

MISCONCEPTIONS AND CHANGING TRENDS IN HISTORIC PRESERVATION

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What is Historic Preservation?

An endeavor that seeks to preserve, conserve, and protect buildings, objects, landscapes, or other artifacts of historic significance.

The philosophical concept maintains that cities, as products of centuries of development, should be obligated to protect their patrimonial legacy.

A conversation with our past about our future.

The practice of protecting and preserving sites, structures, or districts which reflect elements of local or national cultural, social, economic, political, archaeological, or architectural history.

A public purpose that advances the education and welfare of citizens, while providing economic and aesthetic benefits as well.

Not just about protecting the beautiful, but also culturally important places where events occurred that shaped our shared history.

Why do Historic Preservation?



LEARN NEW
THING



TEACH FUTURE
GENERATIONS



CELEBRATE



RECOGNIZE

"Restoring an older building costs more than new construction"

"Vinyl siding is a better, low maintenance option"

"If my property is designated, I won't be able to make any changes to it and I will have to open it for tours"

"Historic designation will lower my property values"

Common Misconceptions

"If my property is listed, it will be protected forever and can never be demolished"

"There is nothing special about my property or street"

"Historic preservation is only for fancy and expensive homes"

"Old buildings are built better"

"My property rights will be restricted if my building is designated as historic"

"Old buildings waste energy"

"Government money is available to help me repair and preserve my house"

"Historic Districts impede and restrict business growth"

"The ordinance restricts changes to the interior"

Preservation has a bad reputation based on a lot of misinformation.

"Compliance with the laws causes delays"

"Replacement windows are more energy efficient"

"There's no way an old building can work for what we need"

"Historic preservation is hurting cities"

"ADA compliance is impossible in a historic building"

"Preservation freezes something in time"

"If my house is designated, I can't pick what color to paint it"

"Not all eras produced architecture that's worth preserving"

"Preservation is all about the past"

"This building is about to fall down"

"This building's been standing 100 years! I don't have to do anything to it"

"No one can do that anymore"

Historic Designation



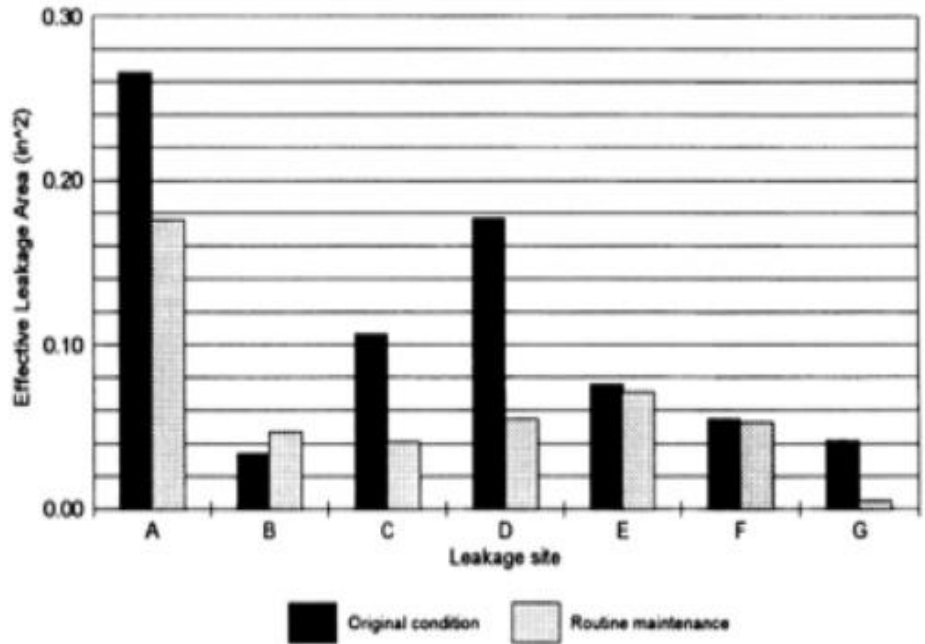
National Register of Historic Places vs. National Historic Landmark vs. Local Designation

Listing does not protect from demolition

Property values

Easements/ Covenants

Environmental Impact and Energy Efficiency



Modern materials



Waste

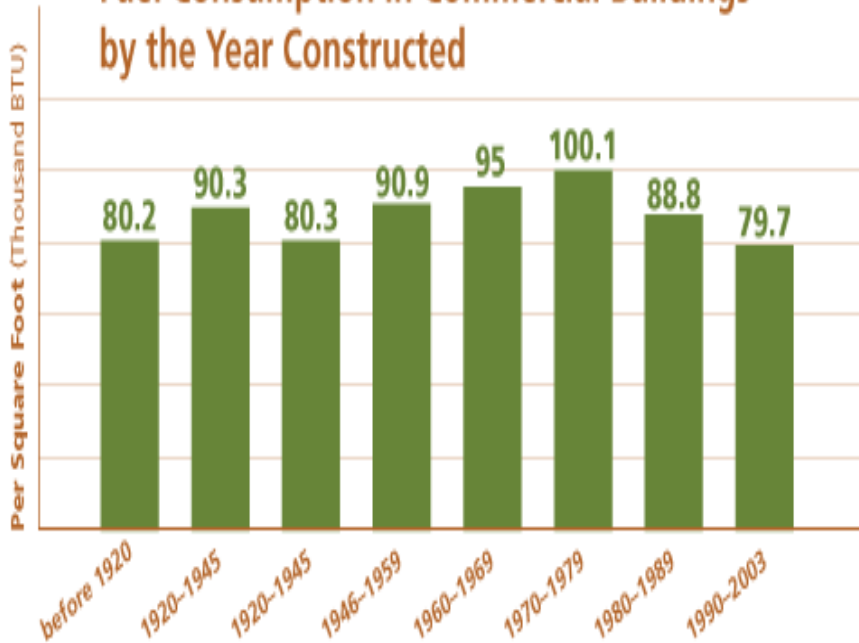


Climate



Windows

Fuel Consumption in Commercial Buildings by the Year Constructed



<https://www.bhhomeinspections.com/building-materials-life-expectancy-chart/>

Since 1980

\$79.12

Billion Reinvested

284,936

Buildings Rehabilitated

640,017

Jobs Created

143,613

Businesses Started



https://higherlogicdownload.s3.amazonaws.com/NMSC/390e0055-2395-4d3b-af60-81b53974430d/UploadedImages/Resource_Center/Toolkits/Main Street Approach Toolkit/Catalyst Strategies Summary Matrix.pdf

Economic Impact



Property values



Cost effectiveness



Tax incentives



Heritage Tourism



Main Street America

“Only rich white people benefit from preservation”

Who is doing Historic Preservation?

Underrepresented Sites

Cultural Significance



New Trends

Preservationist today are operating with the same set of tools which were developed in the 1970s. The Secretary of Interior's Standards for the Treatment of Historic Properties was drafted in 1977. A lot has changed since then: urbanization, decline in rural areas, changes in real estate finance, catastrophic impacts from climate change, and awakening of the importance of honoring/telling/preserving all facets of history.

Preservation for All

Underrepresented sites

Inclusivity in the field

Modernism

Focus on the community

May is Preservation Month



Funding



Historic Tax Credit Growth and Opportunity Act



Changes to Mortgage/ Construction Loans



Increase in Grants/ Loans



Fighting Climate Change



Flood Prone Sites



Environmentally friendly ordinances

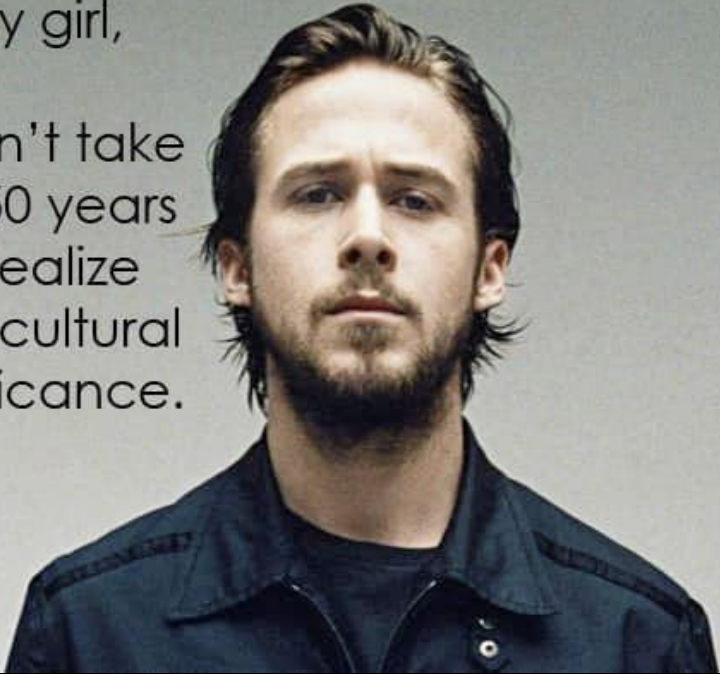


Emergency Preparedness

Awareness / Education

hey girl,

it didn't take
me 50 years
to realize
your cultural
significance.



General Public

Related Professionals

Next Generation