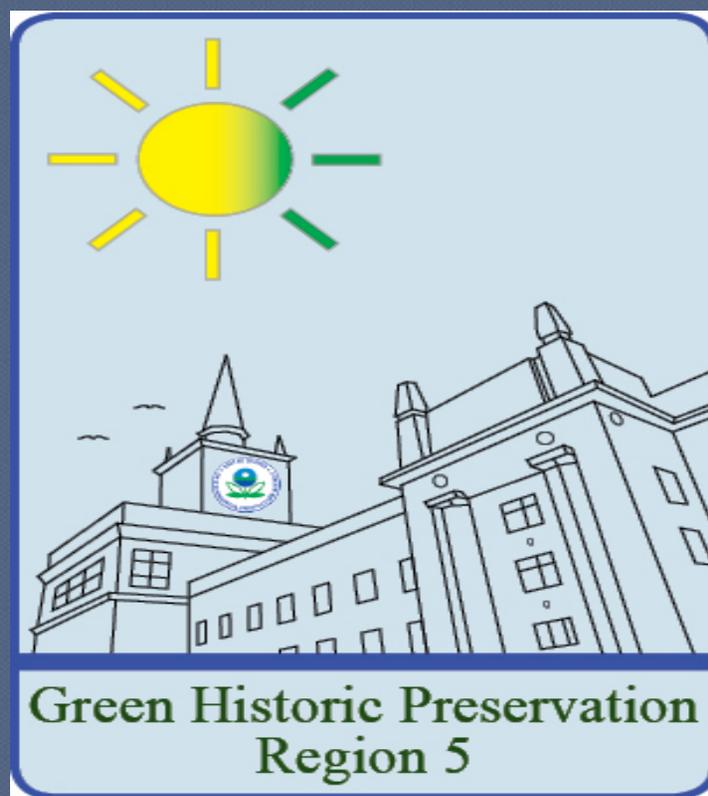


# EPA Region 5 Green Preservation Initiative

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10<sup>th</sup> Annual New Partners for Smart Growth Conference – February 5, 2011  
Yolanda Bouchee, Green Preservation Specialist, U.S. EPA Region 5

# Purpose

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- Promote the reuse of historic buildings as part of an overall green building strategy
  - Stress the inherently green aspects of older buildings



Historic Preservation

THE ORIGINAL  
**GREEN**

# Problems

- Real and perceived barriers to sustainable preservation of buildings
  - Stumbling blocks in the regulatory/ review process; code compliance
- Lack of communication between developers, regulators, preservationists, and other stakeholders
  - Need to work together to promote energy-efficient, location efficient investments
- Proper restoration and maintenance seem too costly compared to demolition and new construction
  - Lack of awareness of tools and incentives



# EPA Region 5

## Sustainable Communities Team Approach

- **Step 1:**

- Identify key issues

- **Step 2:**

- Form steering committee of diverse stakeholders to facilitate change

- **Step 3:**

- Hold forum for dialogue among Stakeholders, including other agencies and private organizations

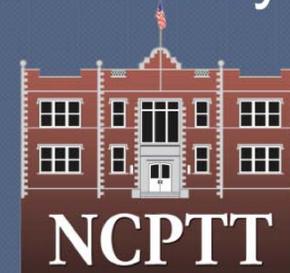
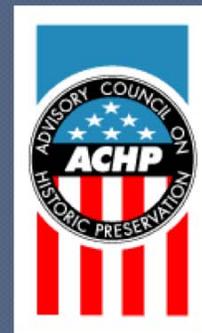
- **Step 4:**

- Plan and implement policy changes with key partners



# *“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”*

- Greening Historic Buildings – Indianapolis, Indiana – January, 2010
  - Focus on Identifying Barriers
  - Form a National Green Preservation Advisory Group



# Interest from Regional EPA Offices

- Backing from Region 5
- Help to develop Symposia in other parts of the country
  - EPA Regions 2 and 3



# *“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”*

- Greening Historic Communities-Wilmington, De. June 15-16, 2011
  - Identify Roadblocks to Greening Historic Communities and propose solutions for removing them
  - Codes, Incentives, Zoning, Energy Efficiency



*“Green Historic Preservation: What Works, What Doesn’t, and What Should Change?”*

- Evaluating the Inherent Sustainability of Older Buildings – West Coast – 2012
  - Technology – Life Cycle Analysis, Material Reuse, Climate Change, Deconstruction Techniques, Embodied Energy and Green Products



# *“Green Historic Preservation: What Works, What Doesn’t, and What Has Changed?”*

- Update on the Status of Green Historic Preservation (Federal, State and Local) - Chicago, Illinois - 2013
  - Impact on the environment, communities, environmental justice and human health



# Green Preservation Initiative

## Next Steps

**February 3-5, 2011**  
**Charlotte, North Carolina**

Presented by the



- Outreach and Communication
  - Increase Awareness
- Input to Codes and Standards
  - LEED, Secretary of the Interior's Standards for Rehabilitation
- Webinars
- Guidance Document

# Next Steps - Webinars



- Lead paint/Windows
  - Communicate the new lead Renovation, Repair and Paint Rule
  - Address the issue of window repairs vs. replacement.
- Weatherization
  - Technologies that will improve indoor air quality, reduce energy load, use reclaimed and recycled materials, and native landscaping.
- Greening Historic Federal Buildings
  - Highlight the federal governments' sustainable retrofit of its own buildings
  - ACHP guidance document

# Next Steps – Guidance Paper

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- Summary of findings from the symposia.
  - EPA and other partners can use as a reference tool as they consider green building techniques and older buildings and their role in society.



# Technical Assistance Project Concord, New Hampshire

EPA Office of Sustainable Communities



## Goals:

- I. To identify solutions to the known barriers to achieving sustainable redevelopment of historic properties, and
- II. To identify incentives and develop tools that can be used to facilitate their sustainable redevelopment

# Concord, New Hampshire

- Why is Concord Important?
  - Historic character of downtown
- What challenges does Concord face?
  - Development of second floor space
- What are they hoping to achieve?
  - Preserve Historic Character
  - Leadership in Sustainable Development
  - Provide Developers with the tools to make their projects economically



# Reinvestment in Historic Communities as a Sustainable Development Strategy



## Challenges:

- Compliance with accessibility requirements
- Compliance with energy efficiency building code
- Updating existing building infrastructure
- Accurate gauge of value of proposed units

# Technical Assistance

## Analyze:



- Market-based barriers
  - Parking, Lack of comparables, Perception of market
- Code-based barriers
  - Accessibility, Life Safety
- Preservation-based barriers
  - Standards for materials, Replacement techniques, etc.
- Sustainability measures
  - Energy efficiency standards, Water efficiency, etc.

# Deliverables for Concord and other Historic Communities

- Tool Kit: Identify resources, policies, and strategies to sustainably renovate and preserve existing buildings

- Historic Preservation Incentives

- Federal, State tax credits

- Energy Incentives

- Low-income tax credits

- Rapid Response Team

- Group of experts



# Conclusion

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- The redevelopment of historic buildings to reflect current green building and/or energy efficient standards is a necessary part of developing any sustainable community.

