



Preservation Architect

The Newsletter of The Historic Resources Committee | February 17, 2009



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Upcoming Conferences and Events

Tenth Annual Historic Preservation Symposium

Texas A&M University | College Station, Texas
27-28 February 2009

This symposium, organized by the Center for Heritage Conservation, has as its theme Building on Green: Preservation and Sustainability. The speakers include Donovan Rypkema; Carl Elefante, AIA; Gene Hopkins, FAIA; Elaine Adams, AIA, LEED AP; Robert Young, PE, LEED AP; and Ronald Staley, Hon AIA, FAPT. Registration information can be found on the [web site](#). AIA LUs will be available.

Sixth National Forum on Historic Preservation Practice

Goucher College | Baltimore
19-21 March 2009

The topic is A Critical Look at Sustainability and Historic Preservation. Fifteen papers are expected during the conference. Register [online](#) or contact [Megan Cornett](#) at 401-337-6200. The registration fee is \$175, and the event is limited to the first 150 paid registrants.

The AIA Historic Resources Committee (HRC) maintains this [list of events](#) offered by allied organizations in addition to AIA HRC-sponsored events featured on the [HRC Web site](#). If you would like to suggest an addition to the list, please send the information to hrc@aia.org.

Event Reports

Traditional Building Exhibition and Conference

by James J. Malanaphy III, AIA

National Historic Tax Credit Conference

by Harry Hunderman, FAIA

National Trust for Historic Preservation Conference

by James J. Malanaphy III, AIA

Association for Preservation International's 40th Anniversary Conference

by David Woodcock, FAIA

HABS 75th Anniversary Symposium

by H. Thomas McGrath, FAIA

2008 Peterson Prize Ceremony and Reception

by David Woodcock, FAIA

Richard Morris Hunt Fellowship – Alumni Reunion

by Mary Brush, AIA, and Wendy Hillis, AIA

In the News

Letter from the 2008 Chair on Sustainability and Historic Preservation

By Sharon C. Park, FAIA, FAPT

This issue of *Preservation Architect* has a number of reports from various meetings that have taken place this fall that readers might find of interest. Of particular note are papers on the Association for Preservation Technology, International's (APT) annual conference, the APT two-day Symposium on sustainability and the Historic American Building Survey's 75th Anniversary celebration, held at the Library of Congress in Washington, D.C. The HRC is winding down a busy 2008 and planning for a very exciting 2009, when David Woodcock, FAIA, will be taking over as Chair. I have enjoyed my five years of service to the HRC and will continue to serve on a number of committees. I will make a final report on our 2008 activities in the next newsletter. [More](#)

Letter from the 2008 Communications Subcommittee Chair

By Don Swofford, FAIA

Two years have passed since I took over as chair of the Communications Subcommittee. Due in

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large part to the staff assigned to work with us, Shaw Hubbard, Marsha Garcia, Kathleen Simpson, and the ever-present Kathleen Lane, as well as the members who volunteer their time and expertise to fill the pages of the newsletter, I can say that the last two years have been a success. [More](#)

US Preservationist Gustavo Araoz Elected President of the International Council of Monuments and Sites

Gustavo F. Araoz was elected President of the International Council of Monuments and Sites (ICOMOS) during the organization's 16th General Assembly and International Scientific Colloquium, held in Quebec City, Canada, from September 29 to October 4, 2008. Mr. Araoz currently serves as Executive Director of the United States Committee for ICOMOS (US/ICOMOS), headquartered in Washington, DC. He is the seventh President of ICOMOS, and the first American ever elected to this office. ICOMOS was founded in 1965 to create an international network of professionals and supporters of heritage conservation and has grown to become the pre-eminent global historic preservation organization. Read the [press release](#) on the ICOMOS web site.

Features

Teaching Preservation Values

By Joseph K. Oppermann, FAIA

This [article](#) was originally published in August 2008 of [Traditional Building](#) magazine.

Art Deco: A Southwestern Perspective

This [presentation](#) was made by Marcel Quimby, FAIA, at the AIA Preservation Breakfast in Tulsa.

How Changes to LEED™ Will Benefit Existing and Historic Buildings

By Barbara A. Campagna, AIA, LEED AP

Buildings are the largest contributor to the greenhouse gas emissions that cause global warming—and making buildings more energy efficient is one of the most immediate and measurable ways to address this growing concern. The advantages of “green buildings” are well documented: 30 percent energy savings, 35 percent carbon savings, 30-50 percent water savings, and 50-90 percent waste cost savings.

The U.S. Green Building Council (USGBC) is a nonprofit organization founded, in the words of its mission statement, “To transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life.” A steering committee of the USGBC developed the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ to provide universally understood and accepted tools and performance criteria that encourage and accelerate global adoption of sustainable green building and development practices. LEED encourages construction practices that meet specified standards, resolving much of the negative impact of buildings on their occupants and on the environment. Green buildings in the United States are certified with this voluntary, consensus-based rating system. [More](#)

Energy, Memory, Currency & Culture: Heritage Conservation and Building Sustainable Communities

By James J. Malanaphy III, AIA, and Charles D. Liddy AIA, Conference Co-Chairs of Energy, Currency and Memory: Sustaining the Value of Historic Resources (2006)

This issue of *Preservation Architect* features papers and presentations that were to be introduced during the AIA HRC/AIA Minnesota joint conference and symposium at the University of Minnesota in November of 2006 – Energy, Currency and Memory: Sustaining the Value of Historic Resources. Two years have passed and in that time much has been accomplished to strengthen the association between historic preservation and sustainability, green building, and sustainable community design. Hence for this issue, ECM has become EMC2. The distinction separates the idea of conserving history as a remembrance of the past from the contribution a building heritage makes to a living culture. [More](#)

Natural Allies

By Rico Cedro, AIA, LEED AP

Historic architecture and landscapes represent enormous investments by their societies in social, cultural, economic and environmental capital. They embody not only the collective memory of the cultures that construct them, but also the accumulation of significant natural and man-made resources. Sustainable design, in collaboration with historic preservation, is uniquely positioned to demonstrate, protect and enhance the value of this capital. This is powerfully illustrated in the renewed authority and relevance sustainable design gives to vernacular architecture. [More](#)

Sustainable Design for Historic Preservation Projects: Opportunities and Challenges

By Deborah J. Cooper, AIA, and Stephen J. Farneth, FAIA, LEED AP

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As sustainable design has become the standard of our daily practice, integrating appropriate sustainable design strategies into our historic preservation projects has become very important. Generally, sustainable design and historic preservation are very compatible objectives. Re-using existing materials, rediscovering and capitalizing on historic buildings' many sustainable features, and carefully inserting new highly efficient building systems into the building all can be practices that are completely appropriate to the design intentions of a historic building's rehabilitation. Conflicts may occur, however, when sustainable design features are proposed which may damage or destroy the materials or character of the historic structure. [More](#)

Reduce + Reuse = Preservation: A Presentation Concerning Green Preservation

By Michael Jackson, FAIA

"When we build of stone, let us think we build forever." John Ruskin, 8 February 1819 – 20 January 1900

Sustainability: "meeting the needs of the present without compromising the ability of future generations to meet their own needs", World Commission on Environment and Development (Brundtland Report), 1987.

In an effort to address the "fair use" issue regarding the use of graphic images contained in Jackson's presentation, the presentation has been placed on the [Illinois Historic Preservation Agency web site](#). The version on the web site changes periodically as it gets updated, ensuring that it contains the most current information. [More](#)

Mike Jackson, FAIA, is the Chief Architect of the Preservation Services Division of the Illinois Historic Preservation Agency (IHPA). He directs the IHPA architectural staff in evaluating changes to historic buildings when those alterations fall under a variety of regulatory and benefit programs. Mr. Jackson also supervises the IHPA design services provided to the Illinois Main Street program. He is a visiting professor of architecture at the University of Illinois at Urbana-Champaign.

Sustainable Development and Historic Preservation

By Donovan Rypkema

Green building is not a synonym for sustainable development. Sustainable development has three elements – environmental responsibility, economic responsibility, and social/cultural responsibility. Green buildings and their corresponding technologies make an important contribution to environmental responsibility, but have nearly nothing to do with the other two. Historic preservation, on the other hand, is simultaneously environmentally responsible, economically responsible, and culturally responsible. In fact historic preservation may be the single course of action of any type that is responsible on all three levels. [More](#)

Geothermal Source Heat Pumps in Historic Buildings

By Don Swofford, FAIA

The earliest evidence and recording of efforts to control climate in a building date back to 2000 BC. Though evidence exists to indicate that some attempts at climate control were sophisticated, until the early twentieth century most attempts at climate control consisted of open windows for ventilation and stoves or fire places burning some form of fuel for heating. Central heating delivered through ductwork was also introduced around the mid-nineteenth century. The electric fan, devised in the late nineteenth century introduced the first mechanical effort to manage ventilation. [More](#)



Update: Mosaic Templars Cultural Center

Preservation Architect is pleased to provide an update to an article initially written by Kwendeché, AIA, for the September 5, 2003 issue of *Preservation Architect*, previously updated by the MTCC's Director, Constance Sarto, in the April 2004 issue of *Preservation Architect*. In March 2006, the building was completely destroyed by fire. Through the efforts of the Department of Arkansas Heritage, Ms. Sarto, and the Mosaic Templars Building Preservation Society, this grand building has been rebuilt resembling the original building and was officially opened on September 20, 2008. The architect of the rebuilt center is Tommy Jameson, AIA, and the general contractor is Carson & Associates.

There are seven new exhibits in the Center: The Arkansas Black Hall of Fame; Black Brotherhood and the Bottom Line: The Mosaic Templars of America; A Building for the Community; A City Within a City: Little Rock's West Ninth Street Business District; The Pride of the Community: Little Rock's Paul Laurence Dunbar High School, 1930-1955; Entrepreneurial Spirit; and Capturing Greatness: The Life and Art of Isaac Scott Hathaway, Artist, Ceramist, Sculptor and Teacher. See the [MTCC web site](#) for more information.

Book Review: Preservation of Modern Architecture by Theodore H.M. Prudon, FAIA *By Jack Pyburn, FAIA*

Professor Theo Prudon's new book on modern architecture is a reference and text for devoted lay preservationist, students and preservation practitioners. While there are a number of excellent books on the history of the modern movement in architecture and exploration of the philosophical underpinnings of the modern movement, *Preservation of Modern Architecture* is the first that addresses the spectrum of issues associated with the stewardship of modern architecture, presents significant manifestations of modernism and frames the philosophical, assessment and conservation challenges of this body of the built environment. [More](#)

The AIA Historic Resources Committee (HRC) maintains a [reading list](#) based on the recommendations of HRC members around the country. We hope to continuously expand the list with additional titles and add book reviews when possible. If you would like to suggest a book be added to the list or would like to write a book review, please contact the advisory group member, [Raymond Plumey, FAIA](#).

Preservation Knowledge and Networks

Certificate Program in Historic Preservation College of Built Environments - University of Washington *By Jeffrey Karl Ochsner FAIA, and Kathryn Rogers Merlino*

The College of Architecture and Urban Planning at the University of Washington (UW) offers two graduate-level interdisciplinary certificates, one in Historic Preservation and one in Urban Design. Three departments in the College share in offering these certificates, Architecture,

Landscape Architecture, and Urban Design & Planning. Students in the professional degree programs in any of these departments, as well as students in the College's Ph.D. programs and the Architecture M.S. program, may pursue a certificate in addition to their individual degree.

[More](#)

Nominations for the 2009 National Preservation Awards due March 2nd

Each year the National Trust for Historic Preservation celebrates the best of preservation by presenting National Preservation Awards to individuals and organizations whose contributions demonstrate excellence in historic preservation. The NTHP invites you to nominate a deserving individual, organization, agency, or project for a National Preservation Award. The postmark deadline for all award nominations, including the Louise du Pont Crowninshield Award, Trustees' Award, Advisory Council on Historic Preservation Award, National Trust/HUD Secretary's Award, and National Preservation Honor Awards, is March 2, 2009. Those nominations not selected to receive a Trustees', ACHP, or HUD Award will automatically be considered for an Honor Award. Go to the [web site](#) to download the 2009 Nomination brochure and view video highlights of last years award winners. The nomination form can be completed electronically but must be submitted by mail.

Advisory Council on Historic Preservation's 2009 Section 106 Course Schedule Announced

Complete information as well as registration procedures can be found on the [ACHP web site](#).

Preservation Action Lobby Day set for March 9-10

Complete information, including agenda and registration form is available on their [web site](#).

HRC Member and Component News

In Memoriam: Sir Bernard Feilden, 1919-2008

Sir Bernard Feilden was the world's leading authority on the conservation of buildings and was once himself described as a "monument to conservation". The list of monuments with which Feilden was involved both as a conservation architect and as a consultant was a roll-call of the world's most precious and important cultural sites. In Britain, his meticulous inspection techniques led to work being undertaken which saved the spire at Norwich Cathedral and the central tower at York Minister from collapse. Other buildings which benefited from his wisdom included St Paul's Cathedral, Hampton Court Palace and St Giles Cathedral in Edinburgh. [More](#)

Call for Submissions to *Preservation Architect*

This issue of *Preservation Architect* stands before you as a high-quality source of information that reaches more than 5,000 HRC members. Countless others browse through with much anticipation and good recognition of new and timely information relative to historic preservation. We strive to be diverse, trendy, and up-to-date with our product, and we certainly need your help in sustaining our goals.

Did you know that you can contribute to our quarterly electronic newsletter by submitting an interesting article from your region? Yes, you can! We accept unsolicited articles of interest to the HRC membership. Yes, there is a review process, and yes, we have submission guidelines. Contact the [AIA staff](#), or [Raymond Plumey, FAIA](#), HRC Advisory Group liaison to the Communications Subcommittee, if you have any questions or comments. We look forward to receiving your submission!



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Traditional Building Exhibition and Conference

Sustainability, Tax Incentives, Modernism and Materials - Draw 2,500 Attendees

James J. Malanaphy III, AIA

The fall Traditional Building Exhibition and Conference was held September 18-20 at Navy Pier in Chicago. It was excellent. There were numerous exhibits and seminars extremely relevant to historic preservation practice. Many of the seminars and field sessions presented were conducted by AIA HRC members. As always, there were a lot of excellent topics to choose from. The Traditional Building Exhibition and Conference gave me a chance to make a lot of new friends and connect with other AIA HRC members to catch up on the latest news. All attendees recently received a press release from the conference coordinators with highlights from the conference, including links to transcripts of key note presentations from Donovan Rypkema, and Russell Versaci. It is presented here for those AIA HRC members who were not able to attend.

65 Seminars, 125 Exhibits, and Historic Restoration/Renovation Experts from Around the World were the Attraction for 2,500 Architects, Contractors, Building Owners and Facilities Managers at Chicago's Navy Pier September 18-20, 2008.

The Traditional Building Exhibition and Conference delivered a years' worth of continuing education credits to architects; presented hands-on training to contractors; analyzed building life cycle costs for facilities managers; and showed building owners how to get government tax credits for historic restoration.

Three keynote speakers - Donovan Rypkema of [PlaceEconomics](#); Michael Lykoudis, Dean of the [University of Notre Dame School of Architecture](#); and architect and author Russell Versaci - provided broad-ranging perspectives. Rypkema, for example, noted "Problems are opportunities; the high cost of fuel has already made historic buildings on transportation corridors appreciate much faster than new suburban buildings." This strong appreciation supports the restoration and renovation of historic buildings as well as new infill construction in older neighborhoods ([view transcript](#)). Lykoudis spoke on the topic of "Building in a Time of Global Warming: Principles of Architecture & Urbanism for the 21st Century," and Versaci elaborated on the origins of the American home as discussed in his forthcoming book, [Roots of Home: Our Journey to a New Old House](#).

This year's conference offered a number of sessions on incorporating U.S. Green Building Council's LEED standards into the restoration of historic buildings. Allen Johnson, director of the Midwest office of [MacRostie Historic Advisors](#), talked about the use of tax credits versus LEED standards in the restoration of two of Chicago's most famous historic buildings - the Sears, Roebuck & Co. Power House and the 1958 Inland Steel Building. Balancing historic preservation with LEED Gold Certification was a highlight of Susan Turner's, AIA, of [Bailey Edward Architecture](#), and Jessica Figenholtz's, LEED

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AP, [OWP/P Architects](#) session on Lessons from a LEED Gold Renovation.

For those with more contemporary interests, Mike Jackson, Chief Architect, Preservation Services Division, Illinois Historic Preservation Agency, presented a case for preserving mid-century Modernism. "We were thrilled with the response to the educational sessions at the Chicago Traditional Building Exhibition and Conference," said conference director Judy Hayward. "It was particularly pleasing to see the response to the programs and tours presented on the topic of mid-century Modernism since we recognize Modernism as an architectural tradition in its own right."

The annual Traditional Building Design Competition also took place on the show floor. Four teams of designers from across the country competed for two days to design and draw a new "old" house that could fit contextually into one of Chicago's most endangered historic neighborhoods. Congratulations to Grand Rapids, MI-based [Visbeen Associates, Inc.](#), for winning first place in the competition.

Show attendees were also able to attend six free educational sessions inside the exhibit hall, on topics such as hardwood flooring, window repair, plaster and wood repair. These were just a few of the many informative conferences and seminars offered at the 2008 Chicago Traditional Building Exhibition and Conference.

For more information, go to www.traditionalbuildingshow.com.

Mark your Calendar for the 2009 Upcoming Events:
March 12-14, Hynes Convention Center, Boston
October 22-24, Baltimore Convention Center, Baltimore

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2008 National Historic Tax Credit Conference

by Harry J. Hunderman, FAIA

The National Conference of State Historic Preservation Officers (NCSHPO) held the National Historic Tax Credit Conference 2008 at the Blackstone Hotel in Chicago on September 24–26, 2008. NCSHPO represents State Historic Preservation Officers (SHPOs), the officials with the frontline responsibility for tax credit review.

This conference marks the one time each year that everyone involved with the Rehabilitation Tax Credits—public agencies, private owners and developers, and nonprofit organizations—assemble to update their knowledge on the rehabilitation tax credits and meet colleagues from around the country. Over three days, expert-led panels presented case studies, the latest in best practices, and open discussions about the tax credits.

The AIA Historic Structures Committee sponsored a session on Thursday entitled “Modernizing Modernism: Challenges with Preserving Post-War Buildings.” The panelists included Mike Jackson FAIA, Chief Architect of the Preservation Services Division of the Illinois Historic Preservation Agency (IHPA); Carol Dyson AIA, Senior Preservation Architect at the IHPA; and Allen Johnson, Director of the Midwest Office of MacRostie Historic Advisors, LLC. The panel was moderated by Harry J. Hunderman, FAIA, Senior Principal with Wiss, Janney, Elstner Associates, Inc., and a member of the HRC Advisory Group.

The second half of the twentieth century was a period of innovation in building technology. Concrete, steel and glass, thin stone veneers, and other technologies opened up new aesthetic possibilities. However the very innovations that contribute to making these buildings potential landmarks also can make them difficult to preserve. The panel explored this issue with several examples of post-war buildings projects. Mike Jackson demonstrated the problems with retaining, restoring, and replacing materials that are no longer available. Mike also spoke to Carol Dyson’s slides (Carol was unable to attend) illustrating several postwar projects that have been successfully rehabilitated while taking advantage of the tax credits. Allen Johnson talked about a recent project at the Inland Steel building and problems related to preservation of significant features of the interior of this iconic Chicago landmark. While buildings of this era offer some interesting and challenging issues, particularly with regard to systems and materials that are no longer available, they can be rehabilitated to meet current needs while preserving those features that are key to the building’s significance—and meeting the requirements for rehabilitation tax credits.

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HRC Events at the 2008 National Preservation Conference in Tulsa

by James J. Malanaphy, AIA

The annual National Preservation Conference of the National Trust for Historic Preservation was held October 21 – 26, in Tulsa, Oklahoma. The conference featured many informative continuing education seminars, field sessions and workshops – including keynote sessions by Chief Wilma Mankiller, Dr. Bob Blackburn, Michael Wallis, Nell Irvin Painter, and Anthony M. Tung.

AIA Preservation Breakfast

During the conference, AIA HRC members and fellow preservationists from around the country meet to network and share news items of interest during the AIA Preservation Breakfast, held each year on Friday morning. Those in attendance this year were treated to an historical overview and personally guided virtual tour of the Art Deco movement's introduction and migration throughout the desert southwest. Art Deco – A Southwestern Perspective (provide a link to Marcel's presentation) was the topic of Marcel Quimby FAIA's fascinating and informative breakfast presentation. Marcel is an active AIA HRC member and distinguished leader in the Dallas, Texas preservation community. A former Dallas Landmark Commissioner, Marcel has served on the Dallas Designation Committee for over twenty years, is an Advisor to the National Trust for Historic Preservation and former President and member of Preservation Dallas and AIA Dallas.

AIA HRC Field Sessions

Every year during the National Preservation Conference a team of AIA HRC member volunteers coordinate and present three field sessions designed to promote the value of historical architects, and introduce historic preservation practitioners and potential clients to basic steps and core principles necessary for assessment of historic buildings and landscapes and successful completion of the federal historic preservation tax credit program application forms.

Tulsa provided some excellent representative property types in which to conduct the AIA HRC field sessions – the WPA Art Deco Will Rogers High School (1939), the Zig Zag Art Deco Southwestern Bell Main Dial Building (Luther Building 1924/1930), and the recently rehabilitated gardens of the Philbrook Museum of Fine Art.

On Wednesday October 22, thirty field session attendees joined Victoria Jacobson AIA and James Malanaphy AIA at Will Rogers High School to participate in the Conducting a Historic Building Assessment field session.

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[Download the workbook.](#)



Will Rogers High School, Tulsa, Oklahoma. Courtesy of James Malanaphy, AIA, 2008.

On Thursday October 23, Oklahoma Historical Society Historical Tax Credit Program Manager, Harry Simms, National Park Service Architectural Historians Angela Shearer and Rebecca Schiffer, Maurice Clyma AIA, and James Malanaphy AIA led fourteen attendees through the process of Certifying Federal Tax Credits Projects in the Southwestern Bell Main Dial Building (Luther Building). [Download the workbook.](#)



Southwestern Bell Main Dial – Luther Building, Tulsa, Oklahoma. Courtesy of James Malanaphy, AIA, 2008.

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Finally on Friday October 24, ; Melinda McMillan-Fox, Philbrook Museum and Gardens Garden Curator; the American Society of Landscape Architects Historic Preservation Committee Chair, Chad Moffett ASLA; Clemson University Professor Cari Goetcheus ASLA, and James Malanaphy AIA introduced twenty five field session participants to the concepts and principles of Conducting a Historic Landscape Assessment in the beautiful and recently rehabilitated formal gardens of the historic Philbrook Museum of Fine Arts. [Download the workbook.](#)



Philbrook Museum of Fine Arts and Gardens, Tulsa, Oklahoma. Courtesy of James Malanaphy, AIA, 2008.

Next year the National Preservation Conference will be held in Nashville, Tennessee. The AIA HRC is looking for members of AIA Tennessee, AIA HRC and ASLA who can assist with the selection of venues for AIA HRC field sessions. If you know of any threatened historic buildings and landscapes in the Nashville area that would be ideally suited to serve as teaching laboratories for this program please contact James Malanaphy, AIA at 907-727-2732.



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Association for Preservation International's Fortieth Anniversary Conference in Montreal

by David G. Woodcock, FAIA, FSA, FAPT

13-17 October 2008

APT returned to Canada, the country in which the organization was founded in 1968, to celebrate forty years of advancing preservation technology with a conference appropriately named "Moving Forward, Looking Back: Interdisciplinary Collaboration in Heritage Conservation." The organizing committee developed a 'green' approach to the conference with venues being planned within walking distance of the Hilton Montreal Bonaventure Hotel. The conference opened with a keynote address under the magnificent double-hammer beam roof of Saint George's Anglican Church and an opportunity to meet and greet over 425 participants from across the globe. The conference papers were grouped under several theme headings, but the overarching focus was on Conservation as Sustainability.

The lessons to be gained from vernacular architecture were explored in a session that opened with a paper by one of the twelve Student Scholars supported by APT that was followed by case studies from Mexico's Raramuri Indian architecture, Gustav Stickley's Craftsman Farms, and the Spanish walls in Cartagena, Columbia. The broader philosophical sessions were paralleled by more technical papers on "Envelope, Masonry, Walls and Windows", "Technical Issues and Solutions to Sustainable Preservation," and a lively discussion on the connection, or disconnection, between LEED and Historic Preservation." It was good to see a discussion on "The Re-Introduction of the Trades" with leading members of the Preservation Trades Network (PTN.) PTN was formed within APT several years ago, and having become established as the leading body bringing together crafts and trades in preservation, their inclusion into the fortieth anniversary and a subsequent paper session on "Trades" was most welcome.

The interdisciplinary collaboration noted in the conference title was evidenced in papers on various approaches to "Advanced Imaging Technology" and "Survey and Documentation," both demonstrating the value of technology transfer from other disciplines and the need for a team approach to heritage conservation.

Preservation Technology of materials was well-represented by sessions on Historic Cements and Binders, and a session that ranged from the assessment of mural paintings in Sicily and Mexico, to the saving of historic elevators in Chicago!

The APT College of Fellows annual lecture, named in honor of Charles E. Peterson, FAIA, a founder of APT, was by Dr. May Cassar, Director of the Centre for Sustainable Heritage at University College, London. Her reflection on the impact of climate change and other 21st century challenges was one

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of the high points of the conference.

The workshops at the conclusion of the conference included "Building Envelopes In Cold Climates, held at the famed Biosphere designed by Buckminster Fuller, "Crafts and Trades" at St. James United Church, and a symposium "Restoration and Renewal-ReShaping Sustainability" led by Carl Elefante, AIA and Jill Gotthelf, and including many of the leaders in the field, including our 2009 addition to the AIA Historic Resources Committee Advisory Group, Jean Carroon, FAIA from Boston.

But if life begins at forty, then the celebration at Le Windsor on Tuesday evening was a brilliant re-birthday event. The classical setting, music, visual imagery from forty years of preservation leadership, good company and a meal worthy of Quebec's French tradition made for an unforgettable evening. The annual awards provided an opportunity to celebrate individual accomplishments, as did the induction into the APT College of Fellows of Natalie Bull and Julia Gersowitz from Canada, and our own AIA HRC Chair Sharon Park.

The connections between APT and the AIA Historic Resources Committee have always been strong, and the relationship will be reinforced in 2009 when the final AIA HRC meeting will be held in conjunction with APT's annual conference in Los Angeles, California, 2-7 November 2009. The conference will open with a two-day symposium on the technology for documentation and its application for historic buildings planned jointly by AIA and APT, with international presenters.

Congratulations to APT for forty years of preservation leadership, and here's to many happy years to come.

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Symposium Celebrates 75th Anniversary of the Historic American Buildings Survey

by H. Thomas McGrath Jr. FAIA

Over 150 participants attended a day-long Symposium titled "American Place: The Historic American Buildings Survey at 75," on Friday November 14, 2008 at the Lewis M. Mumford Room within the James Madison Memorial Building of the Library of Congress. The Symposium celebrating the 75th Anniversary of the creation of the Historic American Buildings Survey (HABS) in 1933 was sponsored by the AIA Historic Resources Committee (HRC), the Library of Congress (LOC) and the National Park Service (NPS). Six speakers were featured at the event and spoke to the theme of "Celebrating Past and Present".

Jeremy Admanson, Director of the LOC, Collections and Services, Elizabeth Rose of the Library's the Prints and Photos Division, Sharon Park, Chair of the AIA Historic Resources Committee, and Catherine Lavoie of the NPS welcomed the participants to the Symposium. Director Admanson suggested that the HABS collection housed at the library was perhaps the defining collection within the libraries holdings. He noted architects, historians, researchers, and educators turn to the HABS collection for inspiration and information concerning historic buildings that are included in a diverse collection ranging from the Wright's Robie House to the Rose Bowl. Mr. Admanson stated that HABS was originally conceived as a ten-week project in 1933 by the Works Project Administration and has now become one of the richest and most popular online databases in the library collections with over 60,000 drawings and 200,000 photos that are available twenty-four hours a day, seven days a week. Sharon Park reminded participants that the HABS program is still a "thriving tripartite partnership that was so inspired in its' conception that it has survived changes in architectural styles and political administrations." Catherine Lavoie cited the common standards for recording and the accessibility of the collection as among the strengths of a program that has endure change and now faces challenges such as the reduction of contributors, particularly in the area of vernacular architecture examples. Ms. Lavoie outlined provocative questions facing the HABS program that set the stage for a response from each of the following speakers to examine the value of a program that has thrived for the past 75 years.

The first Symposium speaker, C. Ford Peatross, founding Director of the Center for Architecture at the Library gave a presentation titled "HABS as a Catalyst in the Library of Congress: Reflections on 75 Years". Mr. Peatross was asked to answer the question of whether the American public finds the collection of value. He began with a broad historical retrospective of architectural collections at the Library that established the context from which the HABS program was conceived and subsequent collection assembled, joining with traditions already established at the Library. He cited the role of the Library's Lester Holland AIA, a former AIA HRC

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Chairman, who worked at the LOC and who collaborated closely with Charles Peterson of the NPS to establish the HABS program. Mr. Peatross likened the brilliance of their HABS conception to standardize the recording of historic buildings: sheet sizes, photos with negatives with the achievements of Henry Ford.

Jack Larkin, chief historian of Old Sturbridge Village and affiliate professor of history at Clark University, spoke next to the subject of "Evoking the Past: The Significance of HABS for American Social and Cultural History". He provided examples of the worth of the preservation of cultural heritage by providing a large variety of compelling examples of how HABS images that intersect with written historical documents can be transformative to the social historian by providing a prism with which to view early America. Using many southern plantation examples from the collection that documented the confinement and punishment of slaves his presentation provided dramatic support for his contention that the HABS collection allows an inner penetration, in a very powerful format, to understand America's past.



Camille Wells, lecturer in the Department of Architectural History at the College of William and Mary and a former architectural historian for the Colonial Williamsburg Foundation was the last speaker of the morning session. Ms. Wells offered the architectural historians perspective in her presentation "Dispatches from the Field: What Those Buildings Want Us to Understand." Her presentation began with an acknowledgement that the result of a consistent and authoritative set of recording standards established by 1934 over time generated a national collection. However, citing the example of the reconstruction of the early capital of Virginia by the Colonial Williamsburg architects she cautioned about the pitfalls encountered when survey teams adapted a "one size fits all recording" for every site and asked only questions that already had known answers. She provided more recent HABS recording examples of Quaker Meeting Houses in the Delaware Valley that took a more analytical approach to the architectural recording process and thus demonstrate that recording conventions have changed for the better. Ms. Wells suggested HABS field teams extend their survey to become one of discovery, explanation, and inference of what historic buildings want us to know: "to find out the life I have lived". She ended her presentation with the ideal that every historical

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building is both recorded and analyzed by suggesting the following points: arrive with questions and draw upon your experience; be a "house whisperer" move slowly and deliberately; the building will try to tell you everything at once, create categories such as exterior, technology, etc.; understand the building in four dimensions, height, width, depth, and time; and finally, consider a full HABS set of drawings may not address all your questions.

The afternoon session began with David Woodcock, professor of architecture and founder of the Center for Heritage Conservation at Texas A&M University with his presentation on "Reading Buildings: The Role of Documentation in Education and Practice". Professor Woodcock drew upon his experience in directing the production of more than 60 sets of HABS drawings and 9 sets of student drawings recognized by Peterson awards to offer his insight that drawing from life is a way to observe record, analyze, and appreciate. HABS fieldwork leads to understanding building technology and is a way of remembering a building properly. The educational value of HABS fieldwork is that it demands students select information, interpret evidence and develop teamwork skills. Hand measuring provides the basis for students; it is the index, according to Professor Woodcock, for all other forms of recording; photography, film, rectified, aerial, digital, software driven, photogrammetric, and total station surveying. Participation in the HABS program provides confidence for students to determine; what do I need to know, how am I going to find it, and how will I share it with the team? He ended his presentation with the observation that the HABS program continues to provide a valuable link between the past and the future for both education and architectural practice.

Anne Weber, a senior associate with Farewell, Mills, Gatsch Architects in Princeton, N.J. was the next presenter with a discussion about how HABS is used within the architecture profession, the challenges of producing documentation, and the pros and cons of using new recording technologies. Her presentation had the title: "Are HABS Drawing Standards Viable in 21st-Century? ". The financial evaluation of HABS recording is a reality of architectural practice and cost is always a factor. Record drawings have value in architectural practice by providing base drawings for construction documents and as models for evaluating rehabilitation alternatives. Beyond hand drawing, there are now available new tools and technologies for a variety of recording tasks and Ms. Weber listed the pros and cons of many of these technologies. She maintained that the detail available from photogrammetric recording and laser scanning is not always required when preparing construction documents and accessibility and storage of the medium can be problematic for the architectural office. She ended her presentation by praising the value of HABS field notes and suggesting that more graphic representations on the drawings, more information about materials, and linking HABS documents to Graphic Information Systems (GIS) would be beneficial.

The final speaker of the afternoon session was Katherine M. Arrington, digital library specialist in the Prints and Photographs Division of the Library of Congress who continued the conversation about new technologies by addressing the challenge of discussing how can digital imaging interface with archival collections, and the ways in which HABS and the Library of Congress are already embracing technology to improve the quality of the reproductions and the user experience. The title of her presentation was "HABS: A Digital Present and Future."

Ms. Arrington made the case that HABS was a top collection that was heavily used by citing the 420,000 site visits in 2007-2008 that resulted in 523,000 image downloads. She demonstrated several methods visitors get to the collection via the internet and gave several educational examples of teaching with the collection. Archival standards for digital images are now being developed by the Library staff that is also exploring new ways to catalog online. Her presentation ended with the promise that the LOC is constantly searching for digital standards that offer the best chances for sustainability over time.

The symposium concluded with a panel discussion of all six speakers. The panelists discussed topics that included: HABS techniques to depict “as is” conditions; expanding the HABS collection beyond the work of summer teams; what is the next quantum leap for technology? What is happening with Building Information Management (BIM) and capturing data; the potential for optical scanning text on HABS drawings; a proposal for a Lester Holland Prize for one-sheet drawings; HABS Level II Standards, and the impracticality of digitizing HABS Field Notes.



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2008 Charles E. Peterson Prize Ceremony

by David G. Woodcock, FAIA, FSA, FAPT

At the conclusion of the "HABS at 75" Symposium an excited group of students, faculty and friends of HABS traveled to the Department of the Interior Museum for the 2008 Peterson Prize Awards. The group was welcomed to the Museum by Mr. Hunter Hollins of the DOI. Catherine Lavoie, Chief of HABS, noted the success of the symposium and the continued dedication of all the parties of the Tripartite Agreement to the principles of HABS and its value as an educational tool, as well as building an ever-growing record of the nation's built heritage. Sharon Park, FAIA, the 2008 chair of the AIA Historic Resources Committee spoke as a member of the 2008 Jury, on behalf of the other two members, Mark Schara, AIA, of the HABS Office of the National Park Service, and Hyman Myers, FAIA of Philadelphia, who represented the Athenaeum of Philadelphia, the trustees of the Peterson Prize funds. She noted the high standards of each of the entries, and reflected on the fact that the drawing skills were outstanding for both CAD and hand-drawn submissions, with entries demonstrating good insights into the quality of the subject buildings, as well as their technology. In a surprise move, at least for Sharon, David Woodcock presented her with a book, signed by the members of the 2008 AIA HRC Advisory Group, on the architecture of Arne Jacobsen, whose SAS Hotel was the site of one of the meetings on the Denmark Study Trip that was a major event during Sharon's year as Chair of the AIA Historic Resources Committee.

David Woodcock, Chair of the AIA HABS Coordinating Committee, then recognized members of the committee, including Ford Peatross, Director of the Center for Architecture, Design and Engineering in the Prints and Photographs Division of the Library of Congress, the repository for the HABS Collection, and Richard O'Connor, Chief of the Heritage Documentation Services of the National Park Service, of which HABS is a part. Bill Barlow, FAIA, of Boston, and Walker Johnson, FAIA, of Chicago were also in attendance at the ceremony.

Before introducing the winning teams, Woodcock thanked [UNICO Systems](#) and [Marvin Windows](#), the sponsors of student and faculty travel, especially for making it possible for the winning teams to attend the day-long symposium that challenged them to be a part of the future of HABS, and not just its past. He also thanked Kathleen Lane and Kathleen Simpson of the AIA staff for their support of the committee and the program over the year.



Eight teams of students and their faculty directors were recognized at the

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ceremony. Each team appointed a student to provide a short review of the project and comment on the significance of the recording experience.

An Honorable Mention was awarded to Texas Tech University recorded the Channing Headquarters at the XIT Ranch. Dr Elizabeth Loudon directed the project, and Ms. Cory Edwards spoke on the value of recording a significant piece of ranching heritage that was to be moved to the Ranching Museum in Lubbock.

A team from the University of Illinois at Urbana-Champaign led by Charles Pipal, AIA, recorded Library Hall at Urbana. Joshua Ream thanked Professor Pipal for his leadership and confidence, and noted the value of the experience of team work that received an Honorable Mention.

David Woodcock moved from podium to center stage to join the Texas A&M University team for an Honorable Mention for recording three buildings at the Sharrock-Niblo Farm in Dallas, Texas. Ms. Leslie Leffke noted that the two mid-19th century log buildings presented challenge enough, but that the 1920s plank barn was so near collapse that 3D Laser Scanning provided the only means to safely capture its form.

The two teams from Texas also shared the Kenneth L. Anderson Award, a memorial to a former Chief of HABS and graduate to Texas Tech University, whose friends established the award in his honor to recognize student teams from Texas schools, and to encourage interest in HABS.

The School of the Art Institute of Chicago team that documented the Chicago Athletic Association Building was also led by Charles Pipal, and Ben Roberts credited Pipal's support as a major factor in their Honorable Mention entry.

Charles Pipal was indeed the faculty hero of the 2008 Peterson Awards, as the School of the Art Institute of Chicago team that he directed received a Third Place (tie) Award of \$1,750 for the recording of Pullman Greenstone Church. Emily Spreng noted the significance of the heritage represented in the building.

A third place (tie) prize of \$1,750 was also awarded to the team from the College of Charleston/Clemson University Graduate Program in Historic Preservation for their recording of the Farmer's and Exchange Bank of Charleston, South Carolina. In thanking Ashley Robbins, AIA, for guiding the team, Meagan Baco also recognized the value of careful field work in learning to understand a building's history and construction.

Kent State University, with Elizabeth Corbin Murphy, FAIA as instructor, continued a long tradition of winning entries into the Peterson Prize with a second place Award of \$2,500 for drawings of the Samuel Findley School in Akron, Ohio. Ryan McNutt recalled the community interest in the recording process, and the real sense of history that was evidenced in the building.

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Bucks County Community College, winners of the 2008 first place prize. Photo courtesy of Walker Johnson, FAIA.

The 2008 first place team attended en masse, and their jubilation was infectious! The sixteen-person team from Bucks County Community College represented a wide range of ages, disciplines, and experience, and in the words of spokesman Kevin Keating, their lack of drawing skills seemed likely to doom the challenge of documenting the Best Farm Stone Barn on the Monocacy National Battlefield in Frederick, Maryland, a project supported by the NPS Training Center at Harpers Ferry and its Director, Tom McGrath, FAIA, a member of the AIA HRC Advisory Group. According to Keating, the team got its inspiration and confidence from their instructor, Catherine Auerbach, and the audience in the Museum could certainly appreciate the smiles on the faces of the team as Catherine received her own Faculty Certificate, and a the First Place check for \$3,000.

At the conclusion of the awards, David Woodcock announced that Jonathan Spodek, AIA, of Ball State University will assume the chairmanship of the AIA HABS Coordinating Committee in 2009, and that he will therefore preside over the 2009 Charles E. Peterson Prize ceremony in Los Angeles, California that will follow a two-day symposium entitled *Capturing the Past for Use in the Future: Integrating Documentation with Design and Construction Practice in Historic Buildings*. The symposium will be held on 2 and 3 November, 2009, prior to the annual conference of the Association for Preservation Technology International, and will be a joint program of APT and the AIA Historic Resources Committee.

The ceremony was followed by a reception and an opportunity to view the winning projects, and visit the exhibit *American Place: The Historic American Buildings Survey at 75*, which opened at the Museum in July.



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Richard Morris Hunt Fellowship – Alumni Reunion

by Wendy Hillis, AIA, and Mary Brush, AIA

Alumni laureates and friends of the Richard Morris Hunt Fellowship convened in France October 22-26 for their bi-annual reunion. Begun in 1990 as the vision of one French woman, Michele le Menestral Ullrich, the program has awarded twenty fellowships and touched the lives of countless people who have supported the recipients of the prize. An amazing professional fellowship, laureates are chosen by an international jury for their accomplishments, value to the profession, and potential as future leaders in architectural preservation. The fellowship is more than a professional sabbatical; it is six months of inspiration, open doors to leading practitioners, hands-on understanding of projects, philosophies, and applied techniques. Further, is a lifetime commitment to the advancement of the profession as well as an ongoing dialogue between historic preservation architects in both of the host countries.

The alumni reunion included group tours of historic sites in Paris and Brittany as well as lovely meals, with magical conversation, in the magnificent homes of those associated with the program. The alumni were joined by the French and American staff who administer the fellowship as well as by Aldo Cossutta, FAIA and Alan Schwarzman, FAIA, Paris residents and supporters of the program, who attended to reunion activities and participated in discussions. The agenda-filled five-days provided inspiration for the alumni laureates to continue to grow as leaders in preservation practice and strengthen their unique network, thus far comprised of 20 architects with a range of ages, backgrounds and nationalities who have all shared in this transformative experience.

Fellowship Background

Named after Richard Morris Hunt (1827-1895), the first American architect to study at Paris' Ecole des Beaux Arts, as well as a founder of the American Institute of Architects, the mission of the fellowship is to foster communication and understanding between preservation practitioners in both France and the United States. The program is co-sponsored by the French Heritage Society (FHS) and the American Architecture Foundation (AAF). Each year, alternating by country, one French or American architect is welcomed for six months as a visiting professional within offices, job sites, conservation laboratories, and preservation agencies of the other country. This highly coveted international honor requires applicants to be licensed architects, practicing historic preservation, and conversant in French and English.

Reunion Reflections – Mary Brush, AIA

Two buildings visited by our group demonstrate interventions which respect the historic character, space, and materials of a building, while valuing the

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contributions of modern aesthetics and technologies. The interiors of the Louvre's Musée des Arts Decoratifs (Photo 1), designed by current laureate Diego Rodriguez (RMH 2008), integrate progressive glazing and lighting details to enhance the historic architecture and ornamentation of the building while creating an innovative display of the industrial arts. It is the balance of a museum within a palace and technological innovation within an historical setting.



Musée des Arts Decoratifs, RMH 2008 reunion. Left to Right: Pascal Filatre (RMHF 2004), Yves Patrick DeFlandres, AIA (RMHF 1997), Wendy Hillis, AIA (RMHF 2007), Sabina Fabris (RMHF 2002), Pierre-Antoine Gatier (RMHF 1991), Mary Brush, AIA (RMHF, 2005), Simone Monneron, John Robbins, AIA (RMHF 1990), Daniel Kahane, Mary Felber, Diego Rodriguez (RMHF 2008), Renata Cortinovis, Directrice du Musée des Arts Décoratifs, Michele le Menestral Ullrich, Stephanie Celle (RMHF 1998), Ruth Schwartzman, Jose-Maria Ullrich, Linda Stevenson, AIA (RMHF 1995) Kyle Brooks, AIA (RMHF 2003), Alan Schwartzman, FAIA. Photo courtesy of Kyle Brooks.

A second influential project for modern preservation design in France is the Galerie David d'Angers, a museum displaying large-scale sculpture within the ruins of the 13th-century Abbey Toussaints in Angers, France (architect, Pierre Prunet, 1984). The tensions between old and new, restored and reconstructed, are beautifully interconnected in this project with layers of history visibly enhanced by modern design elements (Photo 2). The original walls are limestone, new walls are brick. A glass and steel roof and clear glass windows fill the masonry openings and voids. A new slate floor incorporates in its paving pattern a plan of the Romanesque church that predated the 13th century ruin. The missing elements were not recreated as part of the adaptive re-use project, as their destruction is part of the building's history. The building has been given new life with a design that embraces modern architectural technologies.

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Galerie David D'Angers, France. Photo courtesy of Kyle Brooks.

Context of an historic building is valued differently in France and the United States. Anything with a five hundred meter radius of an historic property is protected in France and entire vistas, viewable from the resource, can be included within the domain of a building's protection. This protection of place can be beneficial for the setting and historic character of the immediate surroundings, but it can also create a museum streetscape which hinders the ongoing life of the neighborhood. In contrast, the United States' approach limits protection of a historic property to the historic elements; unless the building is within a historic district. A negative consequence of this more limited boundary is that the context can be more easily lost, and historic buildings may eventually be perceived as out of scale with new, surrounding constructions.

To progress in the Craft of Architecture, we must know from where we evolved. This is the beauty of historic preservation, as the presence of history enhances this evolution. Discussions between the Fellows during the reunion provided the inspiration for us to continue to develop as leaders in the profession, to value our association as Fellows, to recognize the unique network that we have through the culture of preservation, and to enjoy the rich variety we represent as practitioners in the field.

Mary Brush, AIA, is the 2005 Richard Morris Hunt Fellow, and the Preservation Group Leader at Holabird & Root, Chicago Illinois.

Wendy Hillis, AIA, is the 2007 Richard Morris Hunt Fellow, and the Historic Preservation Officer at UNC Chapel Hill.

List of Fellows

1990 John Robbins, AIA, National Gallery of Art, Washington, DC

1991 Pierre-Antoine Gatier, Architecte en Chef des Monuments Historique, Paris, France

1992 Bonita Mueller, AIA, National Park Service, Denver, CO
1993 Jean-Christophe Simon, Paris, France
1994 Ruth Todd, AIA, Page and Turnbull, San Francisco, CA
1995 Linda Stevenson, AIA, Florida
1996 Jerome Francou, Lyon, France
1997 Yves-Patrick Deflandre, AIA, New York, NY
1998 Stéphanie Celle- Riccio, Architecte des Bâtiments de France, Paris, France
1999 Liz Newman, AIA, Portland ME
2000 Stephanie Zugmeyer, Arles, France
2001 Raymond Plumey, FAIA, New York, NY
2002 Sabina Fabris, Paris, France
2003 Kyle Brooks, AIA, Government Services Administration, New York, NY
2004 Pascal Filatre, Nantes, France
2005 Mary Brush, AIA, Holabird & Root, Chicago, IL
2006 Christophe Loustau, Paris, France,
2007 Wendy Hillis, AIA, University of North Carolina at Chapel Hill
2008 Diego Rodriguez, Paris, France

And Announcing:

2009 Tina Roach, AIA, Quinn Evans, Washington, DC



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Letter from the Chair

Sustainability and Historic Preservation

by Sharon C. Park, FAIA, FAPT

This issue of *Preservation Architect* has a number of reports from various meetings that have taken place this fall that readers might find of interest. Of particular note are papers on the Association for Preservation Technology, International's (APT) annual conference, the APT two-day Symposium on sustainability and the Historic American Building Survey's 75th Anniversary celebration, held at the Library of Congress in Washington, D.C. The HRC is winding down a busy 2008 and planning for a very exciting 2009, when David Woodcock, FAIA, will be taking over as Chair. I have enjoyed my five years of service to the HRC and will continue to serve on a number of committees. I will make a final report on our 2008 activities in the next newsletter.

I had the privilege of attending two sustainability meetings recently. The first was the APT Symposium: Restoration & Renewal: Reshaping Sustainability, held October 16-17 in Montreal, and the second was a brainstorming session hosted by the National Trust for Historic Preservation and the National Park Service's National Center for Preservation Technology and Training (NCPTT) in Pocantico Hills, New York, November 5-7, 2008. What was interesting about the two meetings was that they both looked carefully at the state of preservation today and how it fits into the macro picture of climate change, as well as the economic and social spheres of America today. It has not gone unnoticed that the current declining economy will encourage the reuse of existing buildings instead of new construction. There may be more opportunity to renew older buildings, but there will also be a continuing economic pressure to make them more intensely redeveloped. Both meetings dealt with aligning preservation more closely with sustainability, a natural affinity, but also looking at where conflicts might exist with existing grading/point green systems and redevelopment objectives for more efficient building performance and denser community revitalization requirements.

The APT symposium, with approximately 60 attendees, was ably co-chaired by Carl Elefante of Quinn Evans Architects in Washington, D.C. and Jill Gotthelf of Walter Sedovic Architects, Irvington, NY. There were three main areas of discussion: case studies and what we can learn from them; green rating systems and how they are applied; and climate change and how that is affecting building performance as well as the environment. Guest keynote speakers were Rebecca L. Flora, Executive Director of Green Building Alliance and Chair of the Board of Directors of the US Green Building Council, and Storm Cunningham, founder of Revitalization Institute and author of *The Restoration Economy and ReWealth*. The importance of world action to deal with the global changes was a strong message. While sustainability might be a local issue for individual properties and communities, it will be critical to reduce the consumption of non-renewable

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resources worldwide in order to find the balance necessary to sustain the planet. Reinvesting in our natural and cultural resources can enhance livable communities as well as be an asset in destination tourism, which has been seen in a number of revitalized riverfront cities.

The case studies emphasized the need to retain historic materials, reuse salvage on the site, integrate new spaces sensitively and innovate with HVAC and grey water to reduce energy and water usage. The case studies looked at the Lincoln Cottage Visitors Center, Villagra Building in Santa Fe, the Immaculate Heart of Mary Motherhouse in Monroe, MI, St. Patrick's Cathedral in NYC, and Isles Community Organization activities in Trenton, NJ. The case studies identified how sustainable practices could be fitted into historic rehabilitations even when not acknowledged through points on green rating systems. The case studies illustrated a lot of common sense approaches to enhance building performance while reducing the waste in the landfills. The use of modern technology and geothermal systems were most instructive.

The consensus was that the current rating systems do not adequately value existing embodied energy. Many inherently sustainable existing features are not always quantified for valuation purposes; this is an area that needs more scientific study. The valuation of durable materials through life cycle analysis, the energy performance with buildings with good thermal mass, and the ability to retain and upgraded historic windows were all discussed. What was of particular interest was that there are at least 25 rating systems for home owners across the country, in addition to the LEED program in America and the Green Globes in Canada. The failure of almost all of the rating systems to fully value embodied energy in existing buildings is a definite area for improvement. There are, however, many common sense upgrades that can easily improve a building's energy performance, such as awnings, storm windows, operable windows, shutters, and crawlspace and attic insulation. One of the most fascinating case studies was of the Motherhouse Renovation in Michigan by an order of Catholic nuns, who felt that their mission was to be a steward of the environment while upgrading their convent to include elderly assisted living quarters. Extensive amounts of historic materials, from doors to lighting fixtures, were reused within the new scheme and 47 miles of piping were installed as part of a geothermal loop system for heating and cooling. In addition, grey water was captured for reuse on the property. The decisions were not made on a financial basis, but on restoring the site and environment of the property. The by-product, however, was that the convent saved over \$400,000 a year in utility bills.

The National Trust for Historic Preservation has been instrumental in thinking about how to integrate sustainable principles into historic buildings and communities. Patrice Frey, a Trust staff member, prepared a paper in 2007 entitled "Making the Case: Historic Preservation as Sustainable Development," which looks at the issues of environmental sustainability, economic sustainability and social sustainability. These are the three fundamental principles included in making a sustainable world, and were the heart of both the APT Symposium and the National Trust's brainstorming meeting at Pocantico Hills. Thirty specialists representing practitioners, state preservation officers, developers and preservationists met to develop a core set of principles in the form of a charter or proclamation for the full integration of sustainability into historic preservation policy and practice. A draft "Pocantico Proclamation" is to be posted on the NTHP website, perhaps by the beginning of next year. The

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essence of the Proclamation contains six principles: Promote a Culture of Reuse; Reinvest at a Community Level; Value the Lessons of Heritage Buildings and Communities; Make Use of the Economic Advantages of Reuse, Reinvestment, and Retrofit; Re-imagine Historic Preservation Policies and Practices as They Relate to Sustainability; and Take Immediate Action.

Two working groups will be developed by the National Trust to undertake a scientific metric to value embodied energy and look at expanding financial incentives to stimulate more reuse of existing and historic buildings employing sustainable practices. To show the National Trust's commitment to sustainability, the Trust will open an office on the West Coast called the Green Lab. This new office, in partnership with the Clinton Climate Initiative, will look at ways to increase the energy performance of historic buildings and find ways to balance heritage preservation with environmental sustainability.

As the AIA is now calling for members to have sustainability credits as part of their learning units, it is important to acknowledge that the institute considers historic preservation courses and workshops as eligible sustainability training. The HRC will continue to highlight training that will fulfill these needs and will continue to work with practitioners, educators and industry representatives who are interested in supporting integrating the values of preservation into rehabilitated buildings and revitalized historic communities. If members are interested in working on these issues, please let the HRC know.

In the meantime, enjoy this issue of *Preservation Architect*.



Preservation Architect

The Newsletter of The Historic Resources Committee | February 17, 2009

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Letter from the Communications Subcommittee Chair

by Don Swofford, FAIA

Colleagues,

Two years have passed since I took over as chair of the Communications Subcommittee. Due in large part to the staff assigned to work with us, Shaw Hubbard, Marsha Garcia, Kathleen Simpson, and the ever-present Kathleen Lane, as well as the members who volunteer their time and expertise to fill the pages of the newsletter, I can say that the last two years have been a success.

I can never forget the work of Joseph Opperman, FAIA, and Jack Pyburn, FAIA, who initiated and led the charge to bring historic buildings into the curriculum for architecture schools in the university. Some of those early, successful ideas and works are accounted in your committee's electronic newsletter. It is stunning to see such a good idea, one that grew in the seeds of committee work as early as 1992, become such a stunning success and reality. Raymond Plumey, FAIA, brings us a well-thought out bibliography of books on our subject, which is updated regularly. Martha Werenfels, AIA, and Kwendeché, AIA, gave us closer looks at historic preservation work across the United States, and local areas. The work of eight leading universities with Historic Preservation programs was reported. Some of our most important knowledge came through outstanding practitioners like Charles Phillips, AIA, who gave us his thinking on encapsulating historic properties in glass. After reading Gina Crevello's article on electrochemical conservation of historic buildings, I could clearly see the importance of bringing this material to our readers.

Of all the newsworthy events, it was Al Cox, FAIA, when asked to give a report on the DC Societies Historic Resources Committee activities, who reported that the interest in preservation efforts and works seemed to be waning in the rush of the emerging professionals to embrace sustainability. The editorial committee immediately reported this to our Advisory Group and proposed a multi-faceted effort to elucidate the incredible significance of historic preservation to sustainability. To quote the works of William DuPont at a HRC symposium . . . "historic preservation is sustainable, has always been sustainable and will always be sustainable." Our editorial slant has been to make that point, and it was noticeably carried into programs at national conventions and is now a major component of efforts among HRC components across America to reform and renew. Virginia recently renewed its HRC chapter and the membership has grown anew. I am looking forward to the activities of the newly-formed committee.

The real effort came from a movement to convince those who chose to focus on sustainability, maintaining that historic preservation is an established benchmark for sustainability, both in the models it seeks to preserve and the effort to find materials and processes that are deployed in

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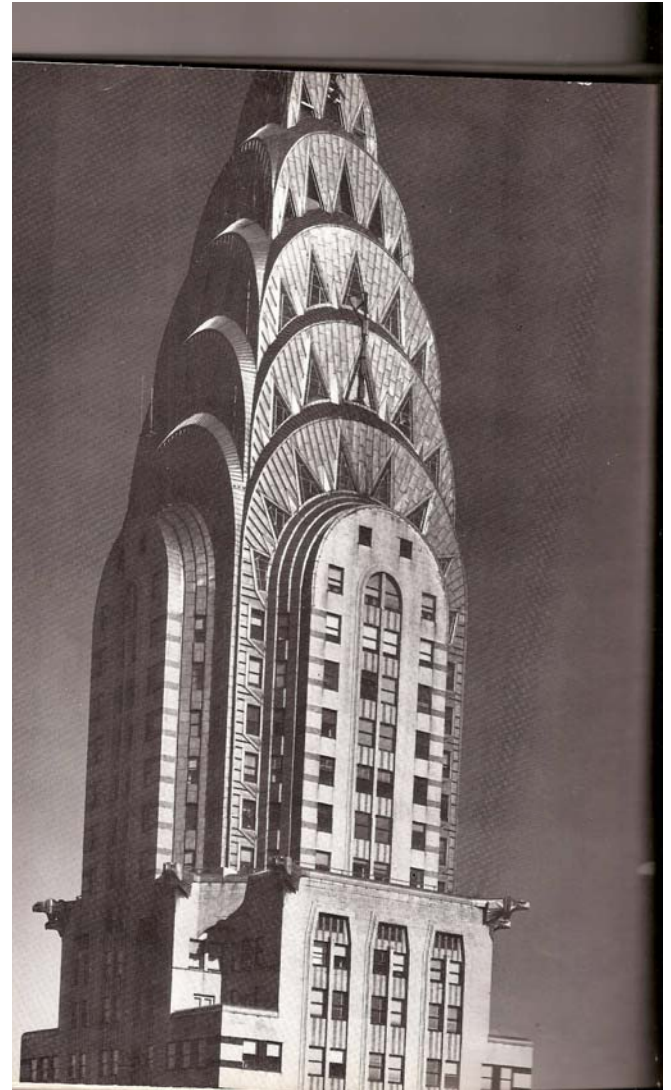
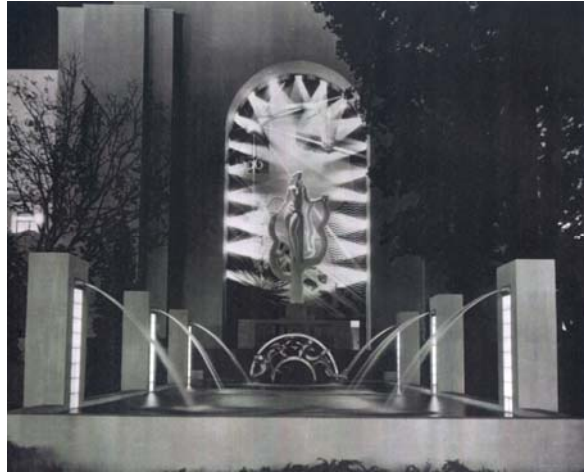
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the field. We are the cutting edge of sustainability. The evidence for that will be apparent in the upcoming Symposium on Sustainability at the College of Architecture at Texas A&M University's Center for Heritage Conservation.

The content of this newsletter will focus on the papers submitted for the planned 2006 Minnesota Conference on ENERGY, CURRENCY& MEMORY: SUSTAINING THE VALUE OF HISTORIC RESOURCES, which was cancelled due to weather...I mean, really, Minnesota in November? I do look forward to reading those papers in this issue and salute James Malanaphy for organizing that meeting and getting the papers into this edition of *Preservation Architect*.

I am very pleased to announce that James Malanaphy, AIA, will be assuming this position as Chair of the Communications Subcommittee. James's undying commitment to historic preservation was evident in his work long before he became chair of the Advisory Group a few years ago. And now, I am free to go back to my community to re-invest myself in the grassroots activities that led me to involvement at the national level...my first stop, and one that I cherish, is membership as a Director on the Board of the Albemarle County Historical Society. It is an honor to serve an organization that maintains a focus on historic properties, from the smallest piece of paper to the grandest Cultural Heritage Site, of which there are four within our area. I will also be taking on one more task to find ways to help those who have been injured by this current economic decline, and pray that our national leadership will be able to sustain us through this time, and build hope for a sound future.

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Art Deco – A Southwestern Perspective

Marcel Quimby, FAIA

Art Deco: an Overview of its origins

Secession movement in Vienna, 1898, led by Otto Wagner which contained curvilinear and geometric elements of what would later become Art Nouveau and Art Deco.... Considered a precursor to Art Deco.

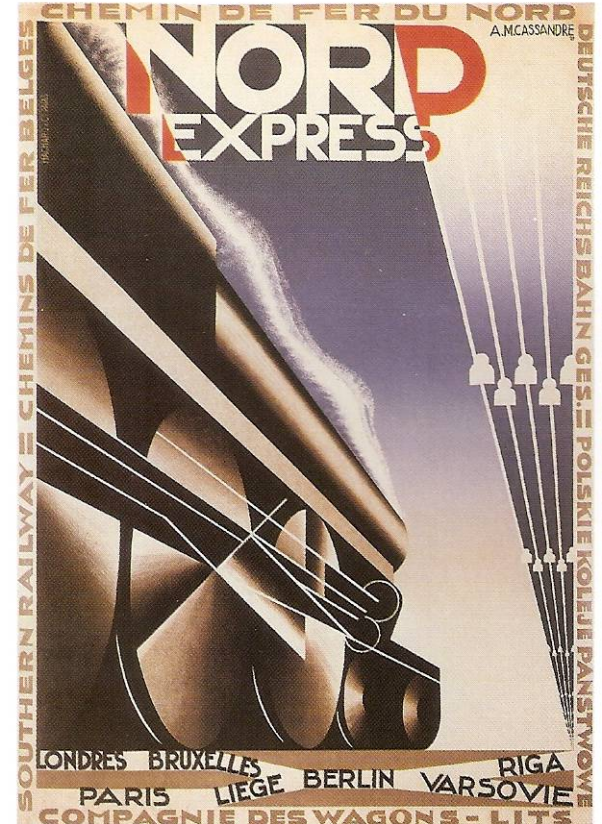
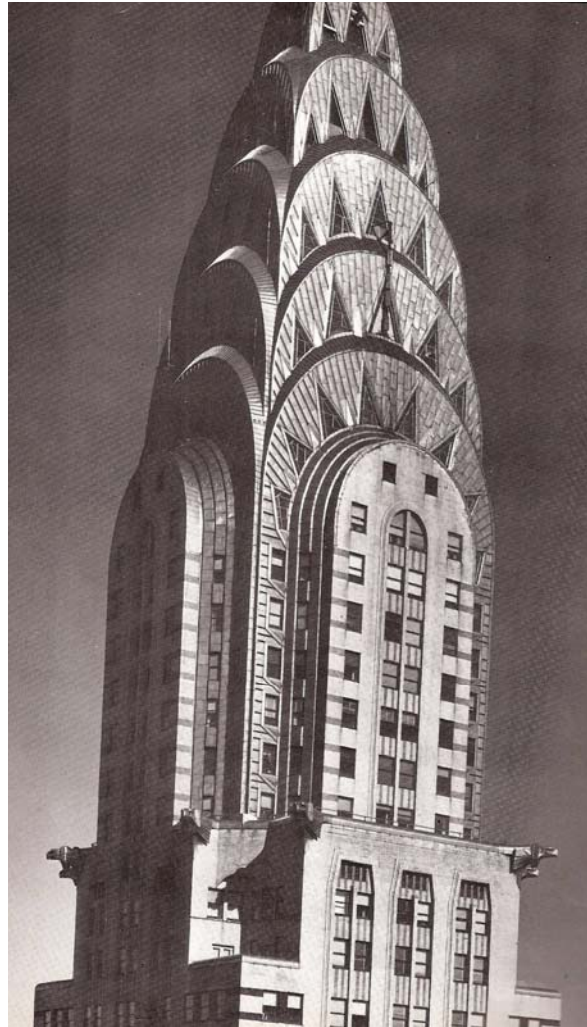
Exposition International des Arts Decoratifs et Industriels Modernes, held in Paris in 1925 as a showcase for 'new inspiration and real originality.'



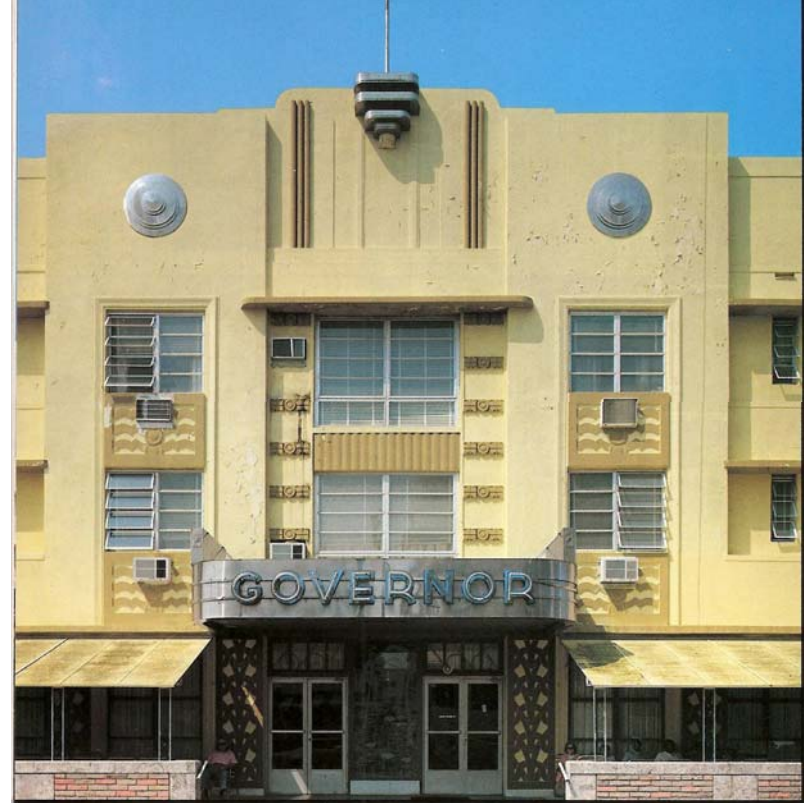
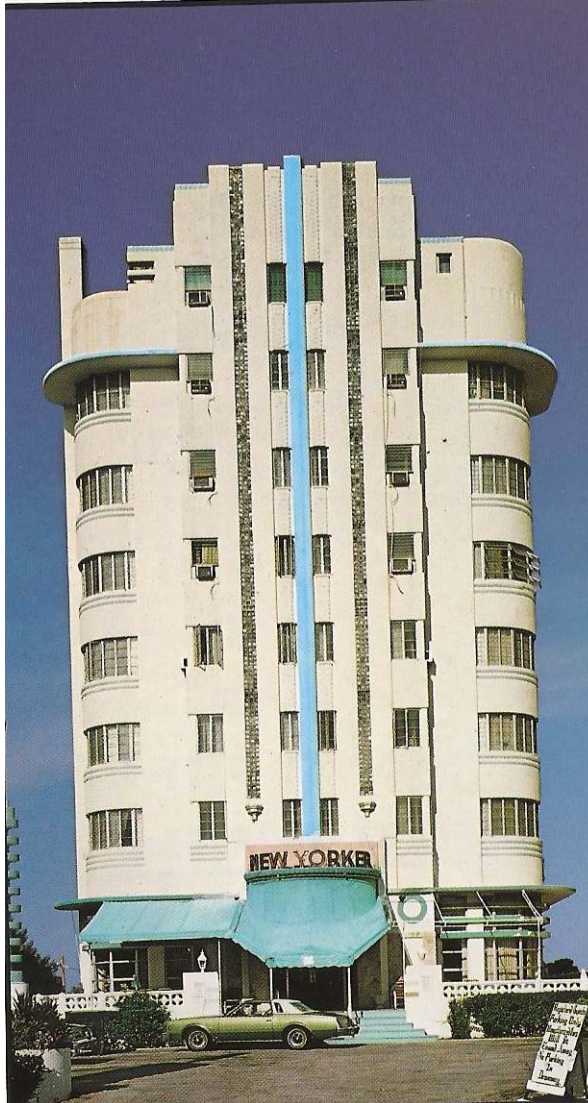
Secession Building in Vienna, 1898.

Designed by Joseph Maria Olbrich (in Otto Wagner's atelier) in collaboration w/ artists the building contained curvilinear and geometric elements of what would later become Art Nouveau and Art Deco.





‘Art Deco’ – collaboration of decorative arts



‘Miami Beach’ Art Deco

‘Southwest Deco’

American Southwest in the 1920s and 1930s.

- Art Deco style was easily embraced by architects looking for a regional style... allowed an alternative to revival styles and use materials and art that was representative of the region.
- Influenced by local materials, artisans and environment (desert, etc.), native American history and local crafts such as adobe, stucco and ceramic tiles.
- Economy of the Southwest was helped greatly by the oil fields in Texas and Oklahoma in the 1920's and 1930's.
(Continental Oil (Conoco) in Oklahoma, Magnolia Oil (Mobil) in Dallas, Texas and hundreds of smaller oil companies)



City County Building
Phoenix, AZ

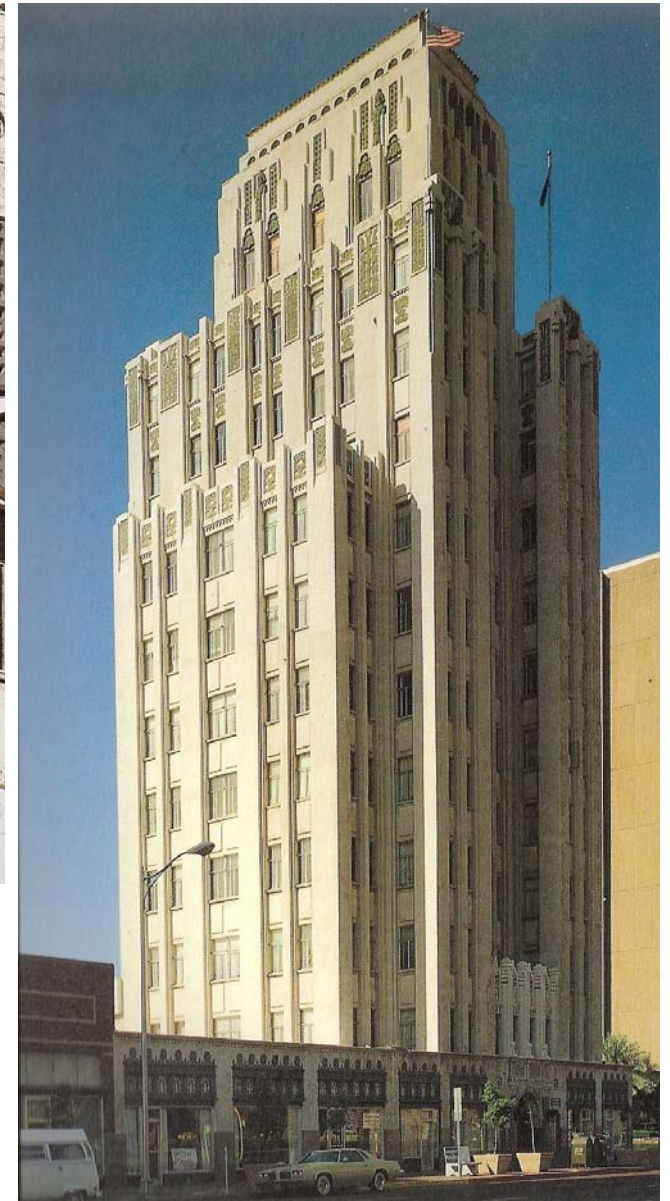


City County Building
Phoenix, AZ





Luhrs Tower
Phoenix, AZ





Albuquerque Indian Hospital

Albuquerque, NM



Skirvin Hotel
Oklahoma City, OK



Skirvin Hotel

Oklahoma City, OK



Skirvin Hotel
Oklahoma City, OK



Art Deco – a Southwestern Perspective / AIA HRC



Skirvin Hotel
Oklahoma City, OK



Fair Park – site of the Texas Centennial Celebration, 1936
Dallas, TX



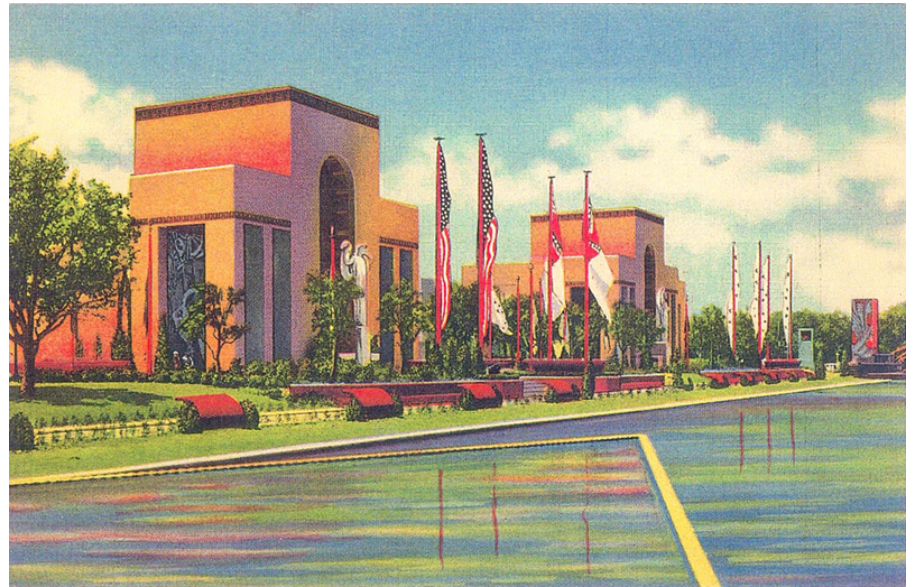
Fair Park – site of the Texas Centennial Celebration, 1936
Dallas, TX



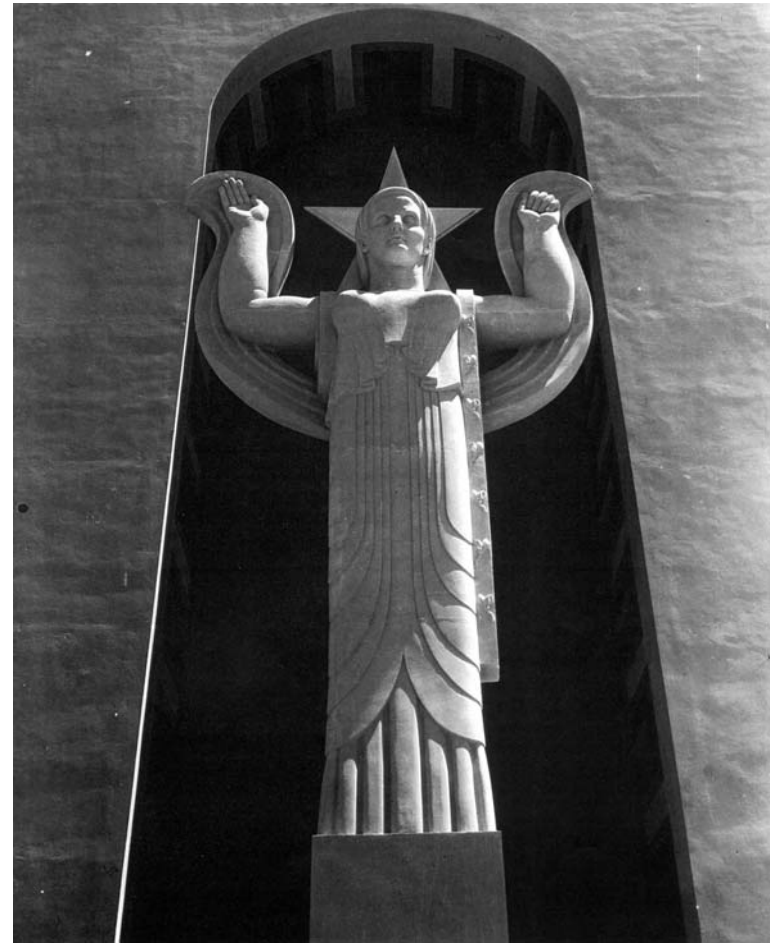
Fair Park
Dallas, TX



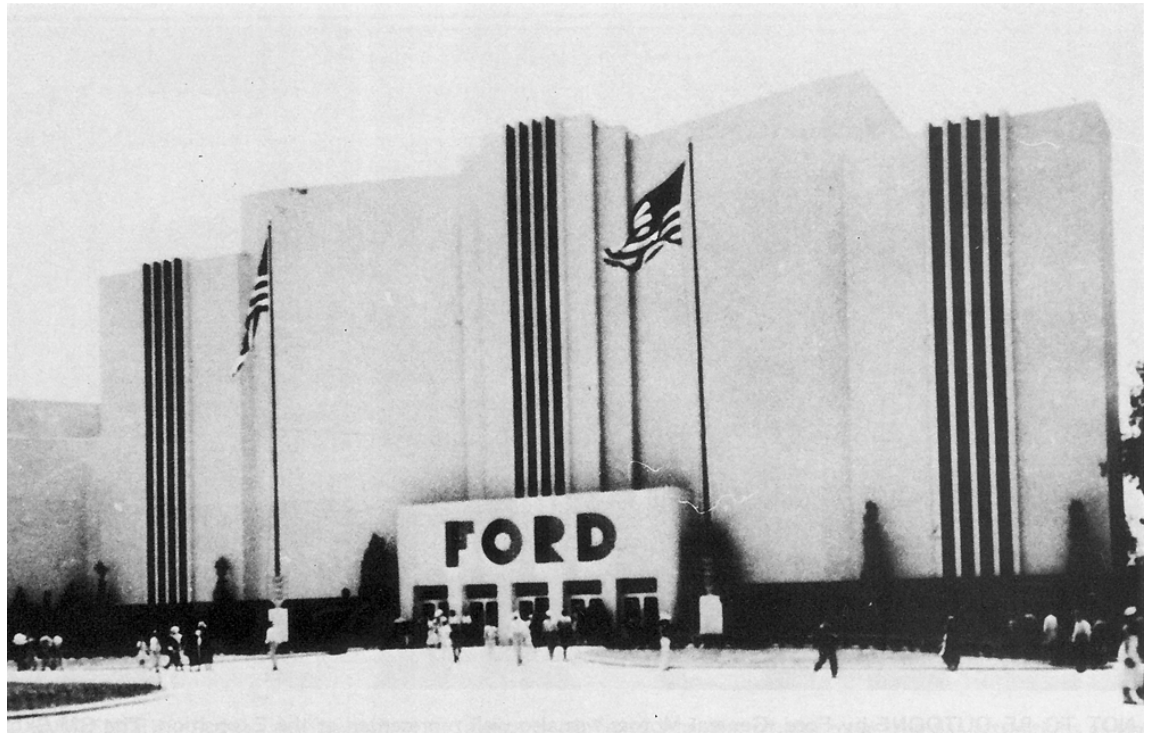
Fair Park
Dallas, TX



Fair Park
Dallas, TX



Fair Park Dallas, TX



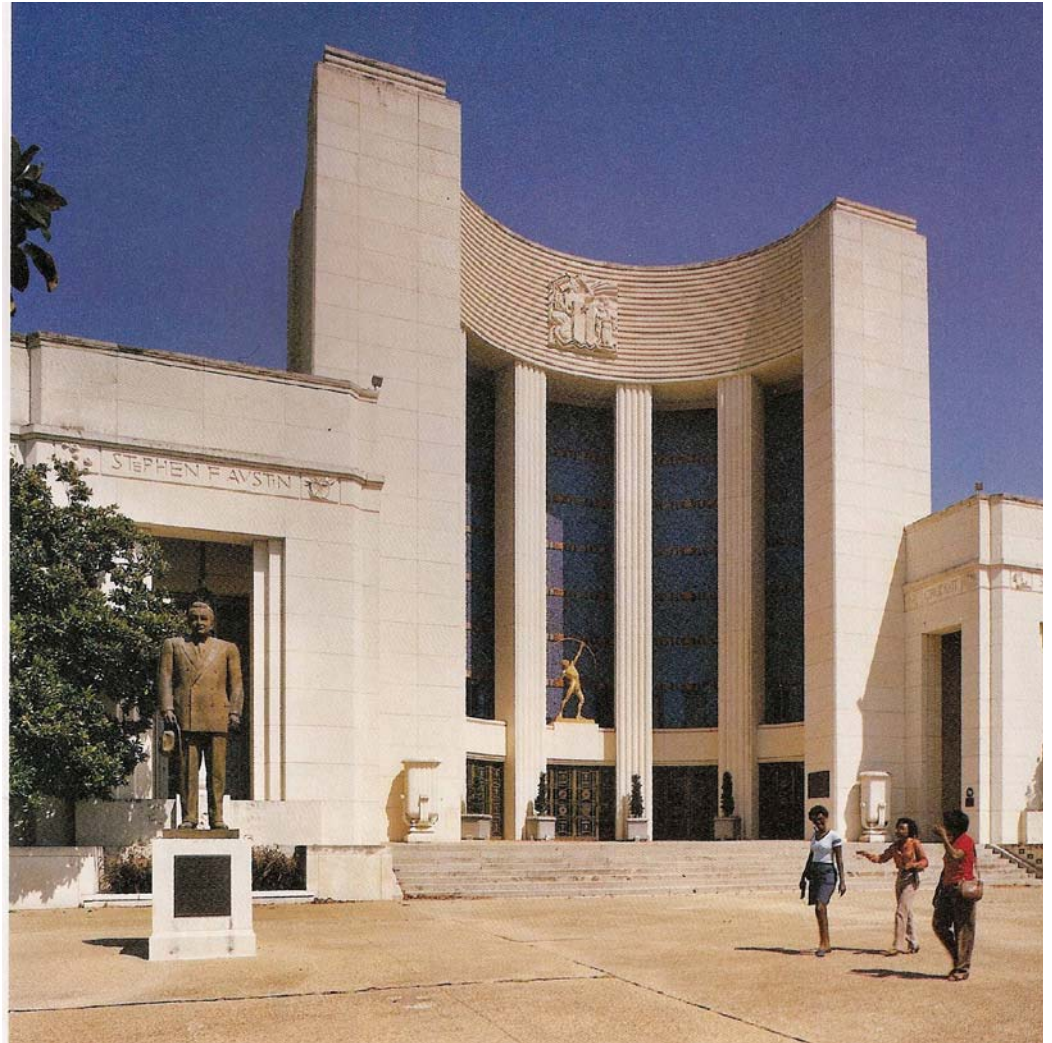
Fair Park Dallas, TX



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Fair Park Dallas, TX





Fair Park Dallas, TX



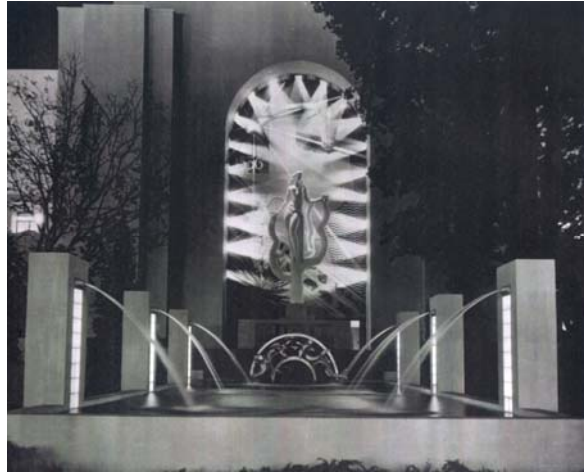
Fair Park Dallas, TX



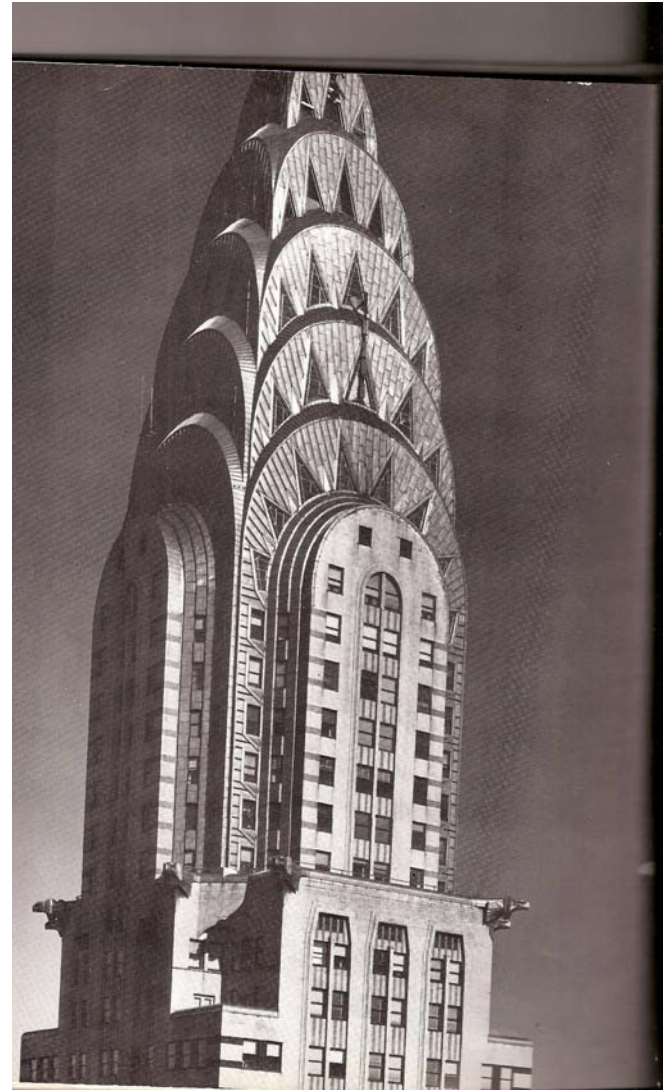
Fair Park Dallas, TX



Fair Park Dallas, TX



Art Deco – A Southwestern Perspective





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How Changes to LEED™ Will Benefit Existing and Historic Buildings

by Barbara A. Campagna, AIA, LEED AP

Buildings are the largest contributor to the greenhouse gas emissions that cause global warming-and making buildings more energy efficient is one of the most immediate and measurable ways to address this growing concern. The advantages of "green buildings" are well documented: 30 percent energy savings, 35 percent carbon savings, 30-50 percent water savings, and 50-90 percent waste cost savings.

The U.S. Green Building Council (USGBC) is a nonprofit organization founded, in the words of its mission statement, "To transform the way buildings and communities are designed, built and operated, enabling an environmentally and socially responsible, healthy, and prosperous environment that improves the quality of life." A steering committee of the USGBC developed the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ to provide universally understood and accepted tools and performance criteria that encourage and accelerate global adoption of sustainable green building and development practices. LEED encourages construction practices that meet specified standards, resolving much of the negative impact of buildings on their occupants and on the environment. Green buildings in the United States are certified with this voluntary, consensus-based rating system.

The USGBC was formed in 1993 and in 1998 the LEED 1.0 pilot program was released. By March 2000, 12 buildings had been certified under the pilot program. During the pilot period extensive revisions were underway and by March 2000 LEED 2.0 was released to the marketplace.

In just eight years this rating system has truly changed the market and how architects practice. As of May 1, 2008, 3.5+ billion square feet of building projects (10,000+ individual projects) have registered intent to seek LEED certification, with dozens more signing up every day.

LEED certification is increasingly respected in the building industry as recognition of social responsibility and leadership in an emerging field. Many state and local governments, and some federal agencies such as GSA, now recommend or require that construction projects earn a LEED rating. And, in addition to reaping the economic benefits of sustainable design-from improved worker productivity and health to lower operating costs-LEED-certified buildings in a few states and cities can now qualify for financial incentives.

THE LEED RATING SYSTEM

The initial LEED rating systems were for six types of projects, specific to various building types or building projects: New Construction & Major Renovations, Existing Buildings (which is for maintenance and operations, *not* rehabs of historic/existing buildings), Commercial Interiors, Residential, Core & Shell, and Multiple Buildings. Today there are several other rating systems, for Neighborhood Development (which is just coming out of the pilot phase), Schools, Retail, and Healthcare. The one most commonly used is LEED-NC: New Construction & Major Renovations.

There are four levels of LEED recognition-certified, silver, gold, and platinum-which are reached through a point system using a LEED score card. Scores are tallied for different aspects of efficiency and design in six categories:

1. *Sustainable Sites*
2. *Water Efficiency*
3. *Energy & Atmosphere*
4. *Materials & Resources*
5. *Indoor Environmental Quality*
6. *Innovation & Design Process*

In the past year USGBC has comprehensively updated most of the LEED rating systems and is

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INTEGRATING PRESERVATION VALUES INTO LEED: THE SUSTAINABLE PRESERVATION COALITION

The National Trust for Historic Preservation created the Sustainable Preservation Coalition in 2006 to influence further development of the LEED Building Rating Systems to better recognize historic and existing buildings. The Trust partnered with several national organizations that were developing separate sustainability agendas, including the American Institute of Architects, Association for Preservation Technology International, National Park Service, General Services Administration, and National Conference of State Historic Preservation Officers. All the partners realized we could make a bigger impact on incorporating historic preservation with green building values by working together.

LEED does much to encourage more sustainable development, and historic buildings can achieve the highest LEED rating.

1. Out of 69 points, about 20 are building-type neutral, meaning any building type-renovation or new construction-can get these points.
2. Another 10 points directly support preservation activities.
3. Any existing building can basically get a "certified" rating with very little effort.
4. Getting "silver" requires a bit more effort and "gold" is readily achievable.

Overlook the impact of projects on cultural value

Do not effectively consider the performance, longer service lives, and embodied energy of historic materials and assemblies

Are overly focused on current or future technologies, neglecting the advantages of many traditional building practices.

The coalition's meeting with the president of USGBC (Rick Fedrizzi) and the director of LEED Technical Development (Brendan Owens) in March of 2007 was quite successful, ending with them inviting us to help them prepare preservation metrics (standards of measurement) for the revised versions of LEED, which have been in development over the past year. We developed a white paper that identified eight basic metrics we believed were lacking in LEED and have been advising the LEED staff on the revisions.

LEED's rapid success presents its stewards, the USGBC membership, with opportunities to continue to improve the rating systems to ensure that future buildings certified under its criteria are even greener than the stock in the pipeline to date. This year USGBC unveiled its most comprehensive amendments to LEED since 2000: LEED 2009, also referred to as Version 3 (v3).

The U.S. Green Building Council has provided drafts of revised rating systems for five project types: New Construction & Major Renovations, Core & Shell, Commercial Interiors, Schools, and Existing Buildings. The council held two public comment periods (and received a record 5,800 comments during the first one). The final version was approved by USGBC members on November 14, 2008 and was **officially announced** on November 18. These latest and most comprehensive edits to LEED look familiar, but the way they will be used is different.

Among its many changes, LEED 2009 includes some that will directly favor the preservation and continued use of existing buildings. (We are specifically discussing the changes to NC: New

Construction & Major Renovation, since that is the most commonly used rating system for large rehabilitation projects, although CS: Core & Shell is sometimes used as well.)

One of the biggest changes is how LEED Accreditation will work with the new versions of LEED, and how Project Certification will change. In 2008, USGBC spun off a new organization, called the **Green Building Certification Institute (GBCI)**, to manage its accreditation and AP testing process. Beginning in January 2009, GBCI will take over the certification process as well. Peter Templeton, the founding Director of LEED, was recently announced as the new President of GBCI. USGBC will now handle all the development of LEED and green building practices, and GBCI will handle all credentialing and certification, ensuring an independent third-party verification of the testing and certifying processes. Please read more about the **new accreditation process**.

The **GBCI accreditation web site** is now live, and the new accreditation timeline is as follows:

FEBRUARY 2009

LEED Green Associate Exam - Beta Test

LEED AP + Operations and Maintenance Exam - Beta Test

MARCH 2009

LEED AP + Homes Exam - Beta Test

SPRING 2009

LEED Green Associate Exam - Launch

LEED AP + Operations and Maintenance Exam - Launch

LEED AP + Design and Construction/Interior Design and Construction - Beta Test

New Candidate Application

SUMMER 2009

LEED AP + Homes Exam - Launch

LEED AP + Design and Construction/Interior Design and Construction - Beta Test

New Credentialing Maintenance Program - Launch

WEIGHTED POINT SYSTEM

The biggest complaint about the current LEED rating systems (such as LEED NC 2.2) is that every credit is worth the same one point-and that there is no weighting by impact or priority. But this is all changing. In LEED 2009, points are distributed based on consideration of the relative environmental or human benefit provided by that item.

The credits in the new version are now weighted according to Life Cycle Assessment (LCA) criteria. Life Cycle Assessment is a scientific methodology to calculate the environmental performance of a product over its full life cycle. By applying LCA to the existing credits, the total possible score for a project has been increased from 69 to 100 points, or actually 110 since there are various bonus points.

The six measurement categories remain the same, but the points have been reallocated according to the results of the LCA weighting. *Sustainable Sites* has gone from 14 possible points to 26. *Water Efficiency* has increased from 5 possible points to 10. *Energy & Atmosphere* has increased from 17 possible points to 35. *Materials & Resources* has increased from 13 possible points to 14. *Indoor Environmental Quality* has remained at 15 possible points. *Innovation & Design* has increased from 5 possible points to 6. And a new section of *Regional Bonus Credits* with 3 possible points has been added.

Here are some ways that the weighted system will better support preservation and smart growth goals:

We've all heard about the building that's been constructed in the suburban fringe going for LEED platinum. The increase of *Credit 2-Development Density & Community Connectivity*, under the category *Sustainable Sites*, encourages the construction or renovation of buildings within a dense community to help dissuade that kind of activity. This credit has increased from 1 point to 5 points.

Also under *Sustainable Sites*, *Credit 4.1-Alternative Transportation-Public Transportation Access* has been increased from 1 point to 6 points. Again, this encourages the placement of buildings in dense communities with access to various forms of public transportation.

The category *Innovation & Design Process* will now offer the opportunity to earn *Innovation & Regional Bonus Credits*. The USGBC Chapters are being given the responsibility to develop 3 additional points to reward projects that address environmental areas of concern in a project's region-for example, having operable windows and shutters in areas with high humidity, or courtyards that allow cross ventilation in tropical regions. This change will benefit many traditional buildings, whose siting and design often demonstrate low-energy solutions to meeting the requirements of their specific climate.

The weighting system has been constructed in a way that if environmental and societal priorities shift, the focus of LEED can also shift by adjusting weightings across the key impact categories-without requiring a complete reconfiguration of LEED.

ALTERNATE COMPLIANCE PATH FOR EXISTING BUILDINGS

A completely new Alternate Compliance Path is being developed that will benefit existing buildings, entitled "Life Cycle Assessment of Building Assemblies." This will be an optional path to use the *Materials & Resources Credits* based on the durability and embodied energy of existing materials as determined through LCA criteria.

The science behind LCA is young and there are many different approaches to it. USGBC has an LCA working group, made up of the most experienced LCA scientists on the continent, who are developing a special LCA Credit Calculator that quantifies the life cycle impact of various materials and building assemblies.

The Alternate Compliance Path was not ready for public review when the rest of the drafts for LEED 2009 were put out for public comment, but it will be available for use with LEED v3 in early 2009. Currently the intent is that any building already registered for LEED will be able to use the Alternate Compliance Path-even if the project is registered under one of the past versions such as NC 2.2. This credit calculator has been in beta testing and will move to project case study testing in the new year. The National Trust has offered our first LEED project, the President Lincoln's Cottage Visitor Education Center as a case study and a way to further formalize our partnership with USGBC. We anticipate beginning this evaluation in early 2009.

The Sustainable Preservation Coalition is very supportive of this approach. While new construction can also use this path, we anticipate that existing buildings will rank the highest and achieve the most points.

LEED NEIGHBORHOOD DEVELOPMENT

One of the newest LEED rating systems is **LEED ND - Neighborhood Development**, which has been in a pilot phase for the past two years, and is now out for its **first public comment period**, project to close January 5, 2009. Anyone can comment during the public comment stage; you only need to be a member of USGBC for the final vote. A second public comment period for this project type is also planned, with the intention that the final version will go out for member vote in the summer of 2009.

LEED Neighborhood Development (ND) is in some respects as different from LEED 2009 as it is similar. It has a very different construct (4 sections instead of 6), was developed by a working group of three organizations - USGBC, Natural Resources Defense Council (representing the Smart Growth community) and Congress for New Urbanism - and focuses on infrastructure and the public realm, with buildings as just one component. But like 2009 it has the four recognition levels - certified, silver, gold and platinum. The National Trust for Historic Preservation has been advising the staff at USGBC for the past 6 months on the final edits to LEED ND and is very pleased to announce and discuss the changes that are out for public comment right now, as well as to encourage everyone to read the new system and send in comments.

"The development of LEED for Neighborhood Development speaks to the breadth of what 'green building' means," says Sophie Lambert, the Director of LEED ND, on the USGBC website. "What was once a rating system solely designed for commercial construction is now evolving beyond single buildings to address development at the neighborhood scale."

The LEED ND Rating System

LEED ND can be used on a single building, a Main Street, a community or even as a tool to retrofit suburbia. The pilot version opened for use in July 2007. The draft rating system was out for public comment in 2006/2007, during which time the National Trust reviewed and commented upon the program upon USGBC request. During the pilot stage, 239 projects were registered in 39 states and 6 countries, which has allowed for the identification of many conflicts and issues, some of which were exactly what the USGBC hoped that the National Trust would be

able to help with. From a preservationist's point of view, it is very exciting that some of the biggest changes to the pilot version of LEED ND involve historic preservation and existing buildings. USGBC speakers acknowledged this fact during their Specialty Update on Wednesday, November 19, 2008 at Greenbuild, and thanked the National Trust for its assistance.

LEED ND has four categories:

1. Smart Locations & Linkages (SLL)
2. Neighborhood Pattern & Design (NPD)
3. Green Infrastructure & Buildings (GIB).
4. Innovation & Design Process

Historic preservation values are particularly addressed in NPD Credit 1 - Walkable Streets and GIB Credits 4 - Existing Building Reuse & 5 - Historic Building Preservation & Reuse.

The Revisions

There have been 5 major structural changes to LEED ND since the pilot version came out.

1. Alignment wherever possible with LEED 2009. Changing the scoring to 100 points is one way that that is being accomplished, as well as trying to use the same terminology wherever possible.
2. The credits have been weighted, in not as complicated a way as the LCA system used for 2009, but weighting nonetheless.
3. Graphics have been added to clarify the descriptions.
4. USGBC has worked with the Center for Disease Control (CDC) to ensure that wherever possible the intents of each credit have been developed to reflect public health concerns.
5. Section 3, Green Construction & Technology has been fully reconsidered and even renamed as Green Infrastructure and Buildings. Extra teeth and requirements safeguarding existing and historic buildings have been provided. In total, 13 prerequisites are now required, up from 9 in the pilot stage.

The strongest part of the revisions is the better alignment of terminology, made in order to best utilize the agreed-upon and legal terminology and concepts as established in the National Historic Preservation Act, and adopted and implemented by states and local jurisdictions across the country. The Secretary of the Interior's Standards for the Treatment of Historic Properties and Section 106, for example, are all referenced.

NPD Prerequisite 1 - Walkable Streets

The concept behind walkable streets is a really sound neighborhood design element. The major goal of this section is to promote walking, bicycling and transportation efficiency. This prerequisite, as well as the related Credit 1, provide guidelines for this section. The prerequisite credit does provide for an exemption for historic districts if their historic design does not follow these guidelines. "Projects located in a designated historic district subject to review by a local historic preservation entity are exempt from b. and c. if approval is not granted for compliance. Projects located in historic districts listed in or eligible for listing in a State Register or the National Register or designated as National Historic Landmarks, that are subject to review by a State Historic Preservation Office (SHPO) or the National Park Service, are exempt from b. and c. if approval is not granted for compliance."

Green Infrastructure & Building Credits 4 & 5: Existing Building Reuse & Historic Building Preservation & Reuse

The language in the current draft has cut the points for these credits to a total of 2 from an original 4; nevertheless, these credits represent a much stronger recognition of historic preservation laws and concepts than has heretofore existed. The pilot version gave one point for keeping or reusing a historic building, and little of the recognized preservation terminology was used. The best part of both of these credits is a prerequisite that invalidates using either of these points if a historic building is demolished. "To achieve this credit, no historic building or portion of a historic building may be demolished as part of the project. An exception is granted only in instances where approval for such action is provided by the appropriate review body. For buildings listed locally, approval must be granted by the local historic preservation review board, or equivalent body. For buildings listed in a State Register or in the National

Register of Historic Places, approval must appear in a programmatic agreement with the State Historic Preservation." It is worth noting that it would still be possible, with this current construction, to demolish a historic building and simply not opt for either of these two credits, as it is only a prerequisite for these two credits, and not for LEED ND on the whole.

WHAT'S NEXT

Should we expect more changes? Yes, and soon. The next revision, targeted for 2011, will actually change some of the credits, removing some and adding others.

The Sustainable Preservation Coalition will be working with USGBC to further incorporate more social and cultural metrics into the next LEED revision. These are some of the unquantifiable aspects of buildings. They include social sustainability (recognizing sites of architectural, cultural, and/or social significance); health and comfort (which includes rewarding buildings that enable occupants to, for example, open windows or otherwise manage and control aspects of their comfort and well-being); social capital (recognizing when older buildings contribute to a sense of place within their neighborhoods); and density (optimizing the location of a building to utilize existing infrastructure). We are planning a retreat with USGBC and other partners later this year to flesh this out.

To keep up with developments, check the [National Trust's Historic Preservation and Sustainability web page](#) and the ["green building" blogs](#).

Barbara A. Campagna, AIA, LEED AP, Graham Gund Architect of the National Trust, is the Chief Architect for the 29 Historic Sites operated by the National Trust and architectural leader of the National Trust's Sustainability Initiative. She received the National AIA Young Architect of the Year Award 2002 and was the president of the Association for Preservation Technology International 2005-2007. Sources of information for this article include the website, and Chris W. Scheuer and Gregory A. Keoleia, "Evaluation of LEED Using Life Cycle Assessment Methods" Center for Sustainable Systems (Ann Arbor: University of Michigan, NIST)



High LEED ratings can be achieved with historic buildings. With its rehabilitation of the President Lincoln's Cottage Visitor Education Center in Washington, D.C., the National Trust initially aimed for a silver rating but is now on track to earn gold. This project will also be used as a pilot to test the Alternate Compliance Path. Photo courtesy of the National Trust.



Building features designed to suit local climate conditions-such as operable windows, shutters, high ceilings, and cross-ventilation-may soon earn points toward LEED certification under a system of Regional Bonus Credits that is now being developed. Photo courtesy of the National Trust.



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Energy, Memory, Currency & Culture: Heritage Conservation and Building Sustainable Communities

By James J. Malanaphy III, AIA, and Charles D. Liddy AIA, Conference Co-Chairs of Energy, Currency and Memory: Sustaining the Value of Historic Resources (2006)

This issue of *Preservation Architect* features papers and presentations that were to be introduced during the AIA HRC/AIA Minnesota joint conference and symposium at the University of Minnesota in November of 2006 – *Energy, Currency and Memory: Sustaining the Value of Historic Resources*. Two years have passed and in that time much has been accomplished to strengthen the association between historic preservation and sustainability, green building, and sustainable community design. Hence for this issue, ECM has become EMC2. The distinction separates the idea of conserving history as a remembrance of the past from the contribution a building heritage makes to a living culture.

Many preservation advocates have been saying for some time that one of the highest forms of sustainable design is the reuse of existing buildings, yet to date; sustainable design measuring criteria hasn't allowed much credit toward existing building reuse. There should be, and there should be an even greater incentive to reuse historic buildings. A significantly greater number of green building credits should be given for development proposals that rehabilitate existing building stock and infrastructure. Even more credit should be given for development proposals that rehabilitate historically significant properties.

Considerable concern has been voiced by a many AIA members anxious about the potential unnecessary loss of significant historic buildings because sustainability metrics do not accurately account for the contribution existing buildings make to livable sustainable communities. The sustainability and preservation communities share many common goals and objectives. It is time to collaborate to reconcile respective interests and objectives and become more integrally linked. This issue of *Preservation Architect* explores issues that illustrate the relationship between historic preservation and sustainable design. .

Embodied energy of an existing building must be balanced against the future energy performance of the replacement structure. Energy performance of a development proposal cannot be measured solely on improved energy consumption moving forward from today. It must take into account the energy already invested in the property, and the property's existing capacity to do work. Discarding existing building materials, including embodied energy; the cost of demolition, transportation and land filling of debris; and, the manufacturing, delivering, and installation of new materials as well as ongoing energy performance contribute to the equation. These costs are born not solely by the owner or developer, but also by the communities and residents.

As you will read, money and energy are not the only considerations. When

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modern mass produced, industrial materials and construction techniques displace traditional craftsmen something else is lost. A way of life is lost. A culture can be lost. Tradesmen who have been living in, and building and maintaining communities constructed from locally produced construction materials develop highly prized skills, and rituals, festivals and lifeways that are particularly well suited to their place. Building traditions and skills nurtured over generations contribute so significantly to place making and the cultural identity of place. Once lost, the knowledge these skills represent is invaluable and expensive to regain.

We need a proper metric to calculate the value existing and historic buildings provide to livable sustainable communities. Existing buildings are not always less energy efficient than new ones. Some buildings have important lessons to teach us. Some buildings have stories to tell that simply remind us of who we are. Many special buildings survive from earlier times. Some, made of dirt have been continuously occupied for over two thousand years. What makes them so successful? How can they last one hundred, two hundred, five hundred, a thousand years and more? It's simple. They work.

James J. Malanaphy III, AIA Charles D. Liddy AIA
2006 – Energy, Currency and Memory: Sustaining the Value of Historic Resources
Conference Co-Chairs

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Natural Allies

by Rico Cedro, AIA, LEED AP

Historic architecture and landscapes represent enormous investments by their societies in social, cultural, economic and environmental capital. They embody not only the collective memory of the cultures that construct them, but also the accumulation of significant natural and man-made resources. Sustainable design, in collaboration with historic preservation, is uniquely positioned to demonstrate, protect and enhance the value of this capital. This is powerfully illustrated in the renewed authority and relevance sustainable design gives to vernacular architecture.

Introduction

Historic architecture and landscapes represent enormous investments by their societies in social, cultural, economic and environmental capital. They embody not only the collective memory of the cultures that construct them, but also the accumulation of significant natural and man-made resources. Sustainable design, in collaboration with historic preservation, is uniquely positioned to demonstrate, protect and enhance the value of this capital. This is powerfully illustrated in the renewed authority and relevance sustainable design gives to vernacular architecture.

An Expanded View

With its triple bottom line outlook—economic, environmental, and social—sustainability allows us to discover meaning and relevance in vernacular architecture that modern, economically biased views would dismiss. Through this more complete spectrum of values, we move beyond current discussions, such as embodied energy and the relevance of the LEED rating system, to a convergence of sustainable design and historic preservation in the building of social capital. This, the third part of the triple bottom line, is precisely the strongest point of natural alliance between these two disciplines.

Understanding vernacular design and its knowledge system through the lens of sustainable design and historic preservation, new synergies and areas of mutual concern emerge:

Conservation of a full range of economic, social, and environmental resources

Recovery of the geography of place

Validating the performance of vernacular buildings

Re-connecting communities to their buildings

Supporting enduring rather than transitory values

Regenerative Restoration

The church of San Francisco de Asis in Ranchos de Taos in northern New

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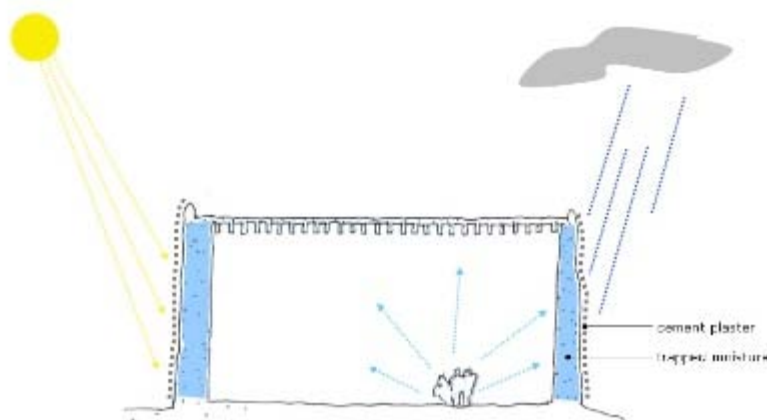
Mexico is one of the most famous buildings in the American Southwest.



San Francisco de Asis, Ranchos de Taos, New Mexico c.1815. Photo courtesy of Rico Cedro.

It is a stellar example of the architecture that developed from the interaction of Spanish colonial and Native American cultures. Constructed in the early 19th century, the building with additions and modifications, survived to the present, while continuously serving its original purpose as a parish church. The restoration of this elegant and beautiful building illustrates the vital and regenerative connection between historic preservation and sustainable design.

In 1967, the building received a painted cement plaster exterior skin over its adobe bricks, instead of traditional mud plaster. The effect upon the structure was immediate. It lost the luminosity and velvety surface that captivated artists, who drew inspiration from it, such as Georgia O'Keeffe and Ansel Adams. Cracking shortly after installation, the cement coating let in moisture, which became trapped.

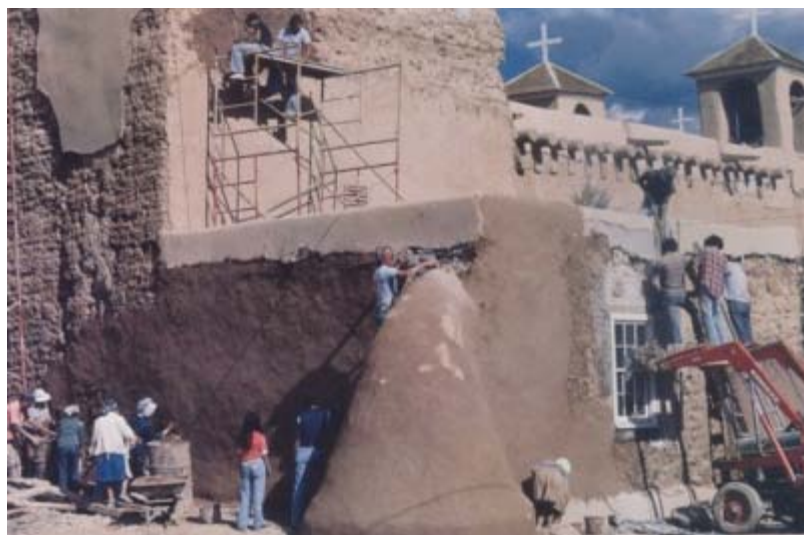


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Cement plaster skin let in and trapped moisture, prevented the sun from drying out the adobe walls. Photo courtesy of Rico Cedro.

Unable to escape, the moisture attacked the church's abode bricks from within, saturating them to a point where the entire structure was thought to be in danger of collapse.

Fortunately, beginning in 1979, the parish undertook the removal of the cement plaster and the restoration of the building. In a process as much fiesta as construction procedure, repairs to the adobe walls and buttresses were made, and the church's exterior was mud plastered. Using traditional hand-applied methods, although assisted by mechanical lifts, the building returned to a centuries old cladding technology.



Removal of cement plaster and application of mud plaster by the community. Photo courtesy of Wolfgang Pogzeba.

The results were breathtaking. The historical fabric of the building was restored to its former color and quality. It glows again under the azure New Mexico sky. From a preservation view historical accuracy was recovered. However, seeing this apparently simple restoration process through the lens of sustainable design, other equally important lessons emerge.

First, the traditional methods for care of the building, handed down over the course of two centuries within the community were vindicated. The biannual mud plastering allows the building to breathe, wicking moisture away out of the thick walls. The church is now preserved by an ongoing ritual process of renewal, rather than a brute force "long-term solution" hoped for with the cement plaster.

Building Social Capital

But something else in addition to the building as a purely historical artifact is renewed every two years. During the mud re-plastering the social capital of the community is rebuilt and strengthened. With the parishioners performing the maintenance and repair, the process strengthens both the community, and its relationship to the building as a repository of cultural and social meaning.



Restoring the church results in building social capital using economically and environmental sustainable materials and methods. Photo courtesy of Wolfgang Pogzeba.

Both are drawn together, in a bond that links past, present and future.

In the words of the pastor Father Michael O'Brien, "we keep the church together and the church keeps us together". The knowledge and craft of repair—essential to the long-term survival of the structure—is transmitted to succeeding generations in a culturally relevant process, initiated and led by the community itself. This process is direct, authentic, and not mediated by elites.

Using the contemporary language of sustainable design, the mud used for the re-plastering is regionally extracted and manufactured, recyclable, and contains little embedded energy or carbon content. The straw binder is rapidly renewable, compostable and likewise local. As the building is alive again in sunlight, it is also re-connected to the literal geography of the place from which it came.



Mud plaster is a living surface that glows under the New Mexico sky; even the cracks are beautiful. Photo courtesy of Rico Cedro.

Because this restoration process is economically sustainable by utilizing volunteer labor and equipment, there is a much greater likelihood that the church—which is a fragile structure, as all adobe buildings are—will continue to survive for generations.

Rediscovered Authority

Most contemporary perspectives of the vernacular overlook its sophistication. It is seen as “cute.” This strips the vernacular of its innate cultural, social, aesthetic and technical value. Sustainable design, that hard won and slowly accumulated knowledge of responsiveness to climate, material availability and lifestyle is forgotten or worse, marginalized. All too frequently, the people who inhabit and build this architecture are marginalized as well.

Using sustainability in its full range of definition, gives cultural and technical value back to the vernacular. It restores its authority as a system of knowledge and practice—and validates its technical competency. Brought back from the shadow of neglect or the demeaning silo of nostalgia, it allows structures and communities like San Francisco de Asis, Ranchos de Taos to be understood as complex, intricate and environmentally responsive, as well as historically significant.

Rico Cedro, AIA, LEED AP & Faculty is Associate Principal and Director of Sustainable Design at Krueck & Sexton Architects. Rico's approach to sustainable design is grounded in an ethical position that places human values and the stewardship of the natural world on an equal and interdependent footing.



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Sustainable Design for Historic Preservation Projects: Opportunities and Challenges

by Deborah J. Cooper, AIA, and Stephen J. Farneth, FAIA, LEED AP

As sustainable design has become the standard of our daily practice, integrating appropriate sustainable design strategies into our historic preservation projects has become very important. Generally, sustainable design and historic preservation are very compatible objectives. Re-using existing materials, rediscovering and capitalizing on historic buildings' many sustainable features, and carefully inserting new highly efficient building systems into the building all can be practices that are completely appropriate to the design intentions of a historic building's rehabilitation. Conflicts may occur, however, when sustainable design features are proposed which may damage or destroy the materials or character of the historic structure.

As sustainable design has become the standard of our daily practice, integrating appropriate sustainable design strategies into our historic preservation projects has become very important. Generally, sustainable design and historic preservation are very compatible objectives. Re-using existing materials, rediscovering and capitalizing on historic buildings' many sustainable features, and carefully inserting new highly efficient building systems into the building all can be practices that are completely appropriate to the design intentions of a historic building's rehabilitation. Conflicts may occur, however, when aggressive sustainable design features are proposed in ways which may damage or destroy the materials or character of the historic structure.

The key to a successful sustainable preservation project is to find a balance between 'green' design and preservation standards. This balance point varies on every historic project, depending on the sensitivity and significance of the building, and on the sustainable design opportunities which the project may present. Sustainable design guidelines, such as LEED or Green Globes, have many goals that are consistent with the goals of the Secretary of the Interiors Standards for Treatment of Historic Properties (the Standards), the primary guideline for preservation. They also suggest certain practices that may damage the integrity of a historic building and conflict with the Standards. Our belief is that when a sustainable design practice competes with the Standards, the Standards take precedence. Seeking solutions that achieve 'green' goals with little or no impact on the historic fabric is imperative and is possible.

Obviously, rehabilitating a historic building meets the goals of both guidelines. From the perspective of sustainable design, building reuse extends the life of materials and therefore their embodied energy. From a preservation viewpoint, retention of buildings continues the tangible bridge they provide to our shared past.

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Most buildings from the 19th and early 20th century were designed with some consideration of the natural environment, and so have inherent sustainable features. Because electricity was just becoming available at the turn of the century, lighting was generally fairly minimal. Windows provided supplementary natural daylight at the building perimeter, and skylights, glazed doors, and transoms brought light to interior spaces. Windows and sometimes ceiling fans were responsible for providing ventilation, since modern systems had not yet been developed. Buildings had narrow floor plates to encourage cross ventilation. Awnings, arcades, and covered porches shaded the windows from the summer sun and masonry provided an insulating thermal mass in some buildings. These inherent features in historic buildings meet the sustainable design goals for use of natural ventilation, daylighting, and views to the outdoors to improve indoor air quality and occupant comfort. Buildings of the modern movement were designed with a significant reliance on mechanical systems instead of natural means and can be much more difficult to rehabilitate sustainably without some change to the building's inherent design features.

A number of sustainable practices are readily achievable for most projects without compromising the historic integrity of the structure. These include water reduction, green power purchase, brownfield redevelopment, site selection, use of low-emitting, rapidly renewable, and recyclable materials.

On the other hand, the energy efficiency of existing building envelopes and systems, and desire to add new 'high tech' solutions are consistent challenges for preservation projects. Replacing existing windows is always a target of sustainable design, but is not necessarily beneficial in optimizing energy use and is always detrimental to a historic building. In most pre-1940s buildings, the window area is a relatively small percentage of the total building envelope. For thermal improvements to be effective, the entire envelope needs to be upgraded, not just windows, and envelope upgrades need to be weighed against loss of historic fabric or character that may result from these. In post 1940s buildings, the performance of large glazing areas needs to be upgraded without loss of character.

Further, the amount of improvement that replacing windows provides should be determined. If the modifications provide only minimal energy savings, we consider retaining 100-year old windows that can be repeatedly repaired a more effective solution than installing dual-pane windows that typically have a 20-year life span and cannot be repaired.

New 'high tech' and energy efficient systems can be incorporated in historic settings, when they can be located without a negative impact. The key is to determine which type of system has the best fit. Adding solar panels is a very effective and popular strategy for renewable energy, but locating them on a visible roofscape may be an adverse impact. There may be an alternate remote location that is suitable, or an entirely different system that is more compatible. We have used ground-source heat pump systems on several historic projects. These have a very low impact on a historic property and are very energy and water efficient.

On all projects, we look for the unique opportunities to integrate innovative 'high tech' and sustainable solutions that each project provides. At Cavallo Point – the Lodge at the Golden Gate, where 21 historic buildings were rehabilitated as a lodge and conference center, under the federal historic tax credit program, a water reclamation system was installed for the laundry. The laundry is the site's largest water use, so reduction of this was

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a primary project goal. The reclamation system extracts water from the washing machines, filters it to a submicron level, adjusts the water's pH balance, and reintroduces it into the laundry system. Water use was reduced by 30% in the laundry, in addition to a 20% reduction across site through use of dual flush toilets and low flow fixtures. These system upgrades had little or no effect on the historic structures' integrity. In fact, 96% of the building envelopes and 67% of the buildings interiors were retained.

Thin film solar panels were located on the roofs of new lodging buildings at Cavallo Point. These low profile panels are quite inconspicuous, largely blending into the rooftops, and illustrate that solar panels can be constructed in a historic setting in a manner that is compatible with it. We are submitting this project for a LEED Silver rating.



Cavallo Point – the Lodge at the Golden Gate. Photo courtesy of Architectural Resources Group.

We recently completed the LEED Gold rated rehabilitation of the Beaux Arts Pasadena City Hall. Base isolators were installed to seismically strengthen the building in lieu of shear walls as this approach kept more of the building's historic interior intact. The isolators were locally manufactured of recycled steel, gaining the project LEED Innovation credits in both categories for exemplary performance.



Pasadena City Hall. Photo courtesy of Architectural Resources Group.

The Robinson Laboratories Building on the Caltech campus in Pasadena was originally constructed for the Department of Astrophysics. The current rehabilitation will adapt the building to become the Center for Global Environmental Science, integrating as many sustainable features as possible into the project, targeting a level of LEED platinum for this important historic structure.

The building contains a coelostat, an optical telescope used to image the sun, and a solar tower that the sun's rays were projected through to the laboratories in the lower part of the building. The coelostat is no longer used for scientific purposes, but its 40" diameter mirror can still be used to provide a direct beam of light into the building and into the solar tower. As a light source, the coelostat can illuminate up to 6,000 square feet of office space at current code levels. We are studying various alternatives for daylighting the spaces adjacent to the tower to reduce electrical load and increase the quality of the luminous environment. While there are many other more conventional sustainable design and historic preservation details on this project, the preservation and reuse of this unique historic feature in a way that enhances the energy efficiency and interior daylight quality of the building provides an [example](#) of the exciting design interaction between sustainable design and historic preservation.

The integration of sustainable design and historic preservation practices is an essential development as we strive to create more sustainable environments while still preserving the great buildings of our past.

Deborah J. Cooper, AIA, LEED AP and Stephen J. Farneth, FAIA, LEED AP, Architectural Resources Group.

Architectural Resources Group is a 50-person architecture firm specializing in historic preservation and sustainable design.



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Sustainable Development and Historic Preservation

by Donovan Rypkema

Green building is not a synonym for sustainable development. Sustainable development has three elements – environmental responsibility, economic responsibility, and social/cultural responsibility. Green buildings and their corresponding technologies make an important contribution to environmental responsibility, but have nearly nothing to do with the other two.

Historic preservation, on the other hand, is simultaneously environmentally responsible, economically responsible, and culturally responsible. In fact historic preservation may be the single course of action of any type that is responsible on all three levels.

Tearing down historic buildings adds to the landfill (over a quarter of which is already filled with construction debris) which is environmental, economic and cultural irresponsibility.

Throwing away historic buildings is at the same time throwing away the energy embodied in those buildings. The green building movement focuses primarily on annual operating costs of buildings. But the energy consumed in constructing a building is 15 to 30 times its annual energy use. And building new is always using materials vastly more consumptive of energy in their manufacture than the materials in historic buildings.

The very definition of sustainable development is “meeting the needs of the present without compromising the ability of future generations to meet their own needs.” An historic building once razed can never meet the needs of future generations – the polar opposite of sustainable development.

To read more, review [Donovan Rypkema's remarks](#) from the opening plenary session during the Traditional Building Exhibition and Conference.

Donovan Rypkema is principal of PlaceEconomics, a Washington, D.C.-based real estate and economic development-consulting firm. The firm specializes in services to public and non-profit sector clients who are dealing with downtown and neighborhood commercial district revitalization and the reuse of historic structures. In 2004, Rypkema established Heritage Strategies International, a new firm created to provide similar services to world-wide clients. He also teaches a graduate course in preservation economics at the University of Pennsylvania, and writes a [blog on the economics of historic preservation](#).

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Geothermal Source Heat Pumps in Historic Buildings

by Don Swofford, FAIA

The earliest evidence and recording of efforts to control climate in a building date back to 2000 BC. Though evidence exists to indicate that some attempts at climate control were sophisticated, until the early twentieth century most attempts at climate control consisted of open windows for ventilation and stoves or fire places burning some form of fuel for heating. Central heating delivered through ductwork was also introduced around the mid-nineteenth century. The electric fan, devised in the late nineteenth century introduced the first mechanical effort to manage ventilation.

In England, it was an inventor named Kelvin who developed the first heat (engine) pump around 1840. In the United States, it was the engineering of Willis "Bill" H. Carrier who in 1915 began to introduce sophisticated mechanical climate control to industry. Essentially, the ability to mechanically manage the temperature and humidity levels during and after production gave rise to significant improvements in film, tobacco, processed meats, medical capsules and textiles to name a few. As an aside, Carrier designed and crafted installation of central heating and cooling in private residences and institutional buildings as well. The Carrier engineers determined that water was a superior source for heat transfer, and about 1950 began experiments to transfer heat from water to air using heat pump technology. It was about 1980, however, that smaller companies like Florida Heat Pump and Waterfurnace began to develop and market products that were water based heat pumps utilizing a far superior closed loop water system as a heat sync in either a vertical well bore or horizontal loop field.

Geothermal ground source heating and cooling systems are comprised of the following components:

1. A closed loop water piping system that is either horizontal coils about six to eight feet below the ground or vertical bore wells about three hundred and fifty feet deep.
2. A condensing unit that accepts the water at a standard 50-60° F and extracts or rejects heat from the building interior.
3. A system of controls and dampers that zone the building and provide variable speed air control for the system.
4. A digital thermostat control system for what might be unlimited zone design.
5. A system of ductwork for air delivery, or,
6. An auxiliary hot water heating system radiant floor heating or domestic water supply.

The design of ground source geothermal heat pumps is a very sensible application to the work of climate control in historic buildings. The five principal reasons are:

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A 25 to 40 percent reduction in heating and cooling costs that result in approximately 35-65¢ per square foot per month average across the year over the cost of conventional air to air heat pumps. ¹

- Standard, simple controls.
- None of the heavy mechanical equipment associated with climate control on the exterior of a building.
- Easily designed and installed using conventional methods.
- Superior humidity control on the cooling cycle.
- No fossil fuel fires in the historic envelope.

The design of geothermal heat pumps in the historic structure begins with the historic structure condition analysis or structures report. Fundamentally, the thermal mass qualities of the structure are considered in the design that should follow these important points:

- Understand how the design of a Historic Preservation Project begins with a complete understanding of the historic building its original time frame and present day environmental requirements.
- Utilize ASHRAE design Manual J for GSHP heat loss/gain analysis for the historic structure.
- Incorporate the understanding of thermal mass to the overall heating/cooling characteristics for the structure and make sizing and air flow adjustments accordingly.

The design should flow from an understanding the basic process of utilizing renewable energy resources to heat, and or cool air and directing it through chases into the spaces where temperature and humidity are to be managed and where acceptable in compliance with historic preservation Standards, heated water for radiant heating systems in the floor and walls.

The expected result will be an interior climate control system that is easier to manage, give superior climate control for the historic fabric and environment and give a longer service life at considerable savings. ²

Footnotes:

1. Commonwealth of Virginia Department of Building and Grounds report on heating and cooling costs of Geothermal Source Heat Pumps
2. Kavanaugh, S. P. and K. Rafferty, 1997. Ground-Source Heat Pumps - Design of Geothermal Systems for Commercial and Institutional Buildings, American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE), Atlanta, GA (can be ordered at: www.ashrae.org)

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Book Review

Review by Jack Pyburn, FAIA



Preservation of Modern Architecture

Theodore H.M. Prudon, FAIA

John Wiley & Sons, Inc.

2008

Professor Theo Prudon's new book on modern architecture is a reference and text for devoted lay preservationist, students and preservation practitioners. While there are a number of excellent books on the history of the modern movement in architecture and exploration of the philosophical underpinnings of the modern movement, *Preservation of Modern Architecture* is the first that addresses the spectrum of issues associated with the stewardship of modern architecture, presents significant manifestations of modernism and frames the philosophical, assessment and conservation challenges of this body of the built environment.

Preservation of Modern Architecture is organized into two parts. Part One introduces the reader to the origins of modern architecture and the movement advocating its preservation. Prudon enumerates the particular philosophical issues related to modern movement architecture such as the accelerated rate of material deterioration and the quandary of treatment vs. replacement. He follows with a discussion of philosophies and standards that are emerging to respond to these issues. Part One includes a consideration of what of products of modernism should be preserved, when and how. The section concludes with an examination of preservation investigation and assessment processes and their application to the resources of the modern movement.

Part Two presents a series of modern building typology case studies that include pavilions, residential architecture, schools, performing arts centers, hotels, airport terminals and industrial buildings. These building types of the modern era were distinctive in their configuration, expression and construction. Prudon also addresses in Part Two the modern characteristics and influences of prefabrication and the use of exterior cladding materials, approaches and assemblies with unique importance to the period. The final chapter entitled "Miscellaneous" demonstrates the dilemma of writing on the modern movement and its preservation at this time. This chapter presents two special projects that demonstrate the milestones in modernism and its preservation, the 1928 Zonnestraal Sanatorium by Jan Duiker and Bernard Bijvoet in Hilversum, Netherlands and Wallace Harrison's 1958 First Presbyterian Church, Stamford, CN. In these two projects he highlights the diversity and complexity of characteristics, conditions and issues that have, do and will continue to confront those interested in and committed to the preservation of significant works of the modern movement.

Preservation is at a watershed moment where the characteristics of the resources and challenges and requirements for stewardship of what lies ahead is vastly different from the built environment that predates

the mid twentieth century. *Preservation of Modern Architecture* provides a solid foundation for the assessment and treatment of mid to late 20th century architecture and demonstrates an intellectual and methodological dexterity that will be required to steward the future when it becomes the past.

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AIA Historic Preservation Book List

The AIA Historic Resources Committee (HRC) maintains a reading list based on the recommendations of HRC members around the country. We hope to continuously expand the list with additional titles and add book reviews when possible. If you would like to suggest a book be added to the list or would like to write a book review, please contact hrc@aia.org and see the [example book review](#).

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Preservation Architect

The Newsletter of The Historic Resources Committee | February 17, 2009



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Certificate Program in Historic Preservation

College of Built Environments - University of Washington

by Jeffrey Karl Ochsner, FAIA, and Kathryn Rogers Merlino

The College of Built Environments at the University of Washington (UW) offers two graduate-level interdisciplinary certificates, one in Historic Preservation and one in Urban Design. Three departments in the College share in offering these certificates, Architecture, Landscape Architecture, and Urban Design & Planning. Students in the professional degree programs in any of these departments, as well as students in the College's Ph.D. programs and the Architecture M.S. program, may pursue a certificate in addition to their individual degree.

The UW interdisciplinary [Historic Preservation Certificate](#) was initiated in the early 1990s with the idea that preservation spanned across multiple fields and that students pursuing interests in preservation would benefit from the perspectives of several professional disciplines. The certificate program emphasizes preservation as a practice in the context of the design professions and provides awareness and familiarity with issues involved in the identification, designation, interpretation, and preservation of historic places, as well as the restoration, adaptive reuse, sustainability and design of sympathetic new construction in historic contexts.

Students are admitted into the Master's degree programs in Architecture, Urban Planning or Landscape Architecture (or the College Ph.D.) and then elect to pursue the Preservation Certificate. To receive the certificate, students complete 12-15 course credits, which also fulfill course credit requirements in the professional degree programs. Within the Historic Preservation Certificate, urban planning and landscape students usually choose to focus in preservation planning and policy; architecture students typically focus primarily on issues of historic fabrics, materials, intervention, adaptive reuse and building design. To receive the certificate, a student must also complete a thesis project that includes preservation issues. With proper planning it is possible to complete the certificate requirements in the two years that most of the professional degree programs require. In addition, many students in the College who are not pursuing the certificate, use the certificate curriculum as a "road map" for selecting courses that address their interests and anticipated career tracks.

Faculty members who participate in the Historic Preservation Certificate are drawn from the three departments in the College as well as from the local professional community. Several faculty members are involved in local or regional preservation issues and have served as members of landmark or historic district review boards. Others have direct involvement in preservation in international settings.

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UW preservation student Angie McCarrel documenting outbuildings on the site of the historic Neely Mansion in Auburn, Washington. Photo courtesy of Neile Graham, program administrator.

The City of Seattle has been called a “preservation leader in the West.” The city represents an excellent urban laboratory with a strong record of preservation activity. The Puget Sound region and rural areas around Washington State also offer a wide variety of issues and areas for investigation. Courses in the preservation curriculum look at preservation issues in design, preservation planning, implementation of preservation projects, preservation of cultural landscapes and the vernacular, and a variety of courses focused on the history and preservation of the built environment.

The breadth of student interests is reflected a selection of recent thesis topics: a study of conservation districts as a preservation approach in Seattle; an interpretive center for the Manzanar Japanese-American internment site; a study of recent additions to historic libraries; a proposal for reuse of a historic barn in rural King County; a proposal for Seattle’s historic waterfront; and a proposal for reuse of historic Port Gamble, a nineteenth century company town.



UW Historic Preservation students visit the Panama Hotel, a National Historic Landmark, located in Seattle’s International District. The Panama

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Hotel built in 1910, designed by Japanese architect Sabro Ozasa, has served generations of Japanese immigrants, Alaskan fisherman and International travelers. The building houses the only remaining Japanese Bathhouse (Sento) left intact in the United States. Photo courtesy of Neile Graham, program administrator.

The UW Historic Preservation Certificate has a history of connecting students to local and regional preservation agencies and to local professional offices. Graduates work for offices that carry out preservation and adaptive reuse projects, as well as for public agencies and for non-profit advocacy organizations.

With the recent announcement that the National Trust for Historic Preservation is creating a "Seattle Green Lab" to focus on preservation as a sustainable design practice, the College is looking forward to new academic and professional collaborations. This new National Trust initiative will focus on the adaptive reuse of existing buildings, a continuing interest of many students and faculty in the College.

Jeffrey Karl Ochsner FAIA, is a professor in the UW Department of Architecture. Kathryn Rogers Merlino is an assistant professor in the UW Department of Architecture and currently serves on the King County Landmarks Preservation Board.