

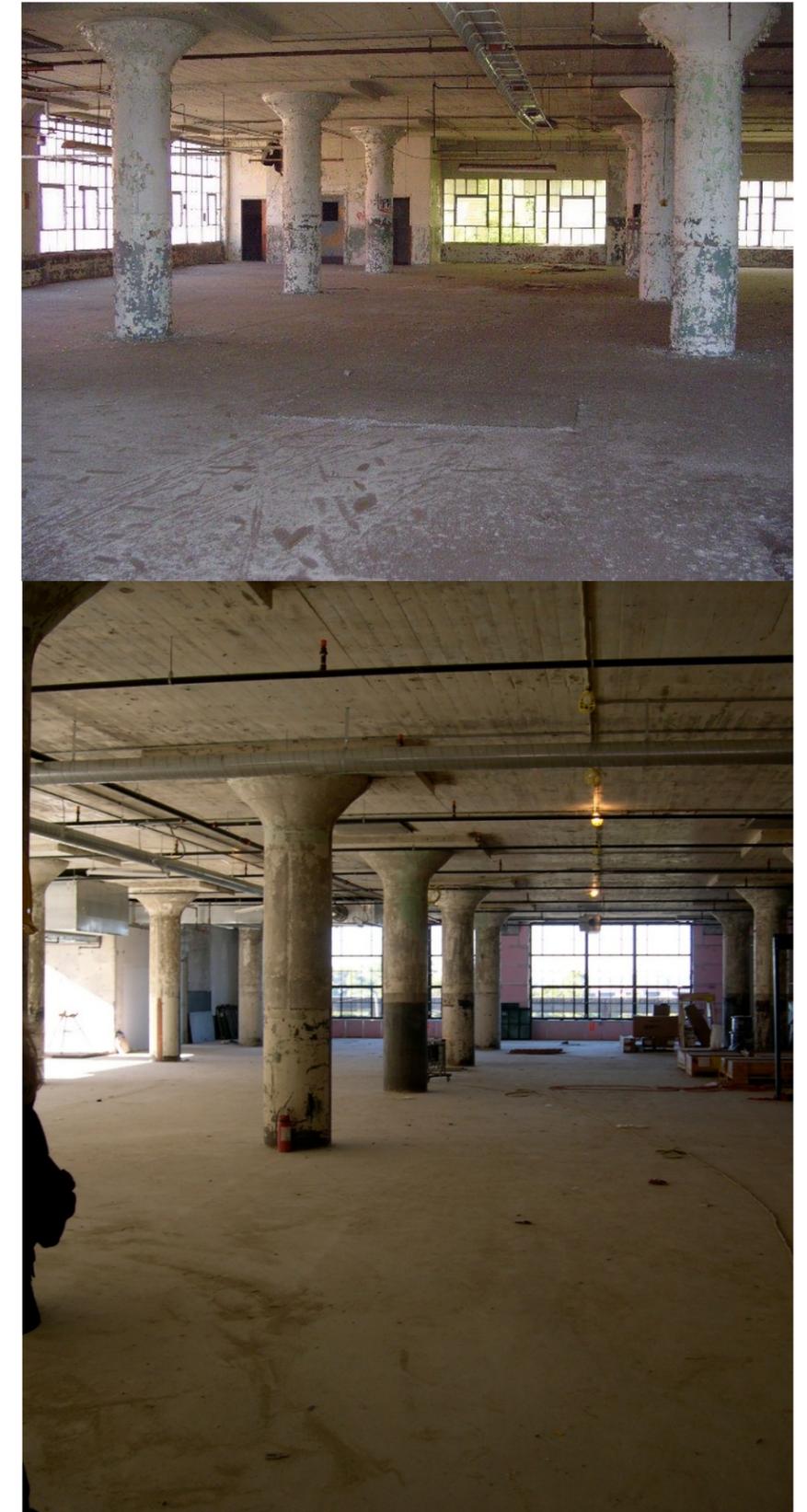
Trends in Historic Preservation - Interiors

Identifying Interior Elements:

- An assessment is done to determine which elements contribute to the building's character and which do not.
- Importance of a space may not be due to its visual aspects but by what has happened and who has been present in the space.
- The majority of spaces are divided into primary and secondary spaces. Primary meaning the most important and architecturally significant spaces in the structure (i.e foyers, hallways, etc.) and secondary meaning spaces functioning for more utilitarian processes (i.e kitchens, offices, etc.).

Buildings History:

- Knowing the building's history is important when determining the significance of the structure and how it contributes to the area in which it's located.
- This information is useful in regards to finding a tactical approach in preserving certain aspects of the structure as opposed to others.
- Knowing what operations and businesses were located in the building in the past can be helpful in determining what the building will be used for in the future as well as future tenants.



Trends in Historic Preservation

Preservation in terms of lighting:

- Early offices took advantage of a combination of natural light and task lighting.
- Sensors may be installed to maximize use of natural light by activating ambient light only as needed.
- Keep tall windows to allow natural light to penetrate a building
- With the added benefit of high ceilings, natural light can travel far into a space
- Skylights provide a flood of natural light, and were often used on the north face of a roof so it didn't produce a glare

What is historic preservation?

- An attempt to preserve, conserve and protect buildings, landscapes and other artifacts of historical significance.
- Focuses on a built environment rather than forests and wilderness.
- Preservation maximizes the use of existing materials and infrastructure, reduces waste, and preserves the historic character of older towns and cities.

Preservation in terms of materials and resources:

- Salvage historic materials for restoration of lighting, hardware, and other specialty items.
- Retain, repair, or upgrade historic fixtures, rather than replace them.



Embodied Energy

What is embodied energy?

- Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site. In short, embodied energy represents the overall impact the building has on the environment.

How is embodied energy measured?

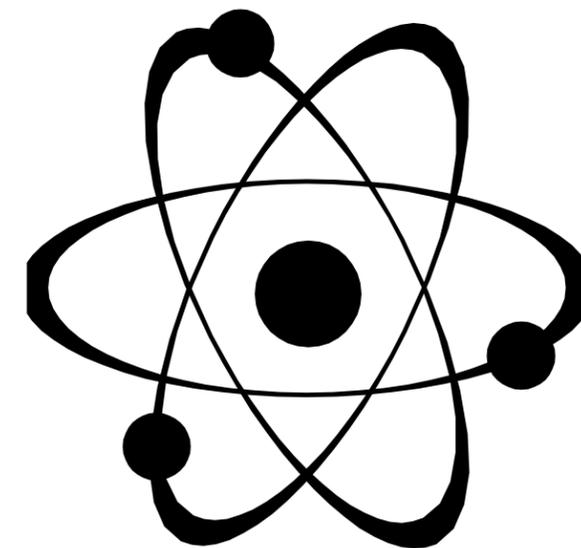
- Embodied energy is measured as the quantity of non-renewable energy per unit of building material, component or system. Expressed in megajoules or gigajoules per unit weight, the process includes numerous sources of data and is very complex.

How and why should we reduce embodied energy?

- There is a constant battle to ensure that as little impact as possible is made on the environment when constructing new buildings. Lightweight building materials often have lower embodied energy than heavyweight materials, but in some situations, lightweight construction may result in higher energy use.

When selecting building materials, embodied energy should be considered with respect to:

- Durability of the products
- Separation ease of materials
- Availability of materials locally
- Availability and use of recycled materials
- Specifying sizes of materials
- Keeping things clean and avoiding waste
- Ensuring that materials produced are made using clean, renewable resources.



LEED Building Credits:

What is LEED?

- LEED, or Leadership in Energy & Environmental Design, stands for green building leadership.
- LEED is a green building certification program that recognizes best-in-class building strategies and practices.

LEED in Commercial Buildings

- LEED for Interior Design and Construction (LEED ID+C), enables projects teams, who don't have control over whole building operations, the opportunity to develop spaces that are better for the planet and for people.
- LEED ID+C is for commercial interiors, retail and hospitality.

Why LEED?

- LEED is the world's foremost program for the design, construction, maintenance and operations of green buildings.
- LEED guides projects to save money, conserve energy, reduce water consumption and drive innovation.
- LEED-certified buildings cost less to operate, reducing energy and water bills by as much as 40%
- LEED-certified buildings consume less energy and fewer resources than conventional buildings.
- Studies show that buildings using LEED have higher occupancy rates and lease more quickly and for more dollars per square foot than non-LEED-certified buildings.

LEED in Pre Existing Buildings

- LEED for Existing Buildings: Operations & Maintenance (O&M) Rating System drives down operating costs while increasing occupants' productivity in an environmentally responsible manner

Minimum Program Requirements:

- Building(s) must be fully occupied for at least 12 continuous months preceding certification application.
- The scope must include 100% of the total floor area of each building in the certification application.
- The building(s) must be in compliance with federal, state and local environmental laws and regulations.

