

Advocacy Update
September 19, 2008

Previous issues of the Advocacy Update available at: <http://historicseattle.org/inthenews.aspx>

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Seattle City Council public hearing regarding megahouses and comprehensive plan amendments

Seattle City Council will hold two public hearings on Monday, September 22, 2008 starting at 5:30 p.m. Public testimony will be received on proposed legislation regarding the size and bulk of single family homes, followed by public testimony regarding the City of Seattle's Comprehensive Plan amendments currently before the Council's Planning, Land Use & Neighborhoods Committee:

Single Family Legislation - 5:30 p.m. to 6:00 p.m.

C.B. 116275 - AN ORDINANCE relating to land use and zoning, amending Sections 23.43.008, 23.44.010, 23.44.012, 23.44.014, 23.44.016, 23.44.017, 23.44.022, 23.44.040, 23.54.015, 23.84A.016, 23.84A.032, and 23.86.006 and repealing Section 23.44.042 of the Seattle Municipal Code to modify the land use and zoning standards relating to Single Family neighborhoods to limit the impact of new development on existing homes and the character of single family neighborhoods, and setting effective dates. This ordinance proposes to:

- Adjust the formula for how much of a lot may be covered by the structure
- Better protect neighboring homeowners from being overshadowed by removing the provision that currently allows a house's height to be based on neighboring property if it is taller than 30 feet
- Limit the location and visibility of garage doors that face a street
- Reduce how much height for houses are allowed on lots on sloped sites
- Waive parking requirements on lots of less than 3,000 square feet, thereby reducing the prominence of a garage as part of a structure

Comprehensive Plan Amendments - 6:00 p.m. to 7:30 p.m.

C.B. 116321 - AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes proposed as part of the 2008 Comprehensive Plan annual amendment process. The Mayor's Recommended Comprehensive Plan Amendments Report includes.

- Adopted Resolution 31049 - 2008 Docket of Proposed Amendments
- PLUNC Recommendation to Full Council
- Seattle Planning Commission's Recommendations
- Seattle Department of Planning and Development's Recommendations

- Council Central Staff Recommendations

For more information, please visit <http://www.seattle.gov/council/clark/> to review information about both pieces of legislation under the "Current Issues" section of the page. Speakers can sign up starting at 5:00 p.m. outside Council Chambers in City Hall. Comments will be held to two minutes. If you are unable to attend on September 22 to share your views, you are also welcome to e-mail Councilmembers directly with your thoughts and opinions:

Tim.Burgess@seattle.gov

Sally.Clark@seattle.gov

Richard.Conlin@seattle.gov

Jan.Drago@seattle.gov

Jean.Godden@seattle.gov

Bruce.Harrell@seattle.gov

Nick.Licata@seattle.gov

Richard.McIver@seattle.gov

Tom.Rasmussen@seattle.gov

Apply Now for 2009 Preserve America Presidential Awards

The Advisory Council on Historic Preservation is accepting nominations for exemplary heritage tourism and historic preservation programs and projects that meet the 2009 Preserve America Presidential Award criteria. Nominations must be postmarked no later than Nov. 1, 2008. Read the criteria and download the nomination materials at: <http://preserveamerica.gov/papaawards09.html>. Please note, the Presidential Award is a non-monetary award.

"Wood in Historic Buildings" workshop

A learning opportunity offered at the University of Victoria, British Columbia, October 20-25, 2008. The Cultural Resource Management Program at the University of Victoria is pleased to offer this upcoming 6-day course for heritage professionals and volunteers involved with historic wooden structures and materials. Develop your understanding of the characteristics and conservation challenges of wooden structures, assemblies and elements and improve your capacity to manage their conservation. Focus will include external and internal elements, and topics will help you to assess condition, identify appropriate preservation options and procedures, recommend sustainable approaches and implement preventive maintenance strategies. This course develops your ability to manage the preservation and conservation of wooden materials and structures through both presentations and field studies, with special emphasis on:

characteristics of wood, wood anatomy and chemistry

agents of deterioration

applications in building

patterns of deterioration

Investigation

condition assessment

Intervention options and approaches

preventive practices, including preventative maintenance,

routine inspection and other practices

Please register by: September 22, 2008 (late registrations permitted if space permits). To register in this course please

[visit https://www.uvcs.uvic.ca/forms/crm/online_reg.aspx](https://www.uvcs.uvic.ca/forms/crm/online_reg.aspx).

Fee: CAD\$641 including a CAD\$70 materials fee (Canadian funds, credit and non-credit participation options available) A CDN\$170 registration deposit is required with each registration form.

Instructor: Andrew Powter is a heritage conservation specialist who works at the local, national and international levels on heritage programs and projects. He has extensive experience in all aspects of heritage conservation practice, from legislation and policy development and implementation, conservation planning for major and small properties and individual technical and design projects for specific properties. His major areas of focus include historic wooden structures and assemblies, building envelope performance and testing, green building in a heritage context and materials pathology. He has published numerous articles and developed and delivered education for professionals, builders and owners. He is an active in the sector with a number of related organizations including APTI, ICOMOS, Heritage Canada Foundation, Nova Scotia Heritage Trust and the local Hampton Lighthouse Society.

For more information about this course, including a draft course outline, please visit the course webpage at: <http://www.uvcs.uvic.ca/crmp/courses/ha489d-wood.aspx>.

Enrollment options allow you to choose to take courses either to enhance professional development or build academic credit. For more information please contact:

Anissa Paulsen, Program Coordinator
Cultural Resource Management Program
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Tel: 250 721-6119 Fax: 250 721-8774
Email: apaulsen@uvcs.uvic.ca
Visit our Web site! <http://www.uvcs.uvic.ca/crmp> To receive monthly email updates, contact crmp@uvcs.uvic.ca

Read About Summit Progress

It has been a year since the recommendations from the Preserve America Summit were published and assigned to various federal agencies and partners for implementation. The Advisory Council on Historic Preservation has posted each recommendation's progress report for public viewing and comment. Please visit <http://www.preserveamerica.gov/summitprogress.php> for more information.

Columbia Plaza development

HAL Real Estate Investments Inc., owners of the Columbia Plaza site at 4801 Rainier Avenue S., would like to announce a community forum to inform the Columbia City neighborhood of the redevelopment plans for the site. Community input is very important to us, and we are excited to discuss our project with citizens of the neighborhood. The Royal Esquire Club, at 5016 Rainier Avenue S., has graciously offered the use of their space on Tuesday, September 16 at 7:00pm to host this forum meeting. For more information, please contact: Jeff Zier HAL Real Estate Investments Inc 206 448 5080

Launch of comprehensive "Preservation Bookstore"

PreservationDirectory.com, the leading online resource for historic and cultural resource preservation based in Portland, Oregon, is pleased to announce the launch of the comprehensive "Preservation Bookstore." With over 275 books currently available, the bookstore will collect and present primary titles of critical importance to restoration professionals, historic homeowners and the general public interested in historic preservation.

The bookstore features a broad array of titles in the fields of historic preservation, including: building restoration; architectural history and design; downtown, Main Street, and urban revitalization; historic preservation funding sources, laws and policy; historic real estate; architectural tours and heritage tourism; identifying architectural styles; researching house history; endangered history; museum management; and roadside attractions.

There is no fee to have books listed on PreservationDirectory.com. Those interested in having publications considered for inclusion should send a copy or sample to PreservationDirectory.com, 7017 N. Alma Ave, Portland, OR 97203. All books are reviewed for relevance and quality before being added to the website.

The Preservation Bookstore works in partnership with Powell's City of Books - the largest independent bookstore in the United States, also located in Portland, Oregon. Advantages of partnering with Powell's are many, including that they have a massive new and used catalog (many of the books offered are used, and thus are available at a great discount), they are an independent bookstore, and they are an integral part of what makes the city of Portland unique and vibrant.

To view the Preservation Bookstore, visit www.PreservationDirectory.com and click on "Preservation Bookstore" or simply go to: <http://www.preservationdirectory.com/preservationbookstore/books.aspx>

For more information, please contact: Contact: Tim Cannan (503) 223-4939

Seattle City Council approves funds for International District's Bush Hotel

On September 15, City Council voted 8-0 to approve Council Bill 116317, an ordinance authorizing a loan of federal Section 108 loan proceeds to finance acquisition and rehabilitation of a portion of the Bush Hotel at 409 Maynard Avenue South and authorizing a companion Brownfields Economic Development Initiative grant ("BEDI Grant").

The Bush Hotel was built in 1915 by the Rainier Heat and Power Company and served railroad passengers arriving and departing from the nearby King Street Station. In the 1970s, it became a centerpiece in an effort to preserve and develop Seattle's International District. Today the building helps to meet Seattle's affordable housing needs. The International Special Review District is one of Seattle's seven historic districts. It is a collection of early 20th-century commercial and hotel buildings that serves as the center of Seattle's diverse Asian American community. The District was established by the City of Seattle through an ordinance in 1973 to preserve the District's unique Asian American character and to encourage rehabilitation of areas for housing and pedestrian-oriented businesses. The Seattle Chinatown National Register Historic District is located within the International Special Review District. Its listing on the National Register testifies to the important contributions of the Chinatown/International District area on a national level.

The funding totals \$1.6 million for the Bush Hotel project, which will be rehabilitated by the Seattle Chinatown International District Preservation and Development Authority (SCIDPDA). Accompanying the loan is a \$333,400 BEDI companion grant to help lower project costs. SCIDPDA will renovate and rehabilitate this historic building, and provide

- 41 new permanent jobs; and
- 26,000 square feet of commercial space.

"The rehabilitation of the Bush Hotel's commercial space will help to revitalize the entire neighborhood by attracting new office, retail and restaurant tenants," said Paul Mar, acting executive director of SCIDPDA. "This project is an important part of our mission to 'preserve, promote, and develop the Seattle Chinatown International District as a vibrant community and unique ethnic neighborhood'." "We are excited about our public-private

partnership with SCIDPDA to renovate the Bush Hotel," said Susan Shannon, director of the city's Office of Economic Development (OED). "This project will create 41 permanent jobs in this community and provide attractive retail space for local businesses."

The Section 108 loan pool and BEDI grant are important tools that OED can use for economic development and housing projects in Seattle. The city has a successful track record in using the Section 108/BEDI program. Since 2002, the city has approved more than \$20 million in Section 108/BEDI funds for seven projects in Pioneer



Square, Northgate and the Central District. Currently the City Council is also evaluating a loan proposal for more than \$2 million with an accompanying \$430,000 BEDI grant for developing the former Chubby and Tubby site in southeast Seattle, as well as a loan totaling more than \$3 million with an accompanying \$757,000 BEDI grant to assist the relocation of the Alpha Cine Labs from the Denny Triangle neighborhood to southeast Seattle.

Historic property website suggestion

Check out the way Portland tracks their historic homes at <http://www.portlandspaces.net/history>. Seattle's many web users and bloggers express profound interest in historic properties to Historic Seattle staff members daily. Maybe one or a group of these tech savvy preservationists could adapt this Portland idea for Seattle's historic sites. If any of you are interested and have the time for such a project, send a message to Christine@HistoricSeattle.org and I will put you together with other interested parties to see if you can make it work.

Queen Anne Historical Society meeting

Wednesday, September 24, 2008, 7:30 p.m.
McClure Middle School Library, 1st Ave W. & Crockett St.
Presentation: Early 20th Century Queen Anne Hill

Bruce Jones, Archivist for the Queen Anne Historical Society, will be presenting some of the early Queen Anne Residences and the stories behind them. Using historical photos of the owners and their homes, we will hear about life on Queen Anne in the early part of the 20th Century. For further details, please visit the Society's web site at www.qahistory.org. This event is free and open to the public.

Seattle Times

September 17, 2008

South Lake Union's skyline could rise to 40 stories

By Sharon Pian Chan

In the past five years, the South Lake Union neighborhood has morphed from a run-down area of low-income housing and abandoned manufacturing to an office hub with its own streetcar, Whole Foods and loft condos. On Tuesday, Seattle started sketching out a new skyline for the neighborhood, one with 40-story condo and 24-story office towers potentially filling the blocks between Denny Way, Aurora Avenue and the lake shore. The city hopes to direct future regional growth to this area, adding 16,000 jobs and 8,000 more housing units by 2024.

South Lake Union on the rise

In this area of South Lake Union, the city has made four proposals for the skyline, ranging from keeping building heights at the current limit of about six stories, to allowing the construction of 40-story condo towers. Residential and commercial buildings of different heights would be allowed in different parts of the neighborhood. To see details of those proposals and how high buildings might rise, see this story at: www.seattletimes.com/localnews



The city will consider more than building sizes, said Diane Sugimura, director of the Department of Planning and Development. "How can we also accomplish other objectives such as historical preservation, affordable housing, open space?" The plans were presented at an open house Tuesday evening in the neighborhood of squat, rectangular buildings, or "bread loafs," as city planners call them. The tallest building in the area, the Mirabella retirement community under construction at Fairview Avenue North and Denny Way, is 12 stories.

In exchange for providing public benefits such as affordable housing, developers could potentially build up to 400 feet high. Nearby Queen Anne Hill is 456 feet tall. The details of those benefits have not been decided, Sugimura said. The planning department will spend the next 12 months studying the environmental impacts of each alternative, and expects to make a proposal to the City Council in 2009. Given the long timeline, potential changes would probably not affect construction on online retailer Amazon's

planned 1.6 million-square-foot headquarters, expected to open in 2010 and 2011.

The proposal for South Lake Union would build on what has been done downtown. The City Council in 2006 approved new zoning rules, allowing more height for downtown builders who paid into an affordable-housing fund. Ten building projects have taken advantage of the program so far, city planners said. Sugimura presented four plans that ranged from keeping height limits much as they are now — about six stories — to allowing dramatically taller buildings by developers who provide public benefits. Some highlights of what will be studied:

- Alternative 1. Residential buildings up to about 40 stories and commercial buildings up to 24 stories would be allowed along major streets. East of Minor Avenue North, residential buildings could rise to about 16 stories, and commercial buildings to eight stories. As with the Whole Foods building at Westlake Avenue and Denny Way, the top floors of the tallest buildings would be skinnier than the base floors. This alternative would also allow tall residential towers with low row houses in between, similar to Georgia Street in Vancouver, B.C.
- Alternative 2. The tallest residential buildings, at about 40 stories, would be confined to areas closest to Aurora Avenue North and Denny Way. The heights would step down in the areas closer to the lake and Fairview Avenue North, to about 24 stories for both commercial and residential buildings. The area east of Minor Avenue North would keep its existing zoning limit of about seven stories. Both Alternatives 1 and 2 call for a residential core around Eighth Avenue North and Ninth Avenue North, north of Denny Park, where commercial development would be limited to two stories.
- Alternative 3. Residential buildings could go up to 240 feet, or about 24 stories, near the intersection of Aurora Avenue North and Denny Way. Commercial buildings could be built to about 12 stories in different areas east of Fairview Avenue North. The area east of Minor Avenue North would keep its existing zoning.
- Alternative 4. Keep existing zoning. Developers could build to about 12 stories along Denny Way and would be limited to six to eight stories in most other areas.

The plans do not specify what kind of public benefits developers would have to provide to build higher, but city planners said affordable housing, open space and sidewalk improvements would likely be part of the mix. The city's proposals are similar to those suggested earlier this year by the community group South Lake Union Friends and Neighbors Community Council. The Seattle Times has a representative on the group's board and owns properties that would be affected by zoning changes.

Steven Paget, president of the group, said members will listen to neighborhood feedback, see what comes out of the environmental-impact study and eventually recommend a preferred alternative. A representative for Paul Allen's development company, Vulcan, the area's biggest property owner, said no one was available to comment. Kevin McCarthy, a board member for the community group Lake Union Opportunity Alliance, called alternatives 1 and 2 unacceptable, saying they were inconsistent with the city's growth plan. He likes alternative 3 but wants to limit towers to a single block and require planning for schools, affordable and low-income housing, libraries and other public services. "If a small city is going to be built, there needs to be some planning to provide services for that neighborhood," he said.

Federal Historic Preservation Program survey

In October 2006, representatives from federal agencies, educational institutions, non-profit organizations, and businesses came together to celebrate the 40th anniversary of the National Historic Preservation Act. The Preserve America Summit participants discussed successes and challenges of national historic preservation programs. From these ideas, the Advisory Council on Historic Preservation selected 13 priority recommendations. One recommendation called for an independent review panel to evaluate the structure of the historic preservation program. This independent panel has been organized and has begun its deliberations. The Expert Panel includes individuals from federal, state, tribal and local government, the business community, the non-profit sector, and academia.

The Expert Panel Examining the Structure of the Federal Historic Preservation Programs would like input from the historic preservation community. Please go to <http://survey.preserveamerica.gov/> to fill out a survey. The survey asks for your preferences on the structure of the federal historic preservation programs. The survey will only take 10 minutes to fill out. The Expert Panel is trying to get input from as many people as possible. Please respond to the survey by Friday, October 3

Tacoma Daily Index

September 17, 2008

Tacoma Historic Landmark designation expected for 1914 Ansonia

By Todd Matthews

Tacoma City Council is expected to vote Sept. 30 on whether to add the 1914 Ansonia Building to the city's register of historic places. A recommendation to add the five-story building, located at 215 North Tacoma Avenue and within the National Historic Register's Stadium Seminary Historic District, was approved by the city's landmarks preservation commission Sept. 10. The nomination has worked its way through City Hall for two months. On Aug. 13, the landmarks commission conducted a preliminary review of the application. On Sept. 10, the commission revisited the item and opened it up to public comment before voting to recommend the nomination and forward it City Council, which has the final vote on adding buildings to Tacoma's historic register.



The nomination was prepared by Gene Grulich of Grulich Architecture and Planning on behalf of the building's owner, Ansonia Development LLC. The owner has recently converted the former apartment building into a 25-unit condominium complex. According to the nomination, the Ansonia was designed by Tacoma architects Frederick Heath and George Gove as a luxury building aimed at Tacoma's emergent upper class. Original advertisement brochures for the gilded building appealed to this demographic: each unit included wall safes for silver and jewelry; kitchens were fitted with dumb waiters and telephones connected to servants' quarters in the basement; and roof gardens for top-floor tenants offered water views.

When the building was completed, Heath wrote of his desire for the building to "afford all the advantages of a luxurious private residence, and to restrict its occupancy to desirable tenants of known character and standing." Between 1914 and 1939, the building's ownership changed hands several times. By 1939, department store magnate Henry Rhodes owned the building. He lived with his wife in a top-floor apartment until his death in 1954. The Ansonia is the latest building to be nominated to the city's historic register. In August, the City added the following buildings:

- Park Universalist Church, located at 206 North J Street;
- Saint Luke's Memorial Episcopal Church, located at 3615 North Gove Street;
- Frisko Freeze, located at 1201 Division Avenue;
- Dorothy Apartments, located at 301 Tacoma Avenue North.

October walking tours with Seattle Architecture Foundation

"I walk by here every day and I never saw that before." Some version of this familiar comment, which our tour guides hear on a regular basis, gets to the essence of why Seattle Architecture Foundation (SAF) exists. Through entertaining and informative guided walking tours, SAF awakens people to the profound influence of the environment that surrounds them, and inspires them to get involved in shaping its future. Through active participation with our built environment the shape of our communities will better reflect who we are and who we wish to be. Enroll online at:

http://www.seattlearchitecture.org/tours_byDate.cfm?startDate=10/01/2008&endDate=10/31/2008.

October

Date	Tour Title
2	Greatest Hits: Seattle Architecture Highlights
3	Friday Art Deco Tour
4	Historic Skyscrapers
9	Greatest Hits: Seattle Architecture Highlights
10	Friday Art Deco Tour
11	Art + Architecture: Where Form & Function Meet Designed for Dining: Seattle's Delectable Eateries Harvard Belmont District: Mansions on Capitol Hill
16	Greatest Hits: Seattle Architecture Highlights
17	Friday Art Deco Tour
18	Modern Skyscrapers That's Entertainment: Movie Palaces and More!
23	Greatest Hits: Seattle Architecture Highlights
24	Friday Art Deco Tour
25	Art Deco: The Roaring 20s, Northwest Style Columbia City: Valley on the Rise
30	Greatest Hits: Seattle Architecture Highlights
31	Friday Art Deco Tour

New Appraisal Institute Certificate Program: Appraising Historic Preservation Easements

This debut certificate program provides intensive training and discussion on the valuation of historic preservation easements donated as charitable gifts under the Internal Revenue Code. Participants can also apply the methods and techniques learned to the appraisal of preservation easements granted in order to obtain either state or local income tax or property tax deductions/credits. This timely course responds to a provision in the 2006 IRS Transitional Guidance Rule requiring appraisers of easements have a combination of education and experience relevant to the property being valued. Upon completion of this course, participants will be able to:

- Explain the similarities and the differences between a conservation easement and a historic preservation easement and interpret recent national legislative and IRS guidelines and initiatives related to the appraisal of both.
- Understand the typical provisions of a historic preservation easement and how to handle the variations in possible easement provisions during the appraisal process.
- Apply the central role of highest and best use analysis in historic preservation easement appraisals both before and after considering the easement.
- Recognize accepted and appropriate techniques for finding, researching and analyzing sales of easement-encumbered properties.

Register today for one of these debut events at www.appraisalinstitute.org/historic.

Registration Fees: Members: \$325 Non-Members: \$375

Debut Events

October 1-3, 2008 - Chicago, IL

November 12-14, 2008 - New York, NY

December 10-12, 2008 - Alexandria, VA

Appraising Historic Preservation Easements is ideal for certified real estate appraisers who appraise income-producing properties. Appraisers who appraise single-family homes, IRS agents, real estate attorneys, preservationists and anyone involved in historic preservations will also benefit from this program. Approved for 20 hours of Appraisal Institute continuing education credit, this program has also been submitted for 20 hours of state continuing education credit. For state education approvals and requirements, visit www.appraisalinstitute.org/education/state_aprv.aspx.

[The Appraisal Institute is a global membership association of professional real estate appraisers, with nearly 23,000 members and 92 chapters throughout the world. Organized in 1932, its mission is to support and advance its members as the choice for real estate solutions and uphold professional credentials, standards of professional practice and ethics consistent with the public good. The Appraisal Institute advocates equal opportunity and nondiscrimination in the appraisal profession and conducts its activities in accordance with applicable federal, state and local laws. Members of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious MAI, SRPA and SRA designations.]

Docomomo WEWA celebrates National Tour Day with Docomomo US, our mother ship

What: Widmeyer House Tour

When: Saturday, October 4

Where: 612 Dartmouth Avenue in Fircrest (near Tacoma)

Come anytime between 11:00 am and 1:00 p.m. The tour is free but donations will be gladly accepted at the door; reservations are not needed. The Fircrest home of Walter D. and Marian Widmeyer was completed in 1954. The house was widely publicized during and after its construction, and featured many new and innovative uses for plywood. Go to www.docomomo-wewa.org to see photos of the house and to read the bio on architect Walter Widmeyer. This tour is co-sponsored by Docomomo WEWA and Historic Tacoma.

Twilight Tours of Historic Town of Cedar Falls

Take a stroll under the evening lights of the historic town site of Cedar Falls, the birthplace of Seattle City Light, to see remaining restored houses and discover the setting and stories of those who worked, lived and grew up in this unique town; wear good walking shoes and bring a flashlight, take the shuttle van or walk, round trip 1.5 miles, for all ages, some programs age 10+

Friday, September 26, 2008 - Saturday, September 27, 2008, 6:00 p.m.

Cedar River Watershed Education Center

Cedar Falls Road Southeast, North Bend, WA

Price: \$5.00

For more information about this event, contact: Seattle Public Utilities/Friends of Cedar River Watershed 206-733-9421

Seattle Times Editorial

September 16, 2008

We recycle cans and bottles, why not buildings?

By Peter Steinbrueck and Kathryn Rogers Merlino

Since the first curbside recycling program was initiated in 1987, Seattleites have become accustomed to recycling paper, glass, metals and yard waste. Many see it as their civic duty and a way to help the environment. Still, the city of Seattle sends by truck and train more than 50 percent — 440,000 tons per year — of its municipal waste to landfills, much of it to Bend, Ore. A large percentage of municipal landfill waste is from construction and demolition debris, estimated to be between 20 and 30 percent nationally. Construction and demolition waste is produced from new construction and renovation of buildings, and by the demolition of existing buildings. Such waste is an enormous environmental problem because of the sheer volume of discarded construction-related refuse dumped into landfills.

We recycle cans, bottles and even plastic bags, so why not reuse older buildings? There are many good reasons to do so, and opportunities and benefits abound to reduce such waste. First, it's very costly and energy consumptive: Municipal waste that must be loaded, hauled, transferred from trucks to trains, processed and dumped into landfills costs between \$50 and \$75 per ton. Second, it pollutes: Fuel used in the handling and

disposal contributes significantly to environmental impacts and carbon emissions. Landfills are filling up, and the sites themselves pose environmental hazards from loss of natural-resource lands, leaching of toxic chemicals and release of methane gas. Third, it's wasteful: Most construction debris — such as land clearing, wood, metal, glass, asphalt and concrete rubble — is fully reusable at lower cost than the production of new materials. Upstream, reducing construction and demolition waste reduces the need for the extraction and processing of raw materials, product manufacture and eventual disposal. And finally, the preservation and adaptive reuse of older buildings — especially historic landmarks — as compared with new construction is considered to be one of the most sustainable "green building" practices achievable.

Climate-protection strategies must address the issue. In the United States, building construction and operations account for 48 percent of greenhouse-gas emissions. The U.S. Environmental Protection Agency sees enormous benefits from preventing construction and demolition waste, and has made it a top policy priority over land-filling, incineration and even recycling. In Seattle, nearly 700 buildings were torn down last year to make way for new buildings. This is an enormous lost source of renewable, embodied energy. A recent study by the Brookings Institution projects that by the year 2030, we will have demolished and replaced 82 billion square feet of our existing building stock, or nearly one-third of our 300 billion square feet of space in the U.S. today.

How many bottles and metal cans would we have to save and recycle to match an equivalent amount of construction and demolition waste and embodied energy — the amount of energy originally embedded in the materials and expended through extraction, processing and construction? There is no reason why durable buildings of all types and ages cannot be adaptively reused, retrofitted, or at least deconstructed and recycled, rather than be demolished and hauled off to landfills.

While preservation laws help protect our valued historic landmarks, incentives and possibly new regulations are needed to address waste of building stock. For example, Portland, Ore., mandates that all building projects valued at over \$50,000 separate on site and recycle all nontoxic construction materials. New York City provides tax incentives, electric rebates and employs rezone strategies to encourage reuse and conversion of commercial buildings to residential.

King County's GreenTools recycling program emphasizes education and outreach to contractors and suburban cities on the environmental and economic benefits of reuse and recycling. Another approach would be to impose a federal carbon tax on the demolition of existing buildings, calculated on the embodied energy wasted in disposing of the structure.

The bottom line: Landfills should no longer be an option for used but otherwise clean and durable building materials. Policymakers, preservationists and architects need to push green building practices into the 21st century by promoting the environmental, economic and community benefits of building reuse and recycling. State and local governments should establish working guidelines, programs and incentives to promote the reuse, retrofit and reinvestment of older buildings. The energy invested in the existing built environment must be seen as a tangible resource of economic, environmental and cultural value, not to be wasted. In this way, preservation and reuse can be our "greenest" tools of sustainability.

[Peter Steinbrueck is an architect and former member of the Seattle City Council. Kathryn Rogers Merlino is an architectural historian and an assistant professor of architecture at the University of Washington.]

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Educate, Advocate, Preserve