

A Culture of Reuse: Deconstruction & Historic Preservation

Stephanie Phillips

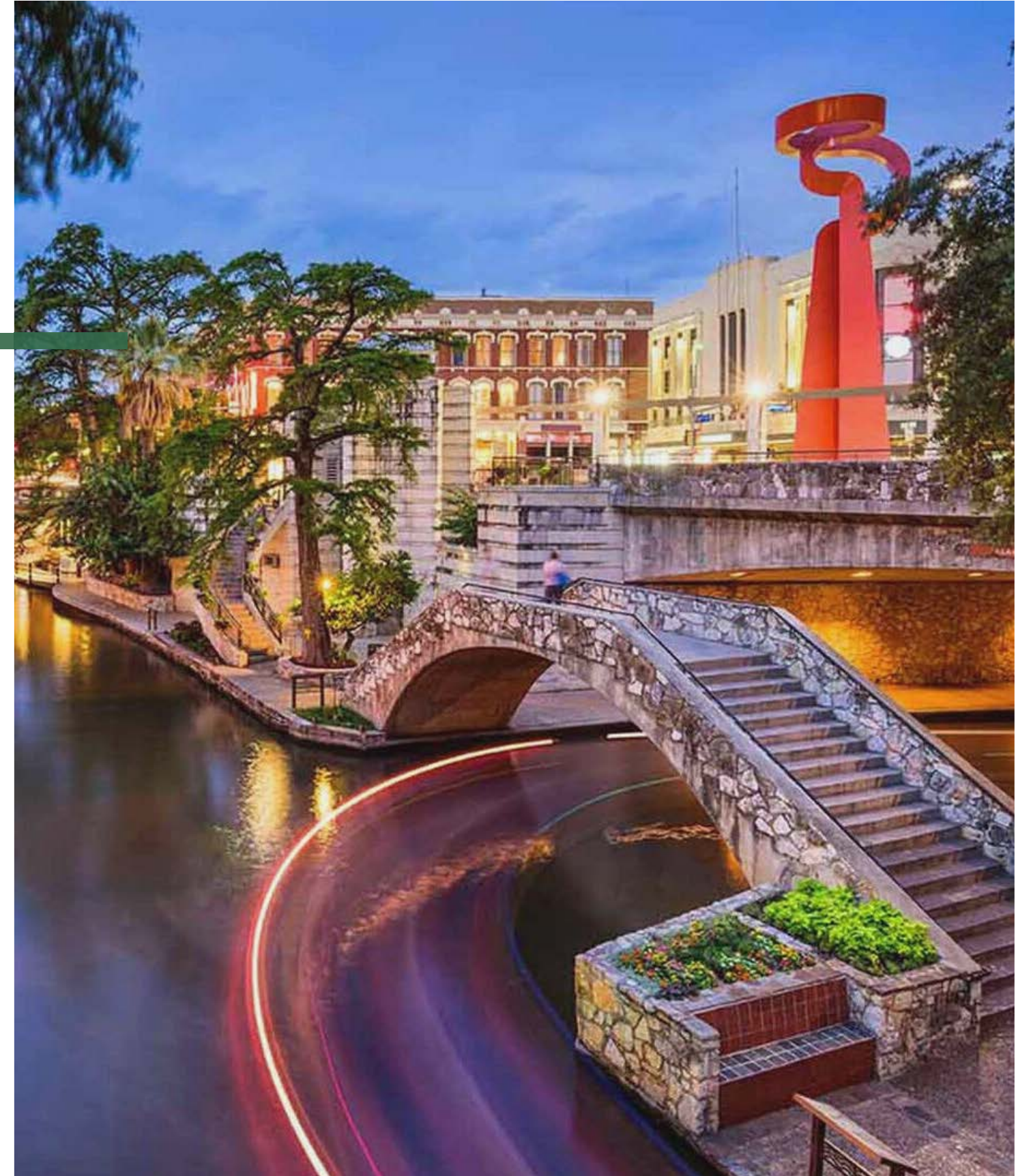
City of San Antonio Office of Historic Preservation



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Hi, we're OHP!

We're a City department charged with safeguarding the **cultural, economic, and environmental sustainability** that preserves San Antonio's unique **sense of place, economic competitiveness, and authenticity.**





Intersection of
historic preservation
& deconstruction



San Antonio's policy
initiative through a
preservation lens

In 1963, Penn Station in
New York City was
demolished.

In 1966, the
National Historic
Preservation Act
was passed.

National Register of
Historic Places (NPS)

State and Tribal Historic
Preservation Offices
(SHPOs & THPOs)

**The Secretary of the
Interior's Standards**



Historic Tax
Credit Projects



Grants for
programming,
survey, education,
and community
revitalization



Guidance for local
Historic Design
Guidelines &
Standards

What happens before a historic building comes down?



Community
advocacy



Public hearings



Documentation



PRESERVATION

LOSS



PRESERVATION

LOSS

RELOCATION


**DECONSTRUCTION
& REUSE**

Journal of Cultural Heritage Management
and Sustainable Development:
Heritage & Waste Special Issue

The Secretary of the Interior's Standards

If a historic feature or material is deteriorated beyond repair or missing, it should be reconstructed or **replaced in-kind.**

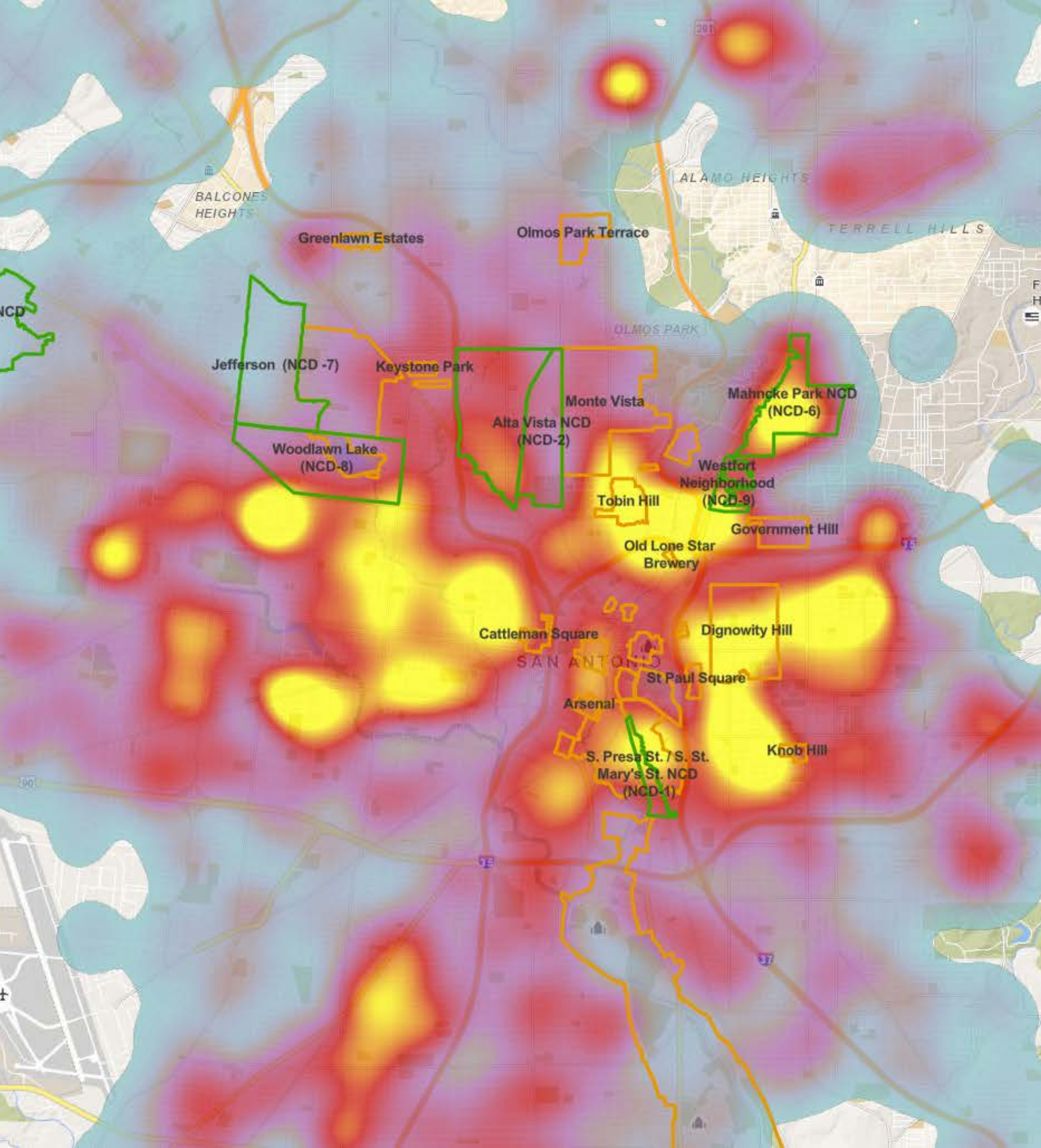




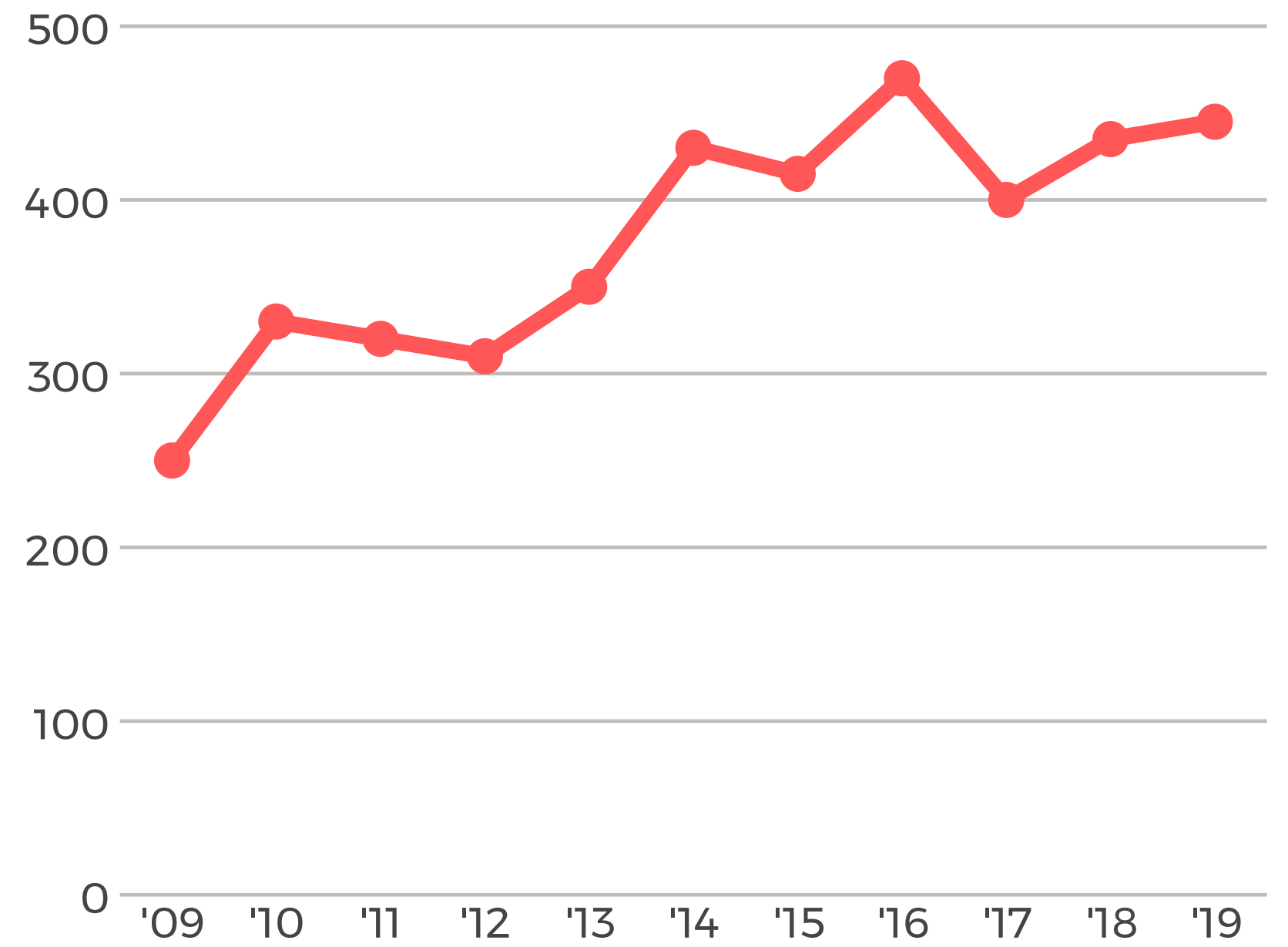
Like an organ donor, a structure may have reached the end of its life, but its pieces could help extend the lives of dozens of other historic structures.



San Antonio's Deconstruction & Salvage Policy Initiative



DEMOLITIONS BY YEAR (PERMIT DATA)



DECONSTRUCTION ADVISORY COMMITTEE



- Solid Waste Management Department
- Office of Sustainability
- Development Services Department
- Neighborhood and Housing Services Department
- Metro Health
- Build San Antonio Green
- Habitat for Humanity
- Alamo Area Council of Governments (AACOG)
- Local demolition, salvage, and house moving contractors
- Developers and real estate industry representatives
- UTSA Construction Science and Architecture educators
- The Conservation Society of San Antonio
- Community advocates
- Local architects and designers

This initiative is not about **if** a building comes down, but rather **how** a building comes down.

Conveying to the public and elected officials that deconstruction was historically common via archival research & images



WORKERS TO BEGIN ACTIVITY MONDAY

Old Postoffice Will Be Down Within 30 Days, Con- tractor Says

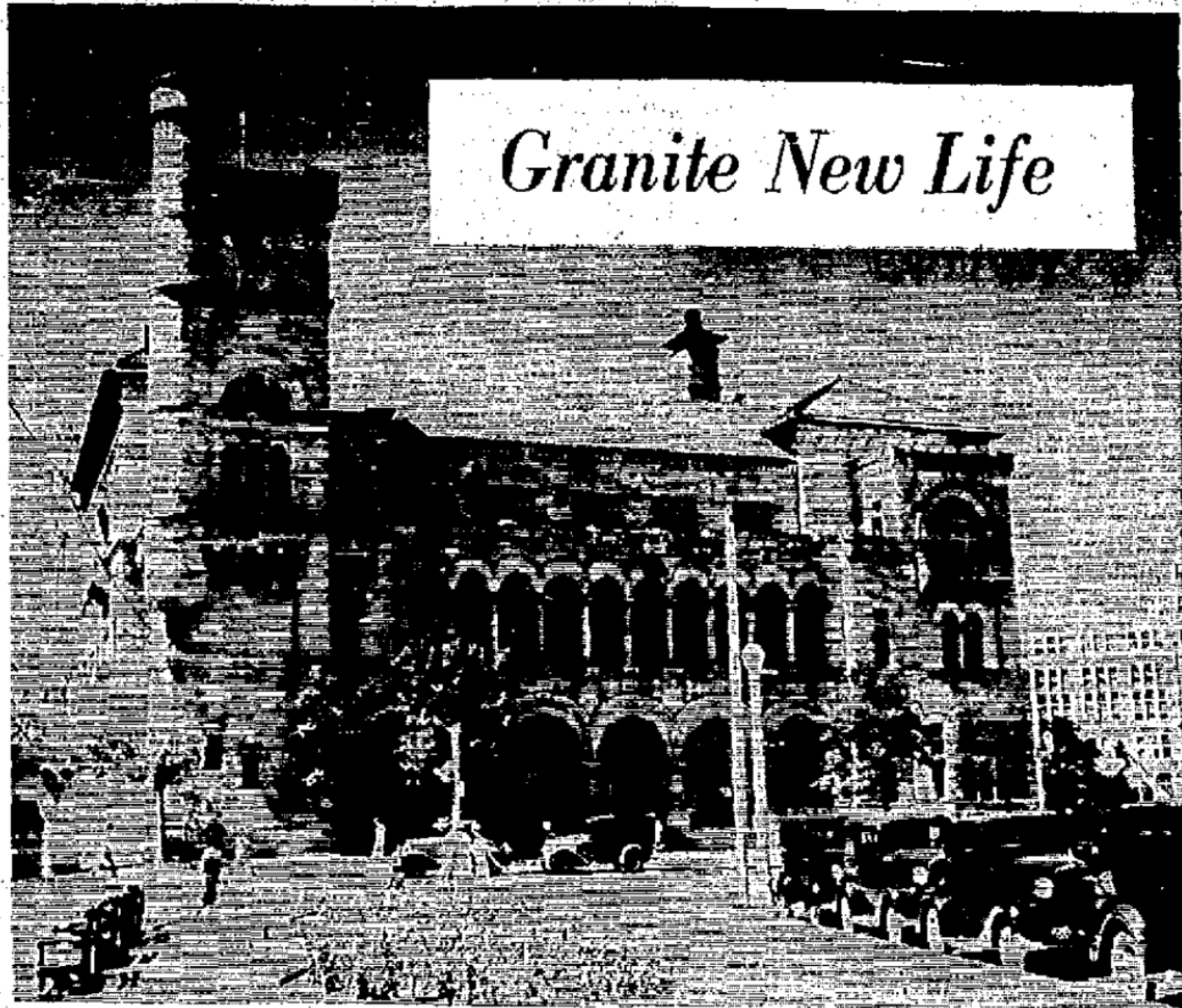
After 45 years of service to the public, San Antonio's post office and Federal building Monday will give way to the crowbars and hammers of wrecking crews who within 30 days will have demolished the structure preparatory to building the new building.

Some 40 men will begin razing the mail shed adjoining the rear of the old building as the first phase of the razing program. That levelled, workmen will transfer to the main building, beginning wrecking activities with removal of the tile roof and working downward until every tile, stone and piece of woodwork is removed.

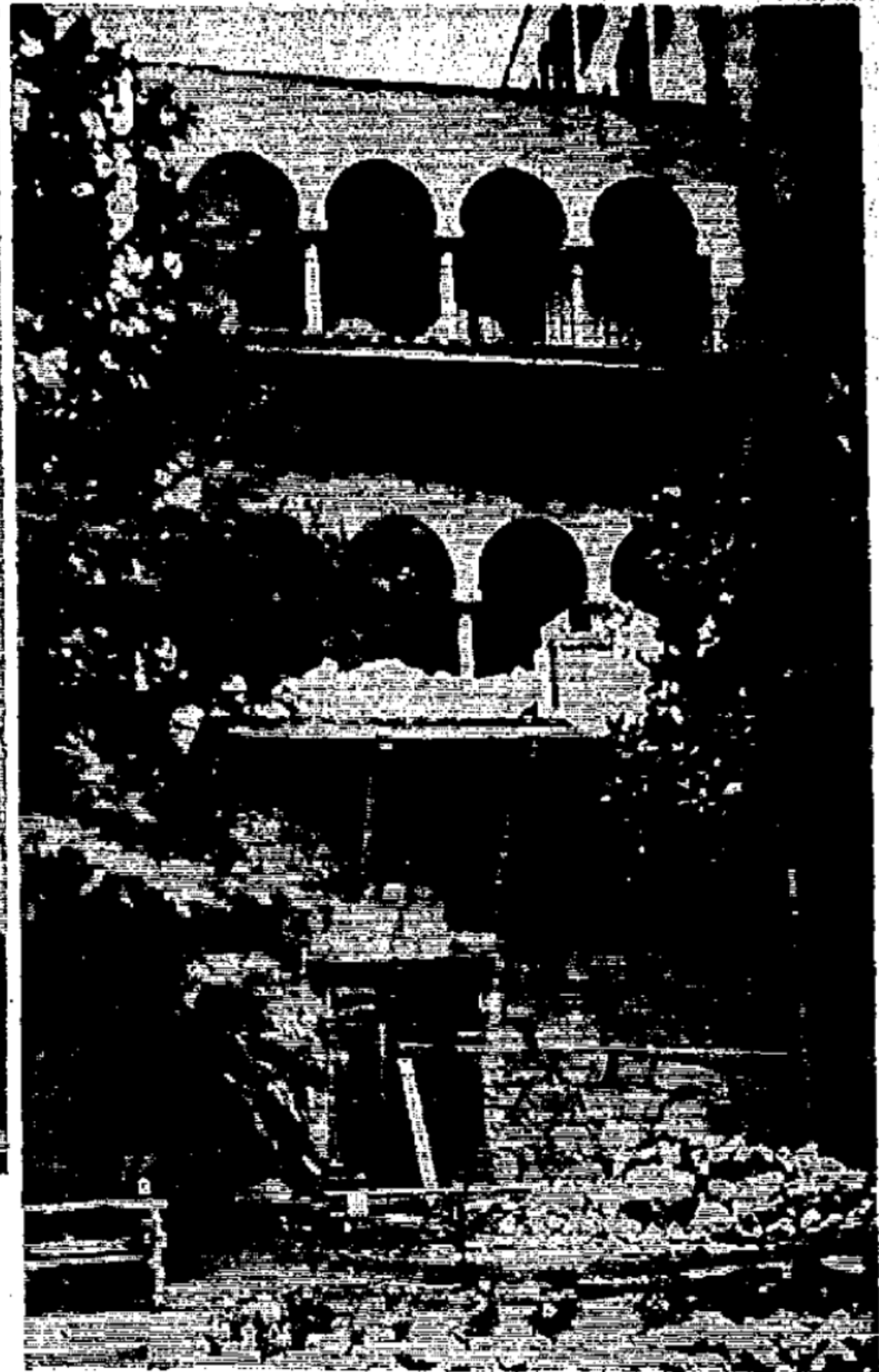
A maximum of 200 men will be employed for the work. It was made plain that no men will be hired at the site. All workmen will be selected from registration lists of the National Re-employment office.



Making it local - reuse was part of our history!



Granite New Life



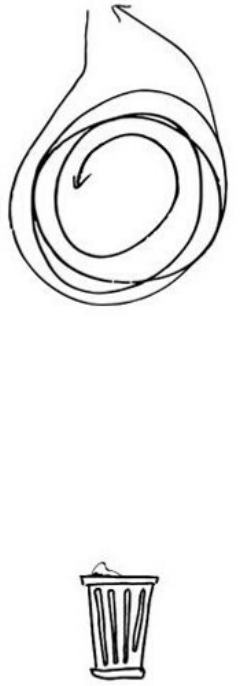
THE OLD POST OFFICE BUILDING (above) before it was demolished in 1935 to make way for new Federal Building. The granite columns, which supported arches on second story of this structure, now are being used in renovation of Speir Building (R).



LINEAR ECONOMY

RECYCLING
ECONOMY

CIRCULAR
ECONOMY



A foundation for material circularity
& circular economy policy

The laws of physics haven't changed. However, the quality of building materials has.





Training a
workforce



Community Engagement



CITY OF SAN ANTONIO "PROCLAMATION"

- WHEREAS, On November 16, 2019, Build San Antonio Green hosted its 19th Annual Solar Festival at Hemisfair; and
- WHEREAS, The City's recent adoption of the Climate Action and Adaptation Plan prioritizes strategies to reduce landfill waste and encourage a circular economy of materials through reuse; and
- WHEREAS, The City's Deconstruction and Salvage Initiative, led by the Office of Historic Preservation, aims to explore both architectural and creative reuse of reclaimed building materials; and
- WHEREAS, The City of San Antonio Office of Historic Preservation, as a leader within the international Climate Heritage Network, promotes historic preservation and building reuse policies that address the impacts of climate change on built and cultural heritage; and
- WHEREAS, Solar Festival organizers have agreed to the pardoning of a wood turkey constructed from reclaimed building materials, known as Sally the Salvaged Turkey, to remind us of the role we all play in achieving waste reduction goals.

Now, therefore, I, Ron Nirenberg, Mayor of the City of San Antonio, in recognition thereof, do hereby proclaim Sally the Salvaged Turkey
PARDONED FROM THE LANDFILL.



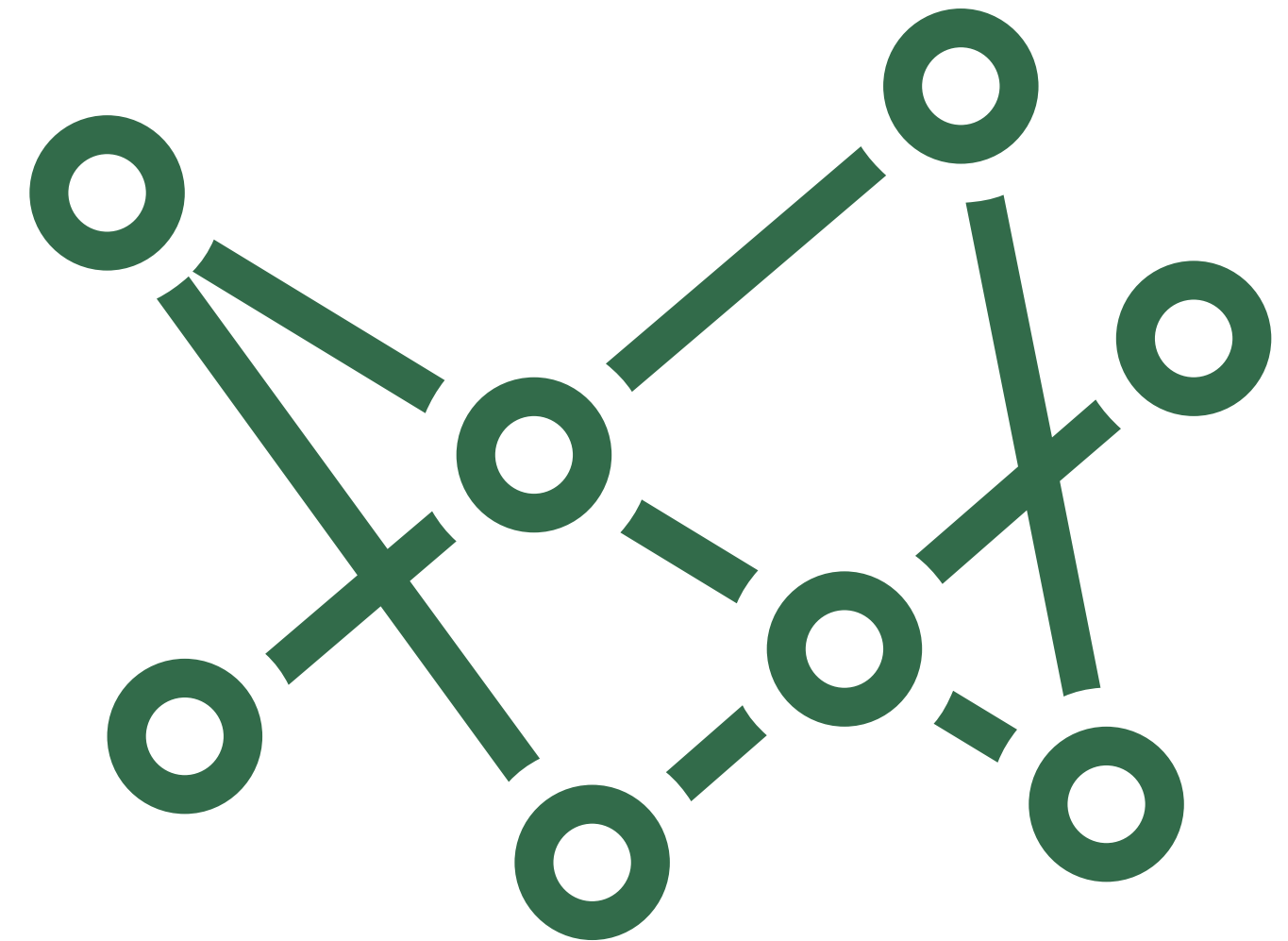
Ron Nirenberg, Mayor



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Innovation & tech

How can the City quantifiably reduce the volume of reusable/recyclable building materials that end up in the landfill by developing a digital tool that connects sellers and buyers of salvaged materials?



Hi, Refinder team!



Engaging nationally across sectors

DECONSTRUCTION
THINK TANK:
FEBRUARY 2020

Link to Final Agenda: bit.ly/SAThinkTank



Engaging
internationally in
the growing
Climate Heritage
movement

CLIMATEHERITAGE.ORG

WE ARE A MEMBER OF THE



Climate Heritage
N E T W O R K

Mobilising arts, culture & cultural heritage for
#climateaction

“Never demolish, never remove
or replace, always add, transform,
and reuse!”

- Rallying cry from French architects Lacaton & Vassal



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www.SApreservation.com

www.SAreuse.com - our brand new reuse website!



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