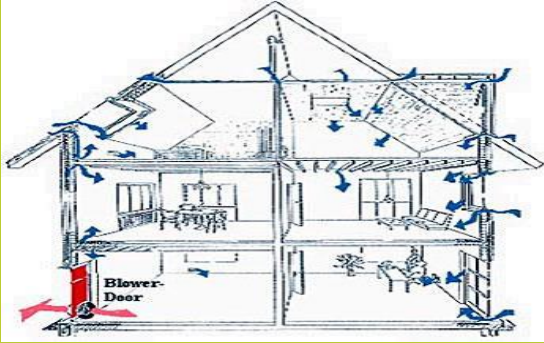


# WEATHERIZATION



Buildings built before modern mechanical climate systems were designed with passive strategies to work with the environment to keep the occupants comfortable. Over time, these strategies may have been modified or removed to accommodate mechanical system installations. The restoration of these passive features can be a sustainable part of historic building weatherization and preservation.

Historic buildings, like all existing buildings, need to be maintained to remain in good working order. Likewise, few historic buildings perform to modern California energy standards, the most stringent in the country. The National Park Service, the National Trust for Historic Preservation and others have published many studies and promoted several incentives to provide support and technical assistance to upgrade the performance of existing and historic buildings. These resources can be found at the OHP Sustainability web page.

**RESOURCES FOR  
SUSTAINABLE PRESERVATION:**

[www.ohp.parks.ca.gov/sustainability](http://www.ohp.parks.ca.gov/sustainability)

# Historic and Green

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 promotes energy and resource conservation in historic buildings and believes this can be accomplished responsibly without compromising the qualities that define their intrinsic historic character.

## California Office of Historic Preservation

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Presidio Public Health Service Hospital  
LEED Gold

Public Health Service District  
LEED ND

2012 Federal Historic Preservation Tax Credit Project

# Sustainable Preservation

**California Office of  
Historic Preservation**



## MAIN STREET

In 1986, California joined a growing national movement to improve the quality of life in America's towns, cities and neighborhoods by reinvigorating the economic health of their historic Main Street central business districts. Developed by the National Trust for Historic Preservation more than 25 years ago and administered by the non-profit National Main Street Center of the National Trust for Historic Preservation, the Main Street Program has utilized a public-private partnership of private investment, local government support, and local non-profit assistance to revitalize historic commercial districts. Historic downtown districts are naturally energy conserving due to their density, access to existing public transportation and infrastructure.

Main Street communities in California can participate in and take advantage of several programs that local jurisdictions promote to enhance their energy performance, including LEED for Neighborhood Development.



## RESOURCES

Many resources exist to assist in historic building weatherization and energy upgrades, while protecting character-defining features. The Resource web page on the OHP Sustainability web site links to many:

National website resources include the National Park Service, Whole Building Design Guide, Environmental Protection Agency, Department of Energy, National Trust for Historic Preservation, Advisory Council on Historic Preservation, the Association for Preservation Technology, US Green Building Council, and the International Council of Local Environmental Initiatives, to name a few.

State resources include Build It Green, Green California, California Climate Action Registry, California Energy Commission, and more.

There are links to local resources, including guidelines, regulations and codes pertaining to local issues around the state. A discussion of the Solar Rights Act is found there as well.

[www.ohp.parks.ca.gov/sustainability](http://www.ohp.parks.ca.gov/sustainability)



## TAX CREDITS

In California, weatherization and mechanical system upgrades can be used with the 20% historic preservation investment tax credit provided by the Federal Historic Preservation Tax Incentives Program and the Tax Reform Act of 1986. Federal affordable housing tax credits may also be utilized with these incentives to offset rehabilitation costs. Over a half billion dollars of private investment in California's historic buildings is due in a large part to this program. Preservation tax incentives used on under-utilized or abandoned hotels, offices, stores, schools, warehouses, and factories give new uses that maintain their historic character and revitalize the property, and enhance their energy conserving properties.

The National Park Service which administers the Historic Preservation Investment Tax Credit program provides guidance for the integration of sustainable strategies into the adaptable reuse of historic properties. This guidance is accessible from the OHP web site.