

Introduction

Historic Preservation is the endeavor to preserve, conserve, and protect buildings, objects, landscapes or other artifacts of historical significance. It intermingles with the fields of urban conservation, urban design, landscape architecture and preservation, built environment conservation, built heritage conservation, object conservation, architecture, interior design, and the fine arts.

As stated by Richard Moe from the National Trust for Historic Preservation,

“Historic preservation has evolved into something much more than just saving historic buildings. Today it is about people and the places that they care about—where they live, work, shop, worship, and celebrate. We need historic places to help ground us in our past, but also in our future, as older buildings are part of the solution to larger challenges, such as how we support environmental sustainability, adapt to population changes and growth, and promote job creation and economic development”.

With these words in mind, this study seeks to encourage the reinvention of our existing built environment to maintain community integrity and neighborhood values.

Historic Preservation holds in itself value for its own sake, which in turn benefits others. This value is not quantitative, but falls in the qualitative areas of aesthetics, livability, and quality of life. Historic Preservation brings a unique aesthetic element to the communities in which its landscapes, buildings, objects, landmarks, and structures are located. It brings alive a time now past and recreates a moment in the history of a community that can only be recreated in a beautiful, artistic way. The aesthetics bring alive the emotional content of these historically significance places and objects in a way in which it connects the present with the past. By preserving the aesthetics and appearance of these places, sites, structures, and objects we are preserving the integrity of the community, region, state, or country to show future generations; this is where you're from, this is your heritage, this is where you're going. Aesthetics also enhance and preserve the character of a community by preserving cultural and historical resources, while building our modern future.

Historic preservation also protects our personal heritage or culture and the identity of a community or individual, along with the sense of place and attachment to these places or objects one might experience. Historic Preservation is a storyscape or view into the history of the community through works such as buildings, landscapes, sites, objects, monuments, stories, and artwork. We must “protect places bound up by stories”, whether it be brownstone stoops, coffee shops, homes, general stores, or social clubs. The collective memory of these places creates a sense of place and attachment for communities and individuals that is engaged and re-engaged with every generation. History is composed of emotional, fragile, and complex content and should be protected with regard to the individuals and communities involved.

Historic preservation plays a key role in preserving these stories and histories, through preserving historically significant places, sites, objects, infrastructure, artwork, and artifacts and must be protected

as to not erase the wrong parts of a community's identity, heritage, and culture. Yet we lose these resources daily due to development and neglect.

It is important that we educate ourselves and others on the importance and significance of our historic built environment and work to protect our cultural, historical, and natural treasures before we lose them forever.

While in the GFRY Studio I focused on documenting, assessing, and proposing an adaptive reuse recommendation for the existing building at 10 East Lake Street. I also used this location as a case study to create a Community Checklist (below), based on the studio's efforts to reinvent 10 East Lake Street, for community members who are interested in maintaining community integrity and values through existing infrastructure.

1. Identify the Threat

The threat to a significant property is not only demolition, but also owner neglect, building relocation, or modifications to the land and adjacent buildings. It is necessary to first identify the threat, as this will shape the community's action plan as it moves forward.

- Deterioration
- Incompatible adjacent use
- Demolition

2. Research

Researching and understanding as much as possible about the community and property is an important step in saving and revitalizing a space in the community. Activists must be knowledgeable and well informed on the facts which surround the property in order to share appropriate information with other community members, local politicians, developers, designers, and property owners.

- History of your neighborhood?
- History of the building?
- What is the zoning of your neighborhood and building?
- Is it listed as a local landmark or on the National Register of Historic Places?
- What are the economic incentives potentially available to the property?
 - Federal Rehabilitation Tax Credit
 - Property Tax Freeze
 - Façade Easement Donation
 - Loans or Grants
- Who currently owns the building?

3. Make an Argument for Preservation

Community members and activists must make a strong case for the preservation and adaptive reuse of their significant property. In your case you should identify the historical, economic, and cultural community benefits and the adverse consequences upon the community if the proposed development was to proceed. This is why the "Research" step is so imperative, you must be well-educated on multiple levels in order to thoroughly examine and understand the problem and then clearly articulate it to the community, media, and stakeholders involved.

- Benefits of Saving the Building
 - Assess the significance of the building
 - Identify alternative uses for short term and long term use
 - Economic advantages
 - Assess the community design benefits
- Potential Adverse Effects of the Proposed New Development
 - Determine if the proposed development coordinates with the Comprehensive Plan or current needs
 - Determine the nature and stability of funding
 - Determine if the design is of high quality
 - Assess the impact on the neighborhood

4. Identify and Involve Stakeholders

As a community leader you must identify the key stakeholders and involve them in the process once you have thoroughly researched and have a well thought-out and detailed plan to bring to the table. The plan should include design options, a financial or funding package, and proposed alternative sites and though your exact plan may not be accepted by the stakeholder it will begin the conservation toward preserving the property and reusing it in a way which gives back to the community.

- Setup an initial meeting
- Select Parties to attend
- Discuss each parties goals
- Explain your proposal

5. Community Outreach

Community outreach is meant to be used to gain support for your mission by presenting your position and proposals. This outreach can be through the media, public hearings, or asking your public official for support and when presenting make sure to remain positive and only focus on the issue at hand.

- Prepare information for distribution
- Participate in Public Meetings
- Educate the community on preservation
- Encourage the community to participate in preservation planning activities