

Historic Preservation & Sustainability Guidelines

For Colorado Main Streets

Background

This guidebook centers around the idea that “the greenest building is one that is already built” (Elefante 2007), meaning that existing (often historic) buildings are more sustainable than new construction because they contain embodied energy, are often built with durable materials, and are often designed to make the best use of natural heating, cooling, and lighting.

Heritage Energy

This guidebook draws on the philosophy of “Heritage Energy,” a recent term that combines the principles of historic preservation and sustainability as they apply to existing buildings. When we preserve historic buildings we are not only protecting their cultural legacy; we are also acknowledging the energy our ancestors used to create them, and through extending a buildings life cycle, we make this energy last longer.

Public Entity

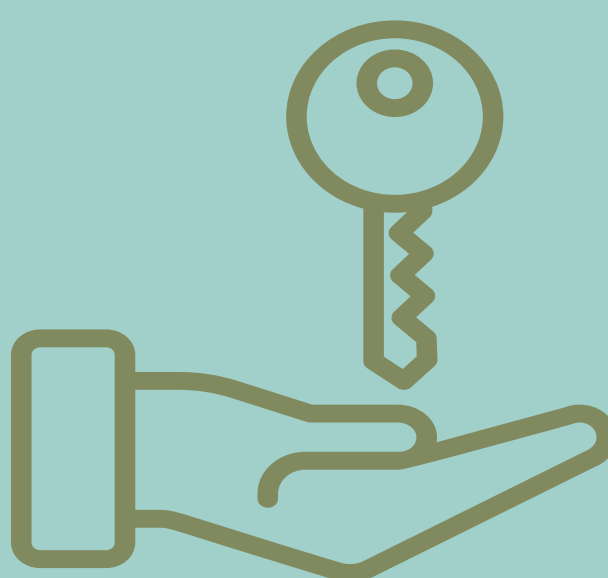


Property Owner

Non-Profit



Tenant



Survey

- **Most CO Main Streets experienced a heyday from 1870-1930.**
- **Central AC and Forced Air are the most common heating and cooling systems in Main Street buildings.**



- **Several communities have recently undertaken major projects to improve the sustainability of their Main Street.**
- **Financial feasibility is the most common barrier to communities hoping to pursue these projects.**
- **Small, local businesses dominate the commercial activity of most CO Main Streets.**



Guidelines

District Infrastructure

Large-scale actions to reduce energy and water use for a Main Street district, and introducing renewable energy.

Building Exterior

Preservation and restoration of unique historical elements.

Building Interior

Lighting, heating, and cooling upgrades.

Building Maintenance

Maintaining historic properties, preserving historic materials.

Site Design

Stormwater runoff, drought-tolerant vegetation, retain existing site features.



Resources

Loans & Grants

Financial assistance for projects of different scales, from large-scale infrastructure to building upkeep.

Tax Credits

Tax-credit programs for historic preservation and energy-efficiency upgrades.

Rebates

Local utility providers often offer rebates for energy efficiency upgrades.

Technical Assistance

Municipal facility upgrades and assistance for property owners.

Informational Guides

Recommendations from how to create a Main Street district, to information on appropriate vegetation to use in Colorado.

ROI Calculators

Ways for property owners to calculate their ROI for upgrades to their energy and water systems.

