Preservation = Sustainability

Marylou Colver
Lake Oswego Preservation Society
771 Country Club Road, Lake Oswego

DEMOLITION PERMIT ISSUED
On average, 1 residential demolition permit has been issued every 10 days in Lake Oswego over the last decade.
We can’t build our way out of this climate change crisis, we must conserve our way out.”

Richard Moe, President, National Trust for Historic Preservation
PRESERVATION:

Reusing America's Energy
Preservation Week May 11-17, 1980

It takes energy to construct a new building.
It saves energy to preserve an old one.

National Trust for Historic Preservation

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U.S. Resource Consumption

If everyone on the planet lived as we do in the United States, we would need....

FIVE or SIX planets to support resource consumption

Source: One Planet Living
The U.S has 5% of the world’s population & we generate 22% of the world’s greenhouse gas emissions.
Sustainable Stewardship

- Retain
- Relocate
- Recycle
Sustainable Stewardship

- Retain
- Our most sustainable choice
- Rehabilitation of existing structures benefits the local economy
Buildings constructed prior to 1920 are more energy-efficient than those built anytime afterwards - except since 2000.
We lose more than resources

Ertz House circa 1928
1650 North Shore Road, Lake Oswego

We lose more than resources
Thiele House circa 1940
940 Lake Shore Road, Lake Oswego
We lose our history
Morey House circa 1914
2145 Glenmorrie Lane, Lake Oswego
One demolition at a time

Photo: City of Lake Oswego
Tryon House circa 1850
250 Stampher Road, Lake Oswego
Forever.
Sustainable Stewardship

- Recycle

- Deconstruction - Dismantling a building in a manner that enables materials to be recycled
Construction debris accounts for 25% of the waste in the municipal waste stream each year.

DEMOLITION PERMIT ISSUED

426 Fairmont, Lake Oswego - Built 1945

Construction debris accounts for 25% of the waste in the municipal waste stream each year.
136 million tons of building-related construction & demolition debris are generated every year in the U.S.
190 Furnace Street, Lake Oswego
Horstman House circa 1908

DEMOLISHED

Photo: City of Lake Oswego
Columns from the historic Horstman House porch recycled as a pergola
796 First Street, Lake Oswego
Sacred Heart Church circa 1889
Adaptive Reuse

A Preservation Tool

The oldest extant church in Lake Oswego is now a private residence

Photo: Marylou Colver
Demolishing this...

Negates the benefits of recycling 78 million aluminum cans

National Trust for Historic Preservation Headquarters in Washington D.C

Source: Advisory Council on Historic Preservation and National Trust for Historic Preservation

Photo: Planet Ark, 2008
1/3 of U.S. buildings will be demolished by 2030

82 billion square feet will be demolished and replaced

Source: Brookings Institution 2004 Report

Photo: Portland Architecture
Demolition waste from 82 billion square feet would fill...

2600 FOOTBALL STADIUMS

Source: National Trust for Historic Preservation

Photo: http://und.cstv.com/facilities/nd-stadium.html
Demolition & construction energy of 82 billion square feet is equivalent to the energy to power California for... 10 YEARS!

Source: National Trust for Historic Preservation
Sustainable Stewardship

- New construction is the most wasteful use of our resources
- Materials not locally sourced do not benefit the local economy
3805 Upper Drive, Lake Oswego - Built 1924

Construction of an average 2,000-sq. ft home generates 3,000 pounds of wood, 2,000 pounds of drywall and 600 pounds of cardboard waste.
On average, only about 20%-30% of that waste is recycled or reused.
It takes 65 years for a new, energy efficient home to recover the energy lost in the demolition of an existing house.

363 Tenth Street, Lake Oswego

DEMOLITION PERMIT ISSUED

Photo: City of Lake Oswego
Sustainable Stewardship

• Relocate

• Move structures to create housing in other areas or communities
First Addition residence on its way to a new location

Moving house

Photo: Ron and Laura Gustaff
Oswego Pioneer Cemetery Caretaker’s House

A New Life in an Historic Cemetery
462 Ninth Street, Lake Oswego - Built 1938

This house, or any house, could be made available for relocation
Buildings are a renewable, not a disposable, resource
Sustainable development is:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

-- U.N. Brundtland Commission
The average home size in the United States has increased 105% between 1950 and 1999.
Historic Home Tours

A Preservation Tool

Logo designed by Corinna Campbell-Sack
Thanks to the Lake Oswego Historic Home Tour, the owners decided NOT to tear down this home.

1444 Maple Street, Lake Oswego - Built 1938

Photo: Marylou Colver
The decision to demolish examples of our architectural heritage can only be made once.
Dedicated to preserving older and historic buildings sustainably opened March 2009

National Trust for Historic Preservation Green Lab in Seattle
Learn More

• Sustainability and the National Trust for Historic Preservation

• www.preservationnation.org/issues/sustainability/
Take Action

- Change Lake Oswego City code and provide incentives to...
  - Make remodels easier
  - Require deconstruction
  - Encourage relocation
Standards for deconstruction are also needed.

706 and 716 McVey Street, Lake Oswego - Built 1962 and 1960

Standards for deconstruction are also needed.
“What you do speaks so loudly that I cannot hear what you say.”

Ralph Waldo Emerson
13033 Fosberg Road, Lake Oswego

The greenest building is the one that is already built.