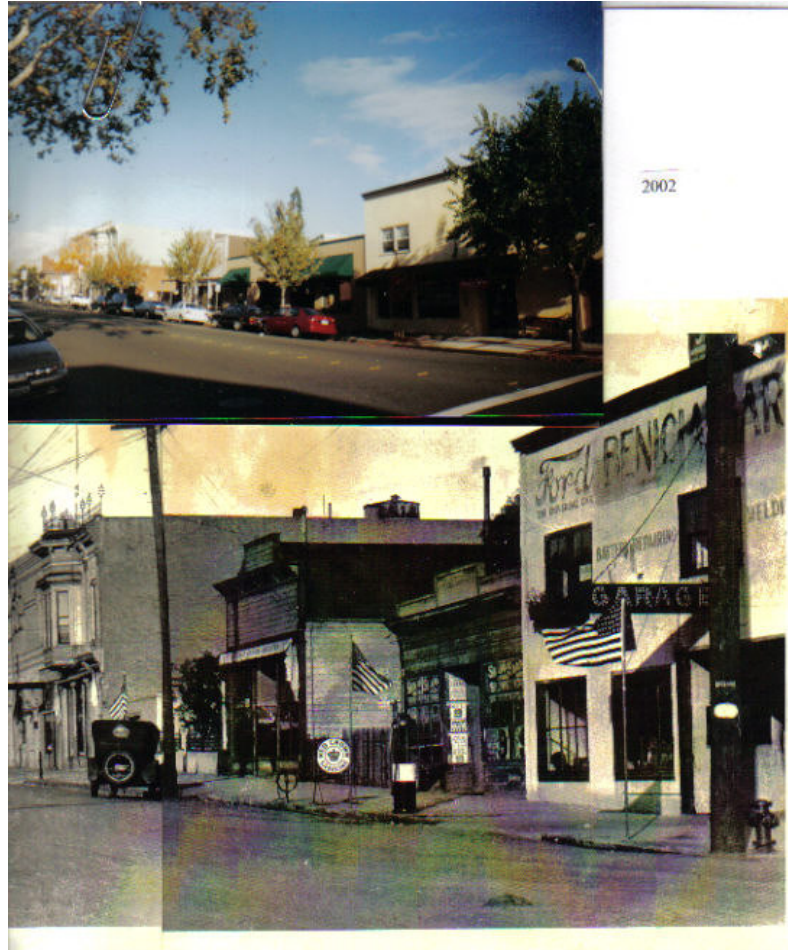


Sustainability and Historic Preservation

Association of Environmental Professionals,
S.F. Bay Area Chapter/American Planning Association,
California Chapter, Northern Section
April 20th, 2010

Presented by Leann Taagepera
Hosted by Entrix

Benicia's First Street – Now and Then



City of Benicia

- Settled in 1848
- Benicia was the site of California's third seat of government and served as the state capitol for thirteen months during 1853 and 1854.



Historic Districts

- Benicia has:
 - a National Register Historic District (The Benicia Arsenal) and Arsenal Historic Conservation Plan
 - Local Commercial and Residential Historic District and Downtown Historic Conservation Plan, Historic Resource Ordinance, Historic Preservation Commission

Benicia is a CLG!

Sustainability Commission

Purpose of the Commission is to “educate, advocate and provide oversight for integrated solutions that seek a sustainable equilibrium for economic, ecological, and social health and well-being, both now and in the future.”

- Effects on historic resources?

I suggested changes to the City to its City Council resolution which created the Sustainability Commission last year.

Whereas: The National Trust for Historic Preservation and the California State Office of Historic Preservation stress the importance of connecting historic preservation with Sustainability efforts. The California State Office of Historic Preservation provides the following information on this topic: “Older and historic buildings comprise more than half of the existing buildings in the United States. Retention and adaptive reuse of these buildings preserves the materials, embodied energy, and human capital already expended in their construction. The recycling of buildings is one of the most beneficial "green" practices, and stresses the importance and value of historic preservation in the overall promotion of sustainability.”

Whereas: The City of Benicia recognizes that reusing existing buildings and reinvesting in our older and historic buildings are critical elements in combating climate change. Therefore, historic preservation is to be included in the areas of expertise or demonstrated interest that are to be recommended for the individuals on the Sustainability Commission. In addition, the City of Benicia will include the preservation of our historic buildings as a goal of the Commission and actions of the Sustainability Commission will not conflict with the tenets of historic preservation or the achievement of projects in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties. The Sustainability Commission will recognize and work toward the sustainable stewardship of our buildings (historic and non-historic) through following the guiding principles put forth on this topic by the National Trust for Historic Preservation:

- Reuse existing buildings: Use what you have. The continued use of our existing buildings reduces the amount of demolition and construction waste deposited in landfills, lessens unnecessary demand for energy and other natural resources and conserves embodied energy (the amount of energy originally expended to create extant structures.)

Sustainability Resolution

Suggestion

- Reinvest in our older and historic communities: Older and historic communities: Older and historic communities tend to be centrally located, dense, walkable, and are often mass-transit accessible – qualities celebrated and promoted by Smart Growth advocates. Reinvestment in existing communities also preserves the energy embedded in infrastructure, such as roads, water and sewer lines.
- Retrofit our existing stock: many historic and older buildings are remarkably energy efficient because of their site sensitivity, quality of construction, and use of passive heating and cooling, while other buildings require improvements to reduce their environmental footprint. Historic buildings can go green without compromising their historic character.

Actual Resolution

- WHEREAS, The National Trust for Historic Preservation and the California State Office of Historic Preservation encourages retention and adaptive reuse of historic buildings as a beneficial “green” practice. Retention and adaptive reuse of these buildings preserves the materials, embodied energy, and human capital already expended in their construction. Actions of the Sustainability Commission shall support the tenets of historic preservation and the achievement of projects in compliance with the Secretary of the Interior Standards for the Treatment of Historic Properties.

Climate Action Plan

- Adopted Last year – found at:
<http://www.beniciacimateactionplan.com/home.html>

The City of Benicia is the first city in Solano County to address climate change through a comprehensive planning process, funded by a grant from the Bay Area Air Quality Management District (BAAQMD). This process includes the recently completed greenhouse gas emission inventory, the establishment of reduction targets and the development of a Climate Action Plan (CAP).

CAP and Historic Buildings

- Section in CAP specifically about Historic Buildings.
- **Objective B-4: Green 30% of Historic Structures by 2020**
 - The Secretary of the Interior's Standards for the Treatment of Historic Properties provides the framework for local historic conservation plans, which restrict the design and construction activities of designated historic structures in order to preserve the integrity of the buildings and the districts that they are located in. Energy efficiency and green building techniques can be successfully integrated into historic buildings in ways that do not affect the character defining features of the buildings.

CAP and Historic Buildings

Examples include:

- **Undoing inappropriate alterations that restrict air flow and block natural light;**
- **Sealing of air leaks, which can waste 20-50% of energy spent on heating and cooling;**
- **Repair or replacement of inefficient heating and cooling units;**
- **On-site energy generation;**
- **Window efficiency through weather-stripping and caulking;**
- **Efficient interior and exterior lighting.**

CAP Strategies

Strategy B-4.1. Encourage Energy Efficient Upgrades in Historic Structures

Strategy B-4.2. Amend the Downtown and Arsenal Historic Conservation Plans

Amending the Historic Conservation Plans to include policies that encourage greening of historic structures will reduce conflicts between historic preservation, renewable energy, and energy efficiency upgrades.

CAP Strategies

**Strategy B-4.3. Encourage LEED certification
and/or Build It Green's GreenPoint Rated
certification for Historic Structures**

**Strategy B-4.4. Educate Property Owners, City
Commissions, Local Contractors, and Suppliers**

**Strategy B-4.5. Retrofit the Clock tower to
Achieve LEED Certification**

CAP Strategies

Strategy B-4.6. Energy Efficiency Demonstration Projects at City Hall

Perform energy efficiency upgrades at City Hall that are in compliance with the Secretary of the Interior's Standards for historic preservation. These upgrades can serve as demonstration projects for the historic preservation community.

More Benicia Now and Then

