Preservation and Sustainability: Policy and Practice in Massachusetts
Assisting Local Governments in Massachusetts
Greening the Older Home

A forum presented around the state by the Massachusetts Historical Commission, Historic New England and the National Trust for Historic Preservation.

Saturday, February 11, 9:30-11 AM
Adams Street Branch Library
690 Adams Street, Dorchester, Mass.

Histric preservation meets energy efficiency

Learn how to weatherize your older home without damaging its historic fabric. Join Rebecca Harris of the National Trust for Historic Preservation, Christopher Skelly of the Massachusetts Historical Commission, and Sally Zimmerman of Historic New England as they present information on insulation, windows, lighting, and renewable energy options. Afterwards, take an optional tour of the weatherization project at Historic New England’s 1683 Pierce House.

Free

Registration required. Optional tour of Pierce House weatherization project limited to the first fifteen people to register. To register, please visit HistoricNewEngland.org.

To learn about Historic New England and similar programming please visit HistoricNewEngland.org.
Greening the Older Home

*Historic New England staff discuss addressing infiltration, using insulation appropriately and case studies from their own properties.*
Greening the Older Home

*National Trust for Historic Preservation* staff discuss energy conservation and historic windows.
Greening the Older Home

Massachusetts Historical Commission staff discuss rethinking the concept of a green home as well as alternative energy systems.
Maximized Insulation

Solar Hot Water and Solar Photovoltaic on the roof

Natural Materials and Sustainable Harvested Wood Products

Passive Solar Windows for Heating
Suddenly, that “green” house doesn’t look quite so green anymore.
MHC Initiatives

These are the Green Homes!
Providing design review assistance to incorporate solar panels into historic areas.
Federal and State Tax Credits

Wilbur School
LEED Gold
Town of Sharon

2012 MHC Preservation Award Winner
MHC Initiatives

Federal and State Tax Credits

Geothermal Heating

Downtown Greenfield

2012 MHC Preservation Award Winner
Justify historic preservation by incorporating site specific alternative energy systems so that we can call our historic buildings sustainable.
Our biggest threat to environmental sustainability is not our historic buildings.
Our biggest threat to environmental sustainability and historic preservation is a development pattern that is:

- Automobile Dependent
- Encourages Building on Farmland
- Disinvests From Our Urban Areas
Kendall Square, Cambridge experienced a 40% increase in commercial and institutional space over the past decade. 4.6 million square feet of development were added.

At the same time, vehicle counts actually dropped, in some cases by 14%.
The Massachusetts Association of Health Boards is advocating for:

- Mixed Use Neighborhoods
- Walkable and Bikeable Communities
- Preservation of Open Space for Recreation
This report by MassAudubon found that, over the past few years, the state is protecting 43 acres a day from development.
40R Smart Growth Zoning Districts in Massachusetts.
Massachusetts General Law Chapter 40R

High Density Adaptive Re-use with Transit Nearby
Massachusetts State Zoning Reform

More flexibility in offering variances

Addresses a major contributor to sprawl in Massachusetts
Local Zoning

Adaptive re-use or additional density allowed through a change in local zoning.
Five Recommendations for the Future
1. Collaboration

Historic preservationists aren’t talking enough to these people.

- Energy Conservationists
- Land Use Planners
- Land Conservation
- Health Community
2. Research

We need better research on the cost benefit analysis and reversibility of energy retrofits on historic buildings.
3. Investing in Urban Schools

Investing in urban school districts could be one of the most effective historic preservation and sustainability tools available.
Five Recommendations for the Future

4. Outreach to Homeowners

Residential homeowners are the largest group of historic property stewards. They need more resources for informed decision-making.
Five Recommendations for the Future

5. Recognition and Reward

Rethink what is a green community - recognize and reward the real thing.
It has been a pleasure to be here today!

Thank You!