

*The greenest building is the one already built. — Carl Elefante.*

*Sustainable development is about, but not limited to, environmental sustainability.*

*There is far more to sustainable development than green buildings. —*

Donald Rypkema

## What is the number one green myth?

Regarding old buildings, the most prevalent myth is that new windows will provide for more energy efficiency. In truth the majority of energy loss is through the roof, not the windows.

In most cases, the time it takes to realize the savings from replacement windows is often past the expected life of the window.

Once a wood window is replaced with an aluminum or vinyl window it cannot be repaired when it fails, beginning a cycle of replacement and waste generation.



### DID YOU KNOW THAT LEED OFFERS CREDITS FOR PRESERVATION PRACTICES?

INFORMATION PROVIDED BY THE  
HISTORIC LANDMARK COMMISSION OF THE  
SALT LAKE CITY CORPORATION



Salt Lake City Corporation  
Planning and Zoning Division  
451 South State Street, Room 406  
PO Box 145480  
Salt Lake City, UT 84114

801-535-7785

801-535-6174

[www.slcgov.com/ced/hlc](http://www.slcgov.com/ced/hlc)



Historic Landmark Commission

## Historic Preservation and Sustainability



Environmental Sustainability  
Social Sustainability  
Economic Sustainability  
Cultural Sustainability

Research from a variety of disciplines illustrates just how sustainable historic preservation really is.

## How is Preservation Sustainable?

### A Smaller Carbon

**Footprint.** Old buildings have a great deal of embodied energy. The extraction and processing of building materials (e.g., wood, stone, brick), the transportation of those materials, and labor represented in the final structure mean that demolition of an existing structure is less energy-efficient than rehabilitating or constructing an addition to the existing structure.



**Energy Efficiency.** Older homes, constructed before heating and cooling systems were as effective as they are today, used a variety of methods to maximize the natural heating and cooling capability of the structure. Older buildings tend to make wise use of solar orientation and have better air flow than new buildings. Also, research shows that properly maintained old wood windows can be just as energy-efficient as new vinyl windows.

### Enhanced Recycling.

According to the EPA, building construction debris constitutes around a third of all waste generated in this country. Rehabilitation of an historic building reduces waste. Reusing an historic building increases recycling by the fact that the entire entity is recycled rather than just pieces.

**Affordable Housing.** Old homes disproportionately meet the housing needs of those of modest means. If we had to replace the pre-1950s homes occupied by households below the poverty level it would cost the taxpayers \$355 million.

### Strengthen Local

**Economy.** Restoration is better for the economy. A million dollars spent in new construction generates 30.6 jobs. But that same million dollars in the rehabilitation of an historic building creates 35.4 jobs.

### Cultural Sustainability.

Maintaining as much of the original fabric as preserves the "stage" on which to learn about and explore our culture. Preserving our important sites provides for tangible ways to remember and educate about our past.



- **Stewardship of the Built Environment: the Emerging Synergies from Sustainability and Historic Preservation** by Robert Young

[http://faculty.arch.utah.edu/young/RCW/ACSA2004/Final%20ACSA%20Technology%202004\\_ry.doc](http://faculty.arch.utah.edu/young/RCW/ACSA2004/Final%20ACSA%20Technology%202004_ry.doc)

- **Calculate embodied energy**

[www.thegreenestbuilding.org/teardown.html](http://www.thegreenestbuilding.org/teardown.html)

- **Green Your Home**  
[www.preservationnation.org/magazine/2008/january-february/green-home-tips.html](http://www.preservationnation.org/magazine/2008/january-february/green-home-tips.html)

- **"Sustainability and Historic Preservation"** by Donovan Rypkema  
[www.preservation.org/rypkema.htm](http://www.preservation.org/rypkema.htm)

- **Environmental Impacts of PVC building materials**  
[www.healthybuilding.net/pvc/ThorntonPVCSummary.html](http://www.healthybuilding.net/pvc/ThorntonPVCSummary.html)