Historic Staunton Foundation
20 South New Street, Staunton, Virginia 24401

A Partner Organization in the R.R. Smith Center for History and Art

April 2014

HSF Working to Update Sears Hill Architectural Inventory

A grant from The Community Foundation of the Central Blue Ridge is enabling HSF's ongoing update of the architectural inventory for the Sears Hill Neighborhood.

HSF started the process in 2013 with the assistance of Mary Baldwin and Longwood University interns. The current architectural inventory is 38 years old and on paper. The interns created searchable .pdf files and developed a database incorporating the inventory file information. Our goal is to update the existing information and create a searchable digital inventory.

During 2014, we will take new photographs of historic structures and edit architectural descriptions. In addition to updating the inventory, a historical narrative will be written outlining the context and development of Sears Hill.

Why Preserve?

"It is important to remember that preservation isn't something that's "finished." Staunton is a living, breathing community that faces hundreds of decisions each year that will affect the future. You can make those decisions in a vacuum – and end up like "Anyplace U.S.A." Or Staunton can build on the incredible 40-year work of Historic Staunton Foundation and determine to keep your heritage, your buildings, your community unique and at the forefront of plans for the years ahead." - David J. Brown Executive Vice President and Chief Preservation Officer, NTHP
See David J. Brown's complete address to the membership of HSF.

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INSIDE

- **Sustainability and Preservation**
- **Preservation Economics**
- **Design Guidelines for Rehabilitation and**

Sustainable, Livable Neighborhoods

The National Trust for Historic Preservation is leading the way with cutting edge research that supports the revitalization of communities. Through our web site and educational programming, Historic Staunton Foundation makes the information accessible and relevant to our community. Please use the links below to learn about the natural connection of sustainability and historic preservation.

Preservation Nation Green Lab

Sustainability, Energy and Historic Buildings
Completed Projects + Research

Realizing the Energy Efficiency Potential of Small Buildings

A new report produced by Preservation Green Lab shows that small commercial buildings represent a massive and largely untapped opportunity for new energy savings.

Deep Energy Retrofits

A new, web-based tool being developed in partnership with the New Buildings Institute will provide customized guidance for retrofits of smaller commercial structures to achieve energy savings of 50 percent or greater.

Green Windows

New research offers insight for homeowners weighing the financial and energy tradeoffs between replacing or repairing older, less efficient windows.

The Environmental Value of Building Reuse

New research explores the environmental value of reusing buildings rather than demolishing them to replace with new construction.

District Energy & Eco-Districts

District Energy and Eco-District strategies can make it easier and more affordable to transition older neighborhoods to cleaner sources of energy as well as pursue the three tenets of sustainability (environment, economic, social) as an overall goal.

Whole Building Design Guide

Sustainability, building reuse instead of demolition

Pedestrian and Bicycle Information Center

Walkable, bikeable neighborhoods and connections with urban amenities. Some of our neighborhoods beg for alternative solutions.

Preservation Economics

Prosperity Through Preservation

Virginia's Historic Rehabilitation Tax Credit Program benefits Virginia communities in multiple ways. Since its inception in 1997, the program has spurred private investment of approximately $1.5 billion in the rehabilitation of more than 1,200 landmark buildings. This investment in turn has generated an economic impact of nearly $1.6 billion in the Commonwealth and created more than 10,700 jobs and $444 million in associated wages and salaries.

Other program dividends enhance quality of life and social capital by preserving and restoring community fabric; inspiring people toward reviving historic districts and reclaiming their community's legacy; promoting heritage tourism and educational resources; increasing a broader range of housing stock; and supporting smart-growth and sustainable development through the efficient reuse of existing buildings and infrastructure.

Measuring the Economics of Preservation: Recent Findings

by Donovan Rypkema

" ...historic preservation is good for the local economy. From this large and growing body of research, the positive impact of historic preservation on the economy has been documented in six broad areas: 1) jobs, 2) property values, 3) heritage tourism, 4) environmental impact, 5) social impact, and 6) downtown revitalization.."

Newly rehabilitated Mid 19th Century cottage on North New Street, Staunton.

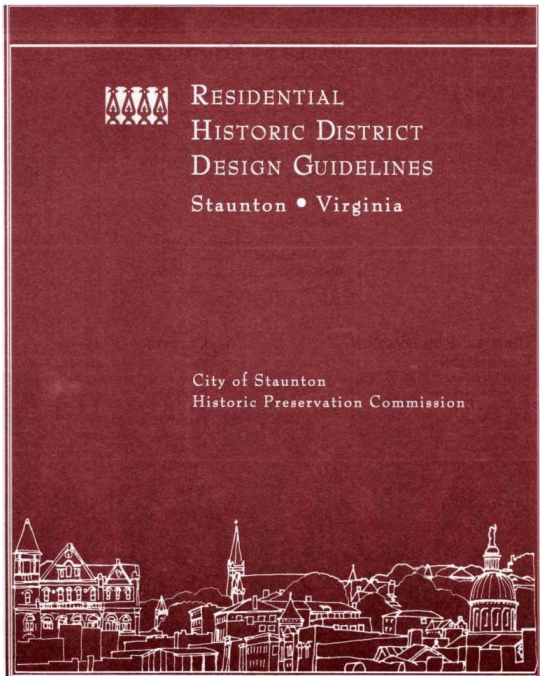
Staunton's Historic Districts

Staunton's Historic Districts Planning and Zoning Historic Preservation Districts

Staunton has a wealth of distinctive architecture. From the late 18th century through the early 20th century, Staunton residents created a rich tapestry of buildings in neighborhoods and commercial centers throughout the city.

The result of this historical development is an important **architectural legacy**. To help preserve this valuable resource for generations to come, the city created **five historic districts:** Gospel Hill, Beverley, The Wharf, Stuart Addition, and Newtown.

Repairs and modifications to the homes, buildings, fences, walls, and other site details in these areas are regulated by Section 18.85 of the Historic Preservation District of the **Staunton City Code.** If you own property in one of these districts, you need to be familiar with the regulations included in Section 18.85 of the City Code, 1996 Residential Historic District Design Guidelines and The Secretary of the Interior Illustrated Guidelines for Rehabilitating Historic Buildings. The Secretary of the Interior Guidelines apply to both residential and commercial property located within the Historic Preservation Districts.



City of Staunton Residential Historic District Design Guidelines

Working on the Past in Local Historic Districts: An Online Guide by the National Park Service

Bringing preservation "home"

What do some 2,300 local historic districts have in common? In each one, a majority of its residents have decided they want to keep the look and feel of the place they call "home" by adopting a local preservation ordinance, then creating a local preservation commission to administer it. Local legislation is one of the best ways to protect the historic character of buildings, streetscapes, neighborhoods, and special landmarks from inappropriate alterations, new construction, and other poorly conceived work, as well as outright demolition.

About Historic Staunton Foundation

Historic Staunton Foundation is a non-profit organization promoting the preservation and revitalization of the rich architectural and historic resources in Staunton, Virginia.

Staunton is a unique community of cohesive neighborhoods and a central business district with an impressive inventory of historic buildings and landscapes most dating from the City's late 19th Century boom-town growth.

Since 1971, HSF has promoted historic preservation through:

- the creation of 6 historic districts
- revitalization of downtown business districts
- creation of local preservation ordinance
- technical rehabilitation support for property owners
- development of Smith Center for History & Art

Successful preservation organizations lead their communities by advocating quality urban planning. HSF strives to strike a balance between programs that help the individual member with rehab advice and providing guidance to the community as a whole.

HSF works one-on-one with property owners, provides preservation workshops, conducts public meetings and provides staff assistance to the City of Staunton.

HSF also maintains preservation resource rooms and the TJ Collins & Son Architectural drawings archives for public use.

More than 550 individuals, families and businesses support HSF through membership and volunteerism. With a strong membership base supporting its mission, HSF can continue to have a positive influence on our community's development.

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