

Looking Back, Moving Ahead: Green Building & Historic Preservation in Transit Stations

New Partners for Smart Growth
February 8, 2013

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Goody Clancy

**Did you brush
your teeth
today ?**



Taking Care of Existing Buildings is Good for our Health . . .



The Greenest Building:
Quantifying the Environmental
Value of Building Reuse

“Building reuse
almost always yields
fewer environmental
impacts than new
construction . . .”

A REPORT BY:

**Preservation
Green Lab**
NATIONAL TRUST FOR
HISTORIC PRESERVATION

our economy, and our well being.



More Jobs



Property Values



Heritage Tourism



Environmental Impacts



Place Making



Downtown Revitalization

When is existing “historic”?

(contact local government)

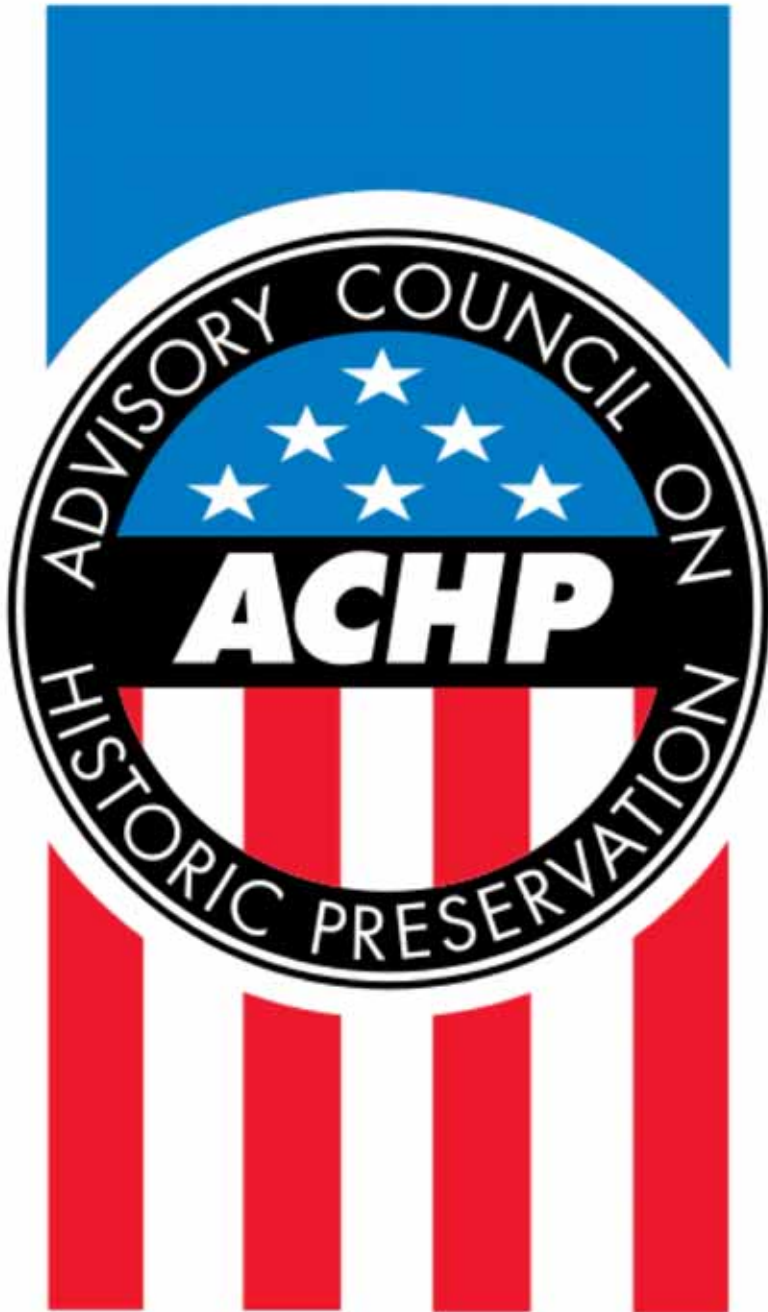
- Old (over 50 years)
- Contributing in a locally designated historic district
- Contributing in a nationally designated district
- Individually listed in local, state or national register



And why does it matter?

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to take into account the effects that their federally funded activities and programs have on significant historic properties.

The State Historic Preservation Officer (SHPO) reviews project plans to determine whether any historic properties or resources will be affected by the proposed project.



Historic Preservation Tax Incentives

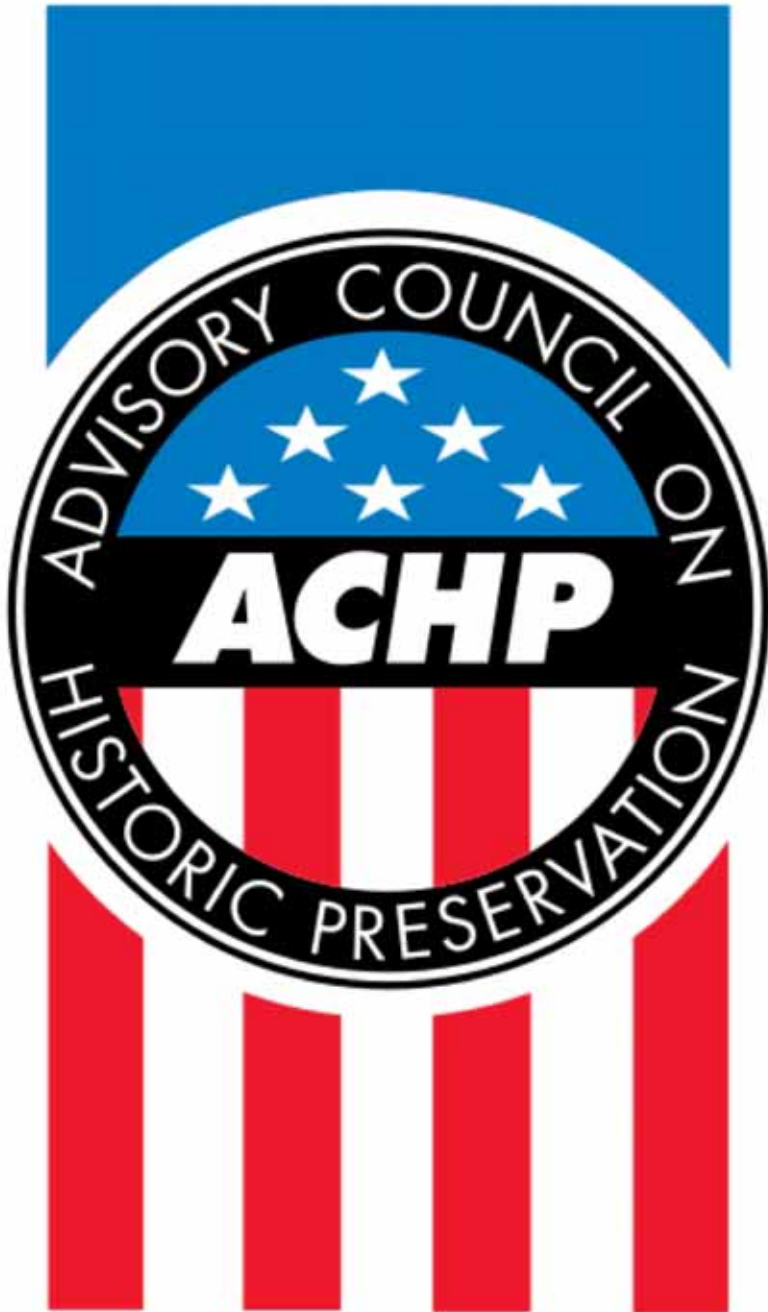
Easements

- Donation of specified property rights to protect a historic structure or site in exchange for tax benefits

Tax Credits

- 10% tax credit for the rehabilitation of older non-historic buildings
- 20% tax credit for the certified rehabilitation of certified historic structures

www.achp.gov/funding-fedtax.html



Combining Incentives

Tax Credits

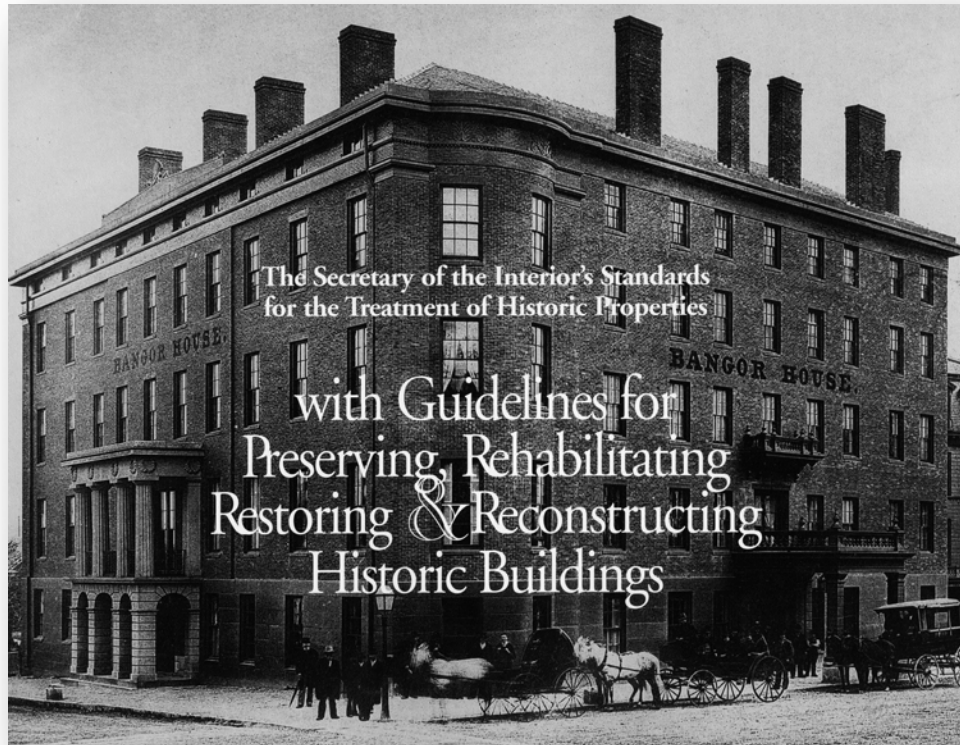
- Low Income Housing
- New Markets Tax Credits

Green Building Funding

www.epa.gov/greenbuilding/tools/funding.htm

www.achp.gov/funding-fedtax.html

Secretary of the Interior's Standards for the Treatment of Historic Properties



Four Treatments

- Preservation
- Rehabilitation
- Restoration
- Reconstruction

In 1978 the National Park Service first published the Secretary of the Interior's Standards for Historic Preservation Projects. They were created to advise Federal Agencies, and to guide work undertaken on historic properties. There are four treatment Standards, Preservation, Rehabilitation, Restoration, and Reconstruction. These are meant to guide preservation practice on the many types of historic preservation projects.

10 Standards- 3 Basic Principles

1. Retain and repair historic materials, features, spaces
2. Retain historic character, even if use changes
3. Design compatible, reversible additions, alterations

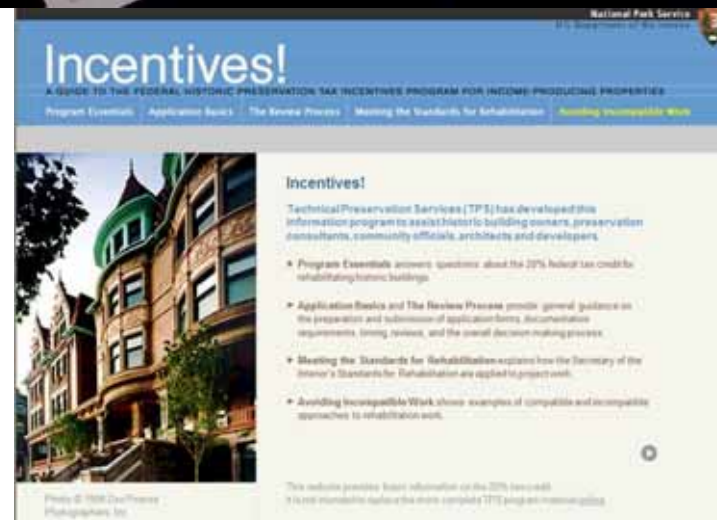
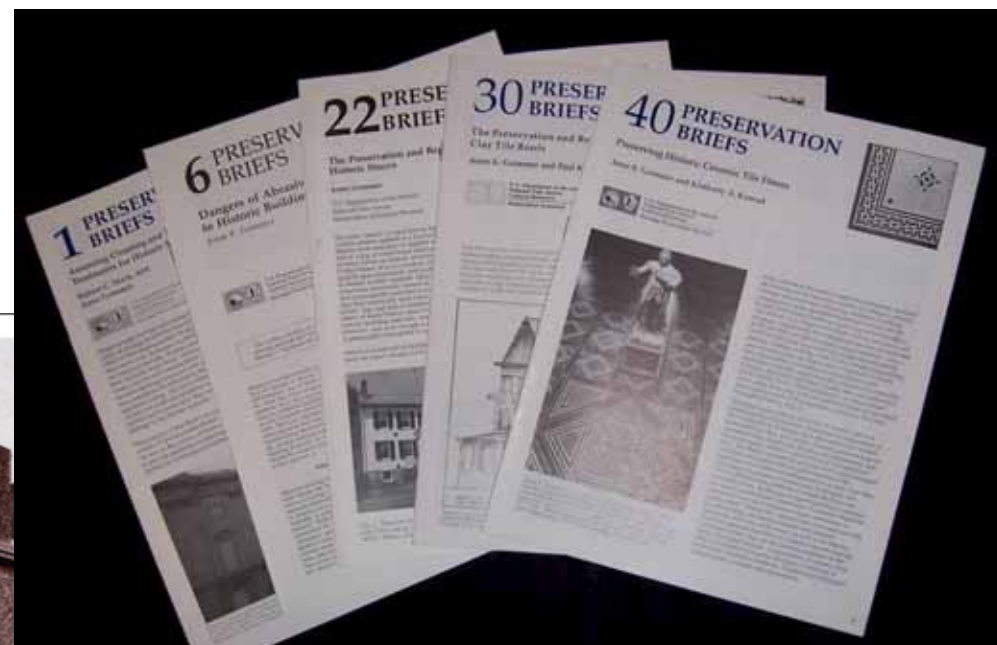
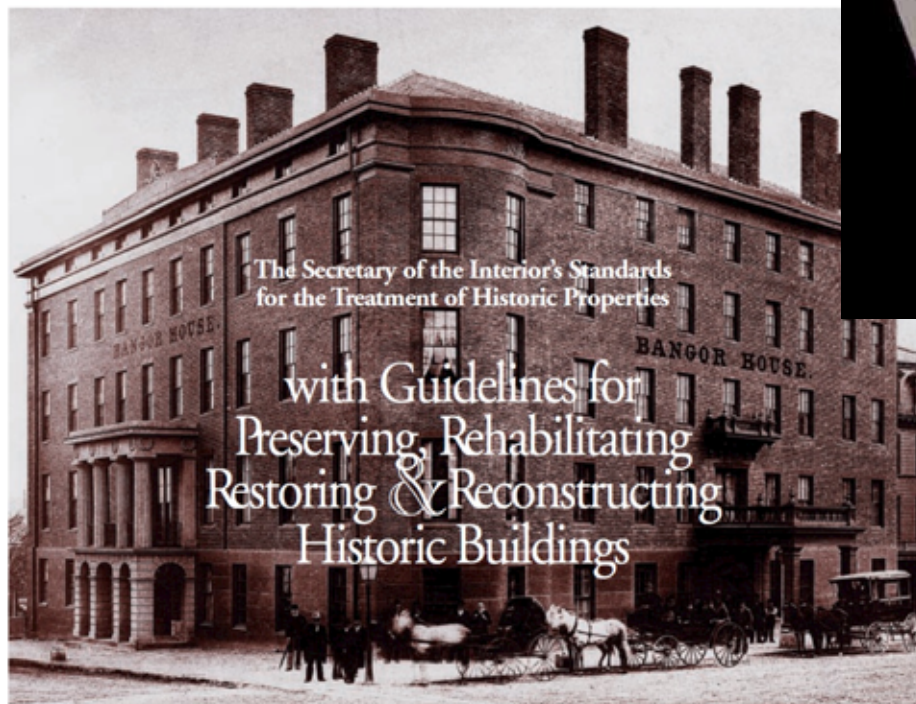


When the Standards are Regulatory

- Used to determine the appropriateness of:
 - Grant-in-aid projects
 - Tax credit projects- state and federal
 - Federal agency historic preservation activities
 - State and local review of rehabilitation proposals
- Adopted by historic district and planning commissions all over the United States
 - Most changes to a property require review by local historic preservation body

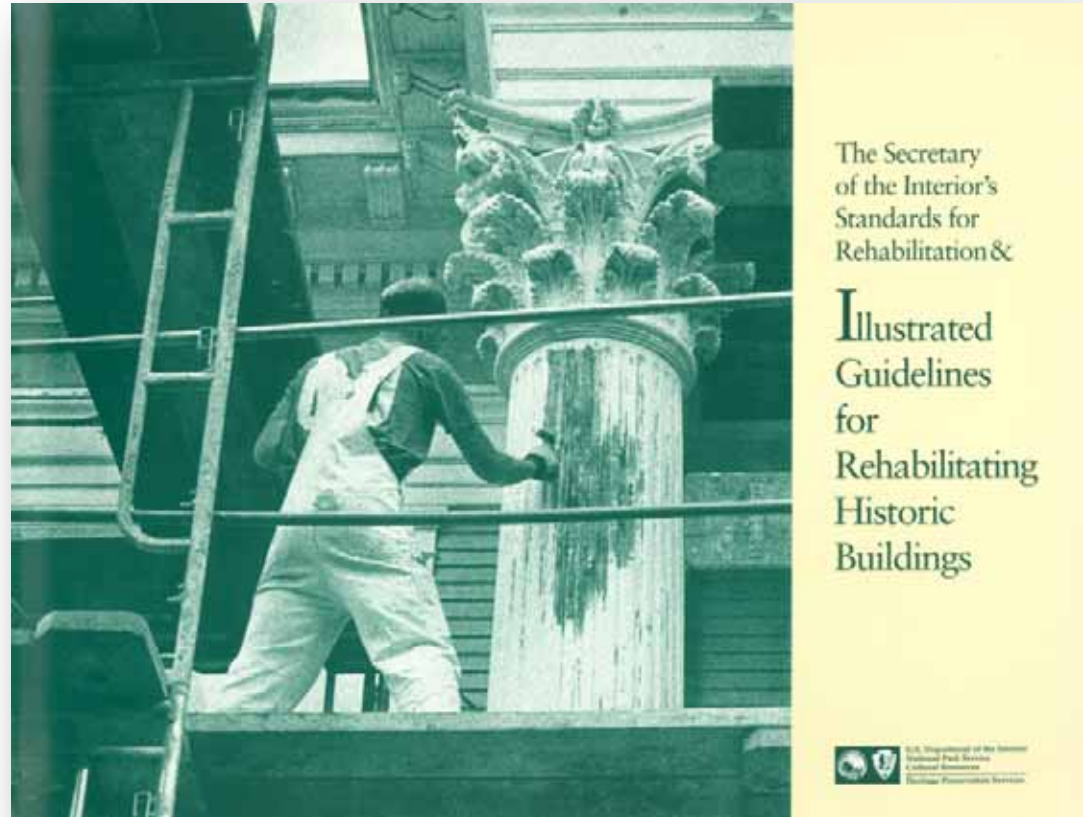


Technical Preservation Services



Illustrated Guidelines for Rehabilitating Historic Buildings

- Developed to aid property owners, developers and Federal managers apply the Standards
- Unlike the Standards, Guidelines are not codified as program requirements
- “Recommended” and “Not Recommended” format



The rehabilitation Standards are used most often, by local historic commissions and for federal programs such as the tax incentives. the Rehabilitation Standards are the most flexible standards and allow for the most change.

Moline, Illinois



Once a bustling river community with a busy,
industrial core along the Mississippi River...

SEARS ROEBUCK WAREHOUSE

- Built in 1917 with a 1950 addition
- Six-story Art Deco brick warehouse
- Contributing structure in the Moline Centre Historic District

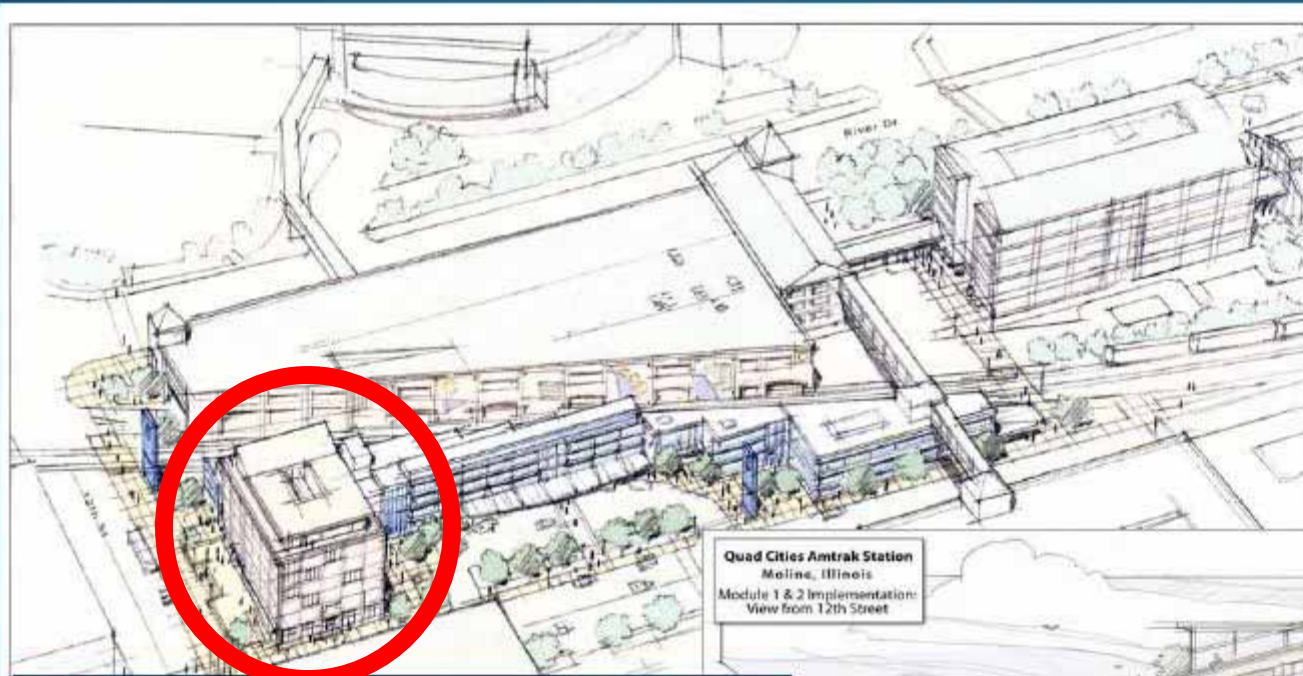


- EPA Case Studies: www.quadcitiesmultimodal.com
- identified - transit related historic – green renovations



- | | |
|--|--|
|  New Office Building |  New Parking Garage |
|  New Mixed-Use Building |  Transit Facility |
|  New Institutional Building |  Car Park |
|  New Residential Building |  Historic Building |

S. B. Friedman & Company
 Real Estate Advisors and Development Consultants



Quad Cities Amtrak Station
Moline, Illinois
Module 1 & 2 Implementation
View from 12th Street

Schematics from the 2010 TIGER 2 and High Speed Rail Applications

April 30, 2010
WATKINS &
ASSOCIATES
P.C.
Ryan Companies US, Inc.



Transit Oriented Development

- *Restoration Saint Louis/VOA* have been selected as the Preferred Developer for the Multi-Modal Station and surrounding development.
- They will be completing a historic renovation of the Sears Warehouse Building and adding additional buildings to the site.
- New construction by Financial District Properties will provide additional investment in the area spurred by the Multi-Modal Station.

In addition to the transit facility the developers are proposing 78 Market Rate Apartments, a 150 Room - 4 Star Hotel with Conference and Banquet Facilities, Restaurants, Retail and Commercial Space with a 350 space parking deck.



Reusing and Greening Existing Buildings is possible and essential



Cobb Building
Seattle, WA
LEED Silver
Howells & Stokes Architects

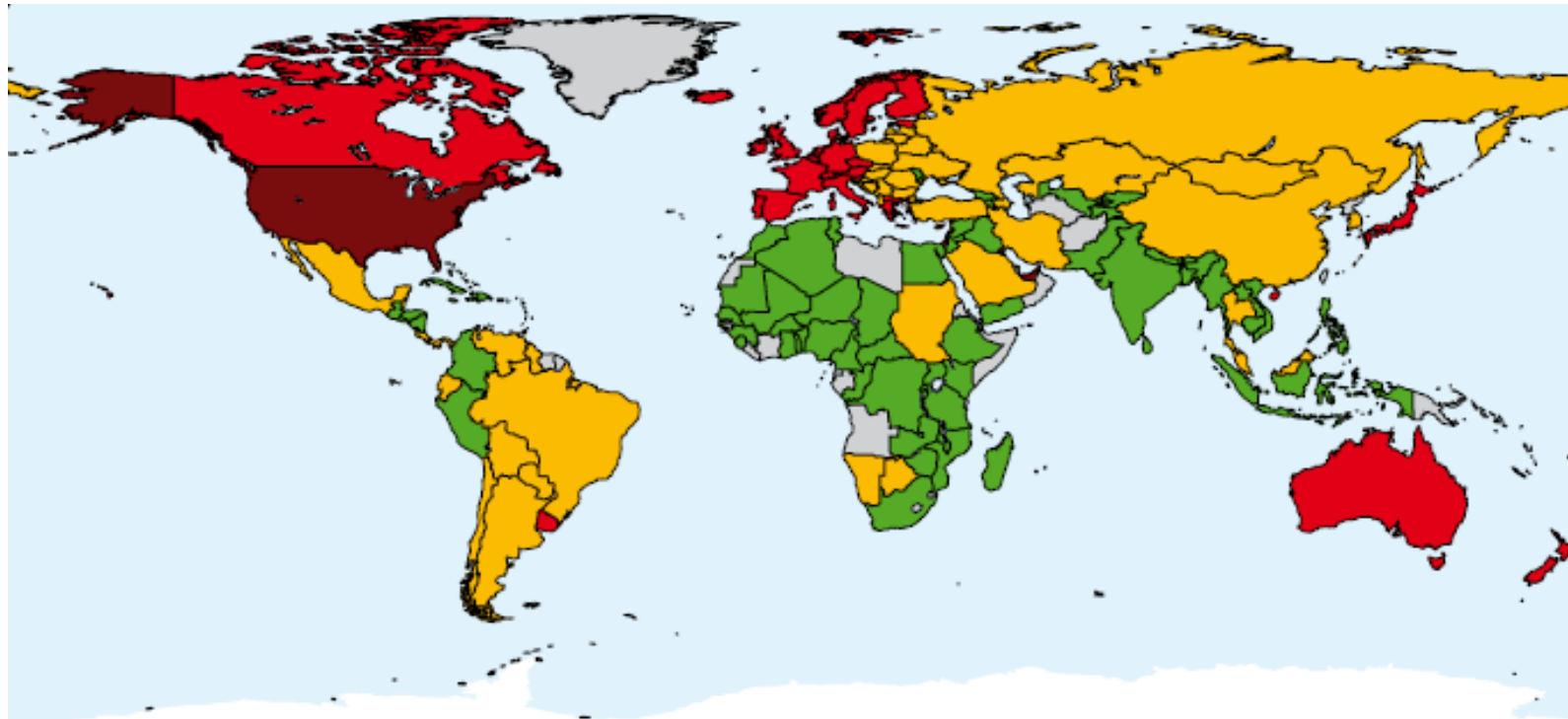


Cambridge City Hall Annex
Cambridge, MA
LEED Gold
HKT Architects

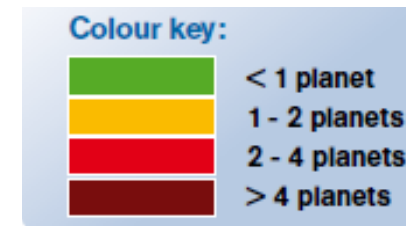


Christman Building
Lansing, MI
Triple LEED Platinum
SmithGroup & Mayotte Group

Natural resource use is climbing

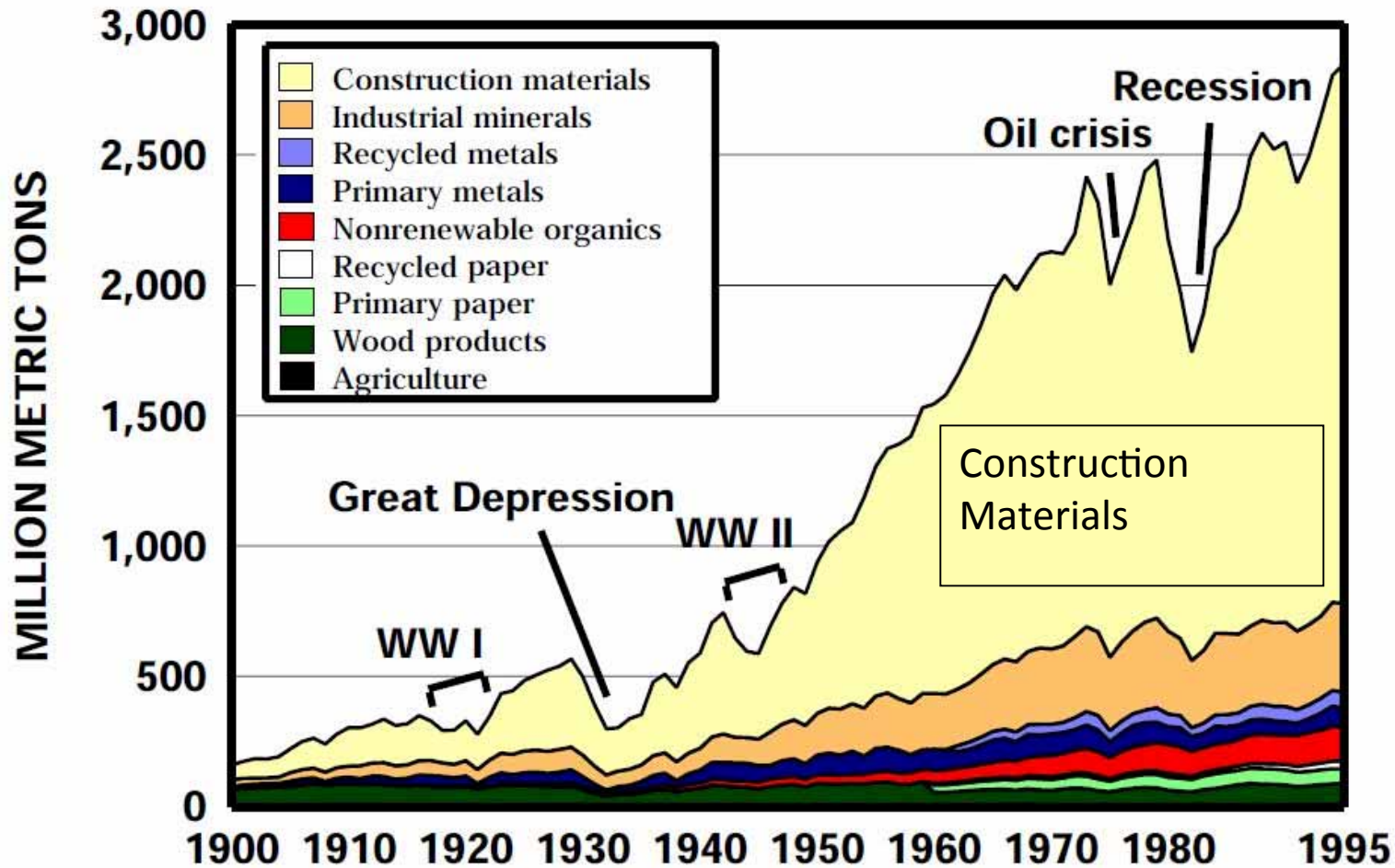


In the past 50 years, humans have consumed more resources than in all previous history



Happy Planet Index | <http://www.happyplanetindex.org/public-data/files/happy-planet-index-2-0.pdf>

especially for construction



Raw Materials Consumed in the U.S

.|

“Consumption of Materials in the United States, 1900 -1995” | <http://pubs.usgs.gov/annrev/aerdocnew.pdf>

People, Planet, Prosperity



Photo: National Trust for Historic Preservation.
Photograph by the City of Oberlin, Office of Planning and Development.

**IGNORE
YOUR TEETH
and THEY'LL
GO AWAY**



Sheldon D. Sydney, D.D.S.

Clinical Associate Professor of Periodontics
School of Dentistry, University of Maryland



Secretary of the Interior's Standards for Rehabilitation

- Apply to all properties, all building types, sizes, uses, materials
- Apply to exteriors AND interiors
- Apply to the building site and environment, landscape, attached and adjacent new construction
- All 10 Standards must be met to comply with regulations

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed.

NEW!



THE SECRETARY
OF THE INTERIOR'S
STANDARDS FOR
REHABILITATION &

ILLUSTRATED
GUIDELINES ON
SUSTAINABILITY
FOR
REHABILITATING
HISTORIC
BUILDINGS



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

<http://www.nps.gov/history/hps/tps/index.htm>