www.eia.doe.gov/emeu>

Average annual energy consumption units/Household

Decade built	kWh	kcf (gas)
Before 1949	8,332	82
1950 – 1959	9,533	71
1960 – 1969	9,586	63
1970 – 1979	11,971	61
1980 – 1989	12,534	63
1990 – 2001	10,656	70

**PERCEIVED ENERGY
INEFFICIENCY**

RECO – Berkeley

Residential Energy Conservation Ordinance

- Adopted in 1985 with the intent of increasing the energy and water efficiency in existing Berkeley residences. This long-standing goal contributes to the Berkeley Climate Action goal of reducing Berkeley's overall greenhouse gas emissions by 80% by the year 2050.
- **When does RECO apply?** RECO applies to all homes, residential areas of mixed-use buildings, tenants-in-common, condominiums, multi-family properties, live-work spaces and boarding houses
- **Renovation:** All homes or apartment buildings undergoing renovations with a combined permit value of \$50,000 or more **must** demonstrate compliance with RECO requirements
- **Sale or Transfer of Property:** All homes or apartment buildings, sold or transferred **must** demonstrate compliance with RECO requirements by being inspected and filing "Form A - Certificate of RECO Compliance" with the City of Berkeley.

JURISDICTIONS PROMOTE BETTER ENERGY PERFORMANCE

EIP - Palm Desert Energy Improvement Program

AB 811 amends Sections 5898.12, 5898.20, 5898.22, and 5898.30 of the Streets and Highways Code, and adds Sections 5898.14 and 5898.21 relating to contractual assessments, allowing local jurisdictions to raise and disburse funds to finance energy equipment and conservation measures.

Loan document that describes the loan for a renewable energy system or energy efficient equipment as an assessment to the property pursuant to Section 5898.30 of the California Streets and Highway Code.

Assessment or from the administration or registration of any associated bonds or reserve or other related funds (the "Annual Administrative Assessment"). The Annual Administrative Assessment shall not exceed _____ Dollars (\$_____) per year. **The Assessment** and the Annual Administrative Assessment, and the interest and any penalties thereon shall constitute a lien on the Property until they are paid. The installments of the Assessment and the Annual Administrative Assessment (including principal and interest) shall be collected on the property tax bill pertaining to the Property, and shall be subject to the same penalties, remedies, and lien priorities as for property taxes in the event of non-payment. The Borrower hereby expressly consents to the levy of the Assessment and the Annual Administrative Assessment and the imposition of the lien on the Property as described herein and in the Act.

(e) The amount of assessment installments that will be placed on the Property each year is set forth in Exhibit "C" attached hereto and incorporated herein by this reference.

(f) The Assessment may be prepaid, in whole or in part, at any time upon the payment of a premium in an amount equal to three percent (3%) of the amount of the Assessment to be prepaid.

2. Use of Proceeds.

All proceeds of the Loan shall be used by Borrower for the sole purpose of paying for the reasonable costs and expenses of the Work on the Property, and in connection therewith the Borrower shall comply with all requirements set forth herein, in the Application and in the Report.

3. Disbursement Procedures.

(a) Notwithstanding anything to the contrary contained herein, the City shall have no obligation to disburse the Loan Amount hereunder unless and until each of the following conditions is satisfied, or any such condition is expressly waived by the Director:

(i) The receipt by the Director of a written certification from Borrower, and the contractor(s), if any, that performed the Work, stating that the Work for which disbursement is requested is complete, and the actual cost of such Work. Such certification shall be in form and substance acceptable to the Director.

(ii) An inspection of the Work by the OEM, and a determination by the Director that the Work has been completed in full compliance with the requirements of the Loan Documents.

(iii) The receipt by the Director of such other documents and instruments as the Director may require, including but not limited to, if applicable, the sworn statements of contractor(s) and releases or waivers of lien, all in compliance with the requirements of applicable law.

JURISDICTIONS PROMOTE BETTER ENERGY PERFORMANCE

The Presidio

Building 1161

Building 35



Thoreau Center for Sustainability



Local Ordinances

PALO ALTO MODEL GREEN ORDINANCE

The [Palo Alto Green Building Ordinance](#) is notable in that:

- It recognizes the embodied energy in existing buildings.
- It reduces the number of GreenPoint Rated™ checklist points by up to 20 points in residential projects that are designated on the City's Historic Inventory, and for structures eligible for the National Register of Historic Places, provided the proposed construction is found consistent with the Secretary of the Interior's Standards for Rehabilitation.
- Exemptions for compliance may be granted based on a demonstrated conflict between historic preservation goals and sustainability goals.
- Provides for future reports to be written by the Architectural Review Board and others to evaluate the results of the implementation of this ordinance.

RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

CUSTOM-FIT VINYL REPLACEMENT **WINDOWS & DOORS**



Buy 10 Windows Special
SAVE \$1,500⁰⁰
OR GET A
FREE ENTRY DOOR
(Up to a \$1,500.00 Value)
\$100 Factory Rebate for Each New Window

Rebate Examples	
5 Windows	\$500.00
10 Windows	\$1,500.00
15 Windows	\$2,000.00

No Painting
No Plastering
No Stucco Repair
Lowers Utility Bills
Reduces Noise
Maintenance Free
*Ask about our Exclusive
HIDEAWAY Screens*

We Offer the BEST Warranty in the Business. 100% Lifetime Labor and Materials.

- We also Specialize in:
- **CUSTOM SHUTTERS**
 - **TEXTURED COATING**
 - **VINYL SIDING**



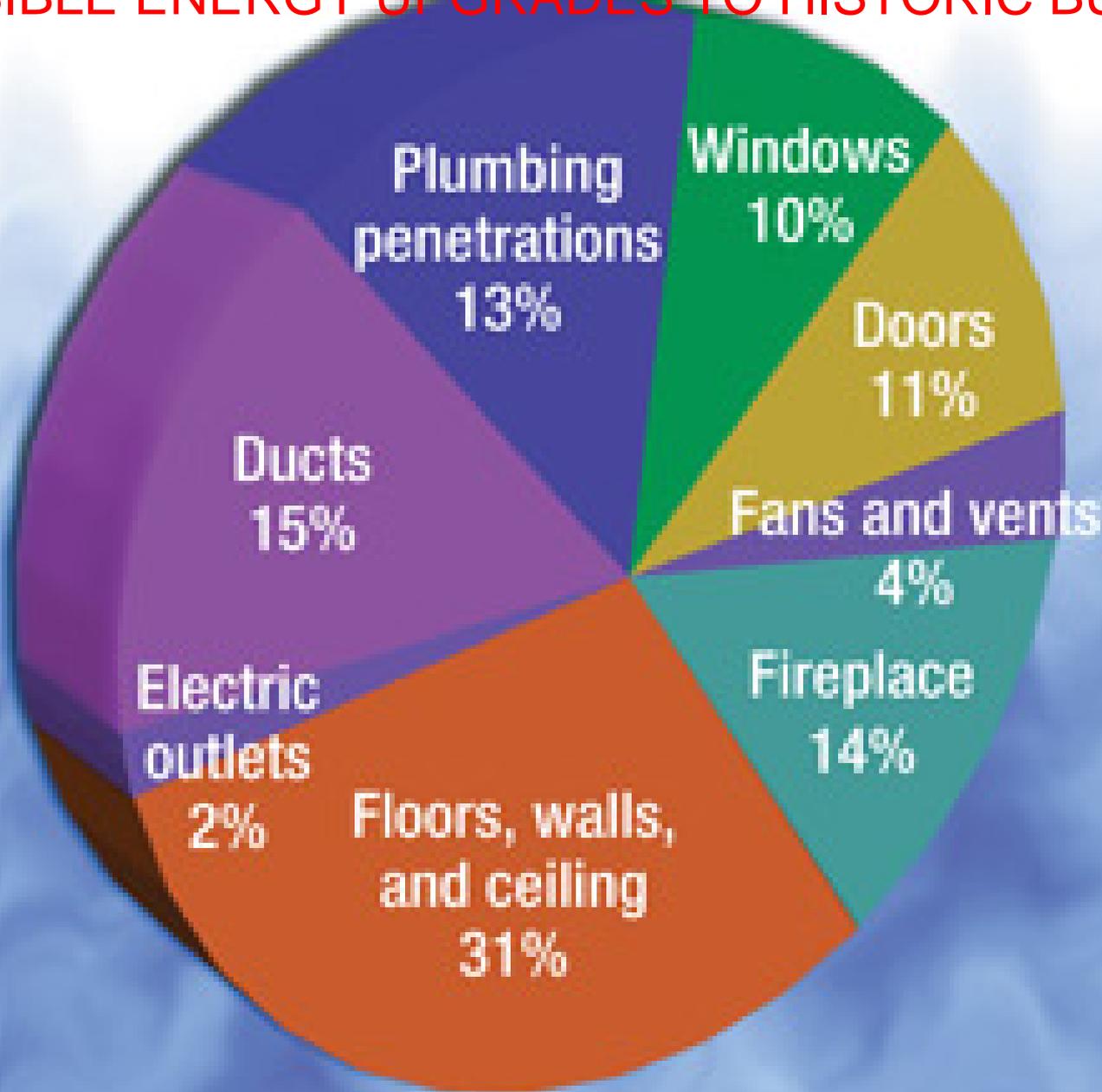
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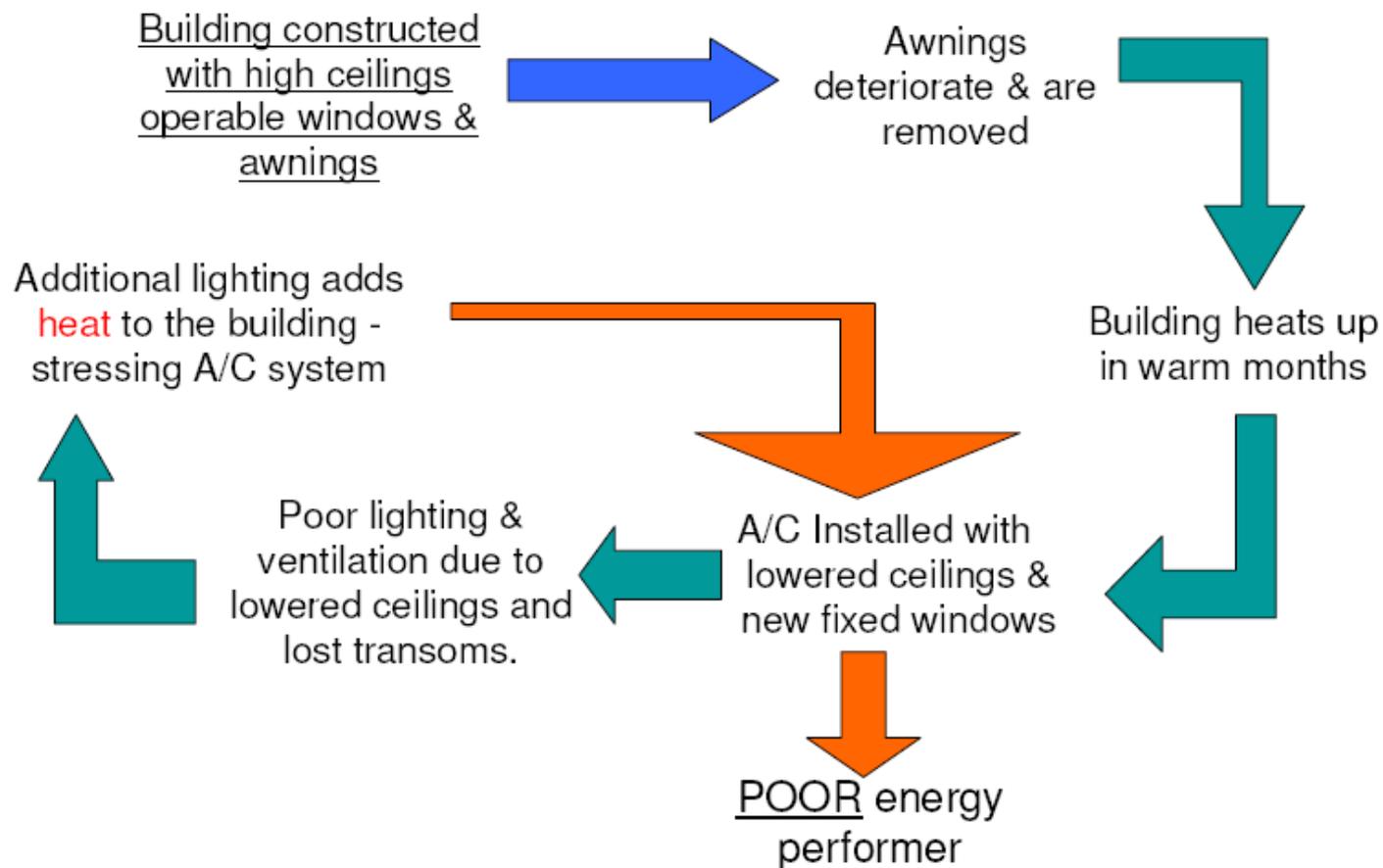
Free In-Home Estimate. Call Today!
800-400-1600

RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS



Historic Energy & Atmosphere

Minimum Energy Performance:



RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

Step 1: Planning

3 Preservation Briefs

Technical Preservation Services
National Park Service
U.S. Department of the Interior



>Conserving Energy in Historic Buildings

Baird M. Smith, AIA

»Inherent Energy Saving Characteristics

Measures
Thermal Retrofitting
Lighting Measures
Mechanical Equipment
Bibliography



»OUR USERS: The web versions of the **Preservation Briefs** differ somewhat from the printed versions. Captions are new, captions are simplified, illustrations are typically in color rather than black and white, and complex charts have been omitted.

The dwindling supply of energy resources and new efficiency demands in the existing building stock, many owners of historic buildings and their architects are assessing the ability of these buildings to conserve energy with an eye toward long-term thermal performance. This brief has been developed to assist those persons considering energy conservation measures and weatherization improvements such as insulation and storm windows or caulking of exterior building joints. In historic buildings, many measures can result in the inappropriate alteration of important cultural features, or, perhaps even worse, cause serious damage to the historic materials through unwanted chemical reactions or moisture caused deterioration. This brief recommends measures that will achieve the greatest energy savings with the least alteration to the historic buildings, while using materials that do not cause damage and that represent sound economic investments.

Inherent Energy Saving Characteristics of Historic Buildings

Historic buildings have energy saving physical features and devices that contribute to their thermal performance. Studies by the Energy Research and Development Administration (see bibliography) show that the buildings with the poorest energy performance are actually those built between 1940 and 1975.

Historic buildings were found to use less energy for heating and hence probably require fewer

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Issues

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- Public Lands Initiative
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Green Home Tips

The greenest house is the house already built. But that doesn't mean you shouldn't make your old house even more ecofriendly. Mouse over the numbers to see 10 tips to green your home while maintaining its historic integrity.



RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

Step 2: Quantification

California Building Performance
Contractors Association

cbpca



February 24, 2009

Environment

Weathering The Times: Stimulus Boosts Green Jobs

by Christopher Joyce

[Listen Now](#) [4 min 49 sec] + add to playlist



John W. Poole/NPR

The stimulus funds should boost business for people like Bob Logston. His company, Home Energy Loss Professionals, retrofits homes to save energy and money.

Weatherizing Your Home

Check out tips from the Maryland Energy Administration for saving energy and money by [weatherizing your home](#).

Learn more about getting financial assistance to weatherize your home from the [U.S. Department of Energy](#).

All Things Considered, February 23, 2009 · People in the business of weatherizing homes are expecting to profit from the new economic stimulus plan. The federal aid package sets aside \$5 billion worth of spending for making homes and buildings more energy efficient. The idea is to save energy, create jobs — and even perhaps slow global warming.

That's good news for people like Malcolm Woolf, who runs the Maryland Energy Administration. It's a small office with a small staff, and they've started a new program to train people in need of work how to weatherize homes, such as installing weatherstripping around doors, insulating attics and basements, or making heating and cooling systems more efficient.

"We are training folks every week to become home energy retrofit professionals," says Woolf. "Construction workers can be easily retooled to be air-duct or insulation installers and meet our current needs."

Maryland has also spent hundreds of thousands of dollars over the past 10 months helping low- and moderate-income homeowners pay for retrofitting. The state's energy department will pay up to \$5,000 for qualified families to weatherize.

Woolf expects the federal stimulus package to boost his budget tenfold. That means new work for Bob Logston, whose company, Home Energy Loss Professionals, does a lot of the Maryland program's retrofit work.

"Back in the day, real estate people didn't want people to know that their homes weren't energy efficient," says Logston. "Now, they want people to be more energy efficient."

New homeowner Princess Moorman is one of about 50 Marylanders who has qualified for retrofitting for her north Baltimore three-story house. It was built in the 1920s, and although it's been renovated, it's drafty. Moorman says her January heating bill was \$500.

Logston and his three-man crew recently spent a day going over Moorman's house. By running a big exhaust fan that pulls air out of the house, they create a low-pressure zone inside that draws cold air into the house through cracks



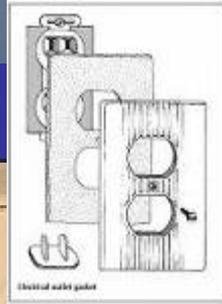
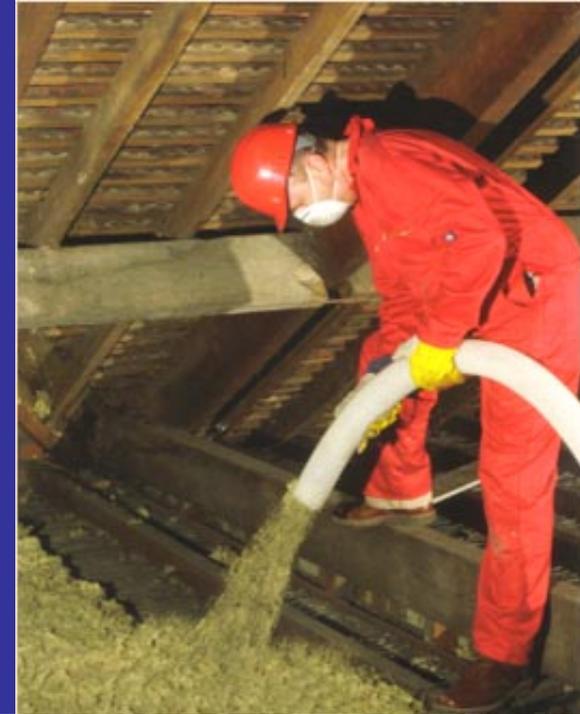
RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

Step 2: Quantification



RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

Step 3: Installation



RESPONSIBLE ENERGY UPGRADES TO HISTORIC BUILDINGS

Step 4: Payment

H. R. 1

One Hundred Eleventh Congress of the United States of America

HOUSING PROGRAMS

ASSISTED HOUSING STABILITY AND ENERGY AND GREEN RETROFIT INVESTMENTS

For assistance to owners of properties receiving project-based assistance pursuant to section 202 of the Housing Act of 1959 (12 U.S.C. 17012), section 811 of the Cranston-Gonzalez National

Tax Credits for Energy-Efficient Improvements to Existing Homes. The bill would extend the tax credits for improvements to energy-efficient existing homes through 2010. For 2009 and 2010, the bill would increase the amount of the tax credit to thirty percent (30%) of the amount paid or incurred by the taxpayer for qualified energy efficiency improvements during the taxable year. The bill would also eliminate the property-by-property dollar caps on this tax credit and provide an aggregate \$1,500 cap on all property qualifying for the credit.

subchapter IV of chapter 31 of title 40, United States Code: *Provided*



ENERGY ISSUES FOR HISTORIC BUILDINGS

Secretary of the Interior's 10 Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



ENERGY ISSUES FOR HISTORIC BUILDINGS

Issues: Landscaping

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ENERGY ISSUES FOR HISTORIC BUILDINGS

Issues: Removal of original or addition of inappropriate features

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ENERGY ISSUES FOR HISTORIC BUILDINGS

Issues: Rehabilitation of original finishes

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ENERGY ISSUES FOR HISTORIC BUILDINGS

Other issues?

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ENERGY ISSUES FOR HISTORIC BUILDINGS

On-Site Energy Options



Solar Rights Act

Civil Code Section 714:

714. (a) Any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of, or any interest in, real property that effectively prohibits or restricts the installation or use of a solar energy system is void and unenforceable. (b) This section does not apply to provisions that impose reasonable restrictions on solar energy systems. However, it is the policy of the state to promote and encourage the use of solar energy systems and to remove obstacles thereto. Accordingly, reasonable restrictions on a solar energy system are those restrictions that do not significantly increase the cost of the system or significantly decrease its efficiency or specified performance, **or that allow for an alternative system of comparable cost, efficiency, and energy conservation benefits.**

(e) Whenever approval is required for the installation or use of a solar energy system, **the application for approval shall be processed and approved by the appropriate approving entity in the same manner as an application for approval of an architectural modification to the property, and shall not be willfully avoided or delayed.**



ENERGY ISSUES FOR HISTORIC BUILDINGS

Off-Site Energy Options

SMUD solar shares

<http://www.smud.org/community-environment/solar/solarshares.html>

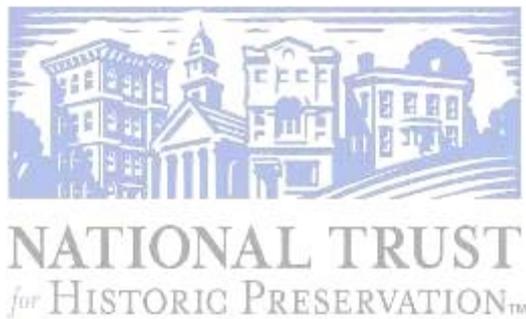




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Sustainable Preservation Coalition

**Working together on integration
of preservation values into the
revised version of LEED.**



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OFFICE OF HISTORIC PRESERVATION

Welcome to OHP

STATE OFFICE FURLOUGHS CLOSE OHP 1st & 3rd FRIDAYS

Until further notice, the Office of Historic Preservation will be closed on the **first and third Friday** of each month beginning Friday, February 6, to comply with the Governor's furlough order. No one will be in the office on the first and third Fridays to answer phones or e-mails.

MISSION

The mission of the **Office of Historic Preservation (OHP)** and the **State Historical Resources Commission (SHRC)**, in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future

OHP RESOURCES



Office of Historic Preservation
CALIFORNIA STATE PARKS

State Parks | OHP Home | Workshops | CEQA | CHRIS/IC | **LEED - Sustainability** | THPO | Landmarks | Newsletter



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LEED - SUSTAINABILITY

SUSTAINABILITY

The accepted definition of sustainability from the U.N. World Commission on Environment and Development's 1987 report, "Our Common Future" is that sustainability involves "meeting the needs of the present without compromising the ability of future generations to meet their own needs." The intersection of sustainable design and historic preservation would seem a natural alliance.

Older and historic buildings comprise more than half of the existing buildings in the United States. Retention and adaptive reuse of these buildings preserves the materials, embodied energy, and human capital already expended in their construction. The recycling of buildings is one of the most beneficial "green" practices, and stresses the importance and value of historic preservation in the overall promotion of sustainability.

OHP RESOURCES

The 2009 CLG Grants Manual includes bonus points for incorporating sustainable topics in a proposed project.

2009 California CLG Grants Manual

Prepared by Local Government Unit Staff
Office of Historic Preservation

**GRANT APPLICATIONS MUST BE RECEIVED BY 5 pm
Monday, 27 April 2009**

OHP will not accept facsimile (FAX) or electronic mail submissions.
Incomplete application packages will not be reviewed.
Postmarks are not acceptable.

NOTE: This manual and all related documents and forms are available on [OHP's website](#) on the [CLG Grant Program](#) web page.

Live links in this manual are indicated by blue text which is underlined. Clicking on a live link should take you to the appropriate web page or online document. Should there be a problem with a link in this document, refer to the documents listed individually on the [CLG Grant Program](#) web page.

Information about the [Office of Historic Preservation](#) (OHP)
or the
[Certified Local Government \(CLG\) Program](#)
is available online

This publication has been financed in part with Federal funds from the National Park Service, Department of the Interior, under the National Historic Preservation Act of 1986, as amended, and administered by the California State Office of Historic Preservation. The contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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National Park Service
1849 C Street, NW
Washington D.C. 20240

OHP RESOURCES



Office of Historic Preservation
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www.ohp.parks.ca.gov

PRESENTATIONS FROM PAST WORKSHOPS

2008 CALIFORNIA PRESERVATION FOUNDATION (CPF) CONFERENCE PRESENTATIONS

RIVERSIDE COUNTY Cultural Resources Pro-Seminars & Orientation Classes

Riverside County requires all professional-level archaeologists certifying reports submitted to the County of Riverside to be certified as having attended an orientation/professional topics training session once very two years. Sessions are open to those not seeking certification, space permitting. For more information, contact Julie Urias jurias@rctlma.org or Leslie Mouriquand lmouriqu@rctlma.org or visit Riverside County's [Cultural Resource Review](#) website.

March 20, 2009 – Archaic Period Archaeology (Melinda Horne and Donn Grenda)(register by March 6, 2009)

Tell us your experiences with sustainable preservation

www.ohp.parks.ca.gov

