

Salvage, Reuse and Historic Preservation in Ithaca

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Historic Ithaca & Significant Elements 210 and 212 Center Street

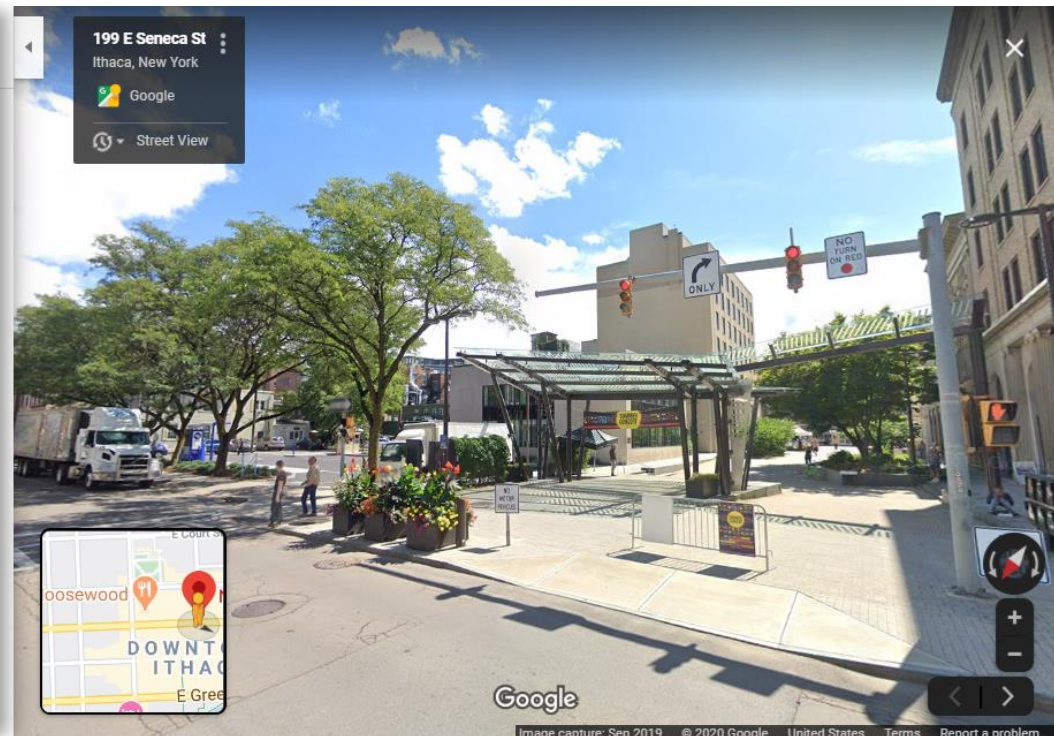
www.historicithaca.org
www.significantelements.org



BEGINNINGS: Historic Ithaca

Then: Response to the destruction of Cornell Library (1864-1960)

Now: CFCU drive-up ATM, the Commons



Then: Old City Hall (1844-1966) at Seneca and Tioga

Now: Seneca Street Garage





Historic Ithaca & Local Efforts

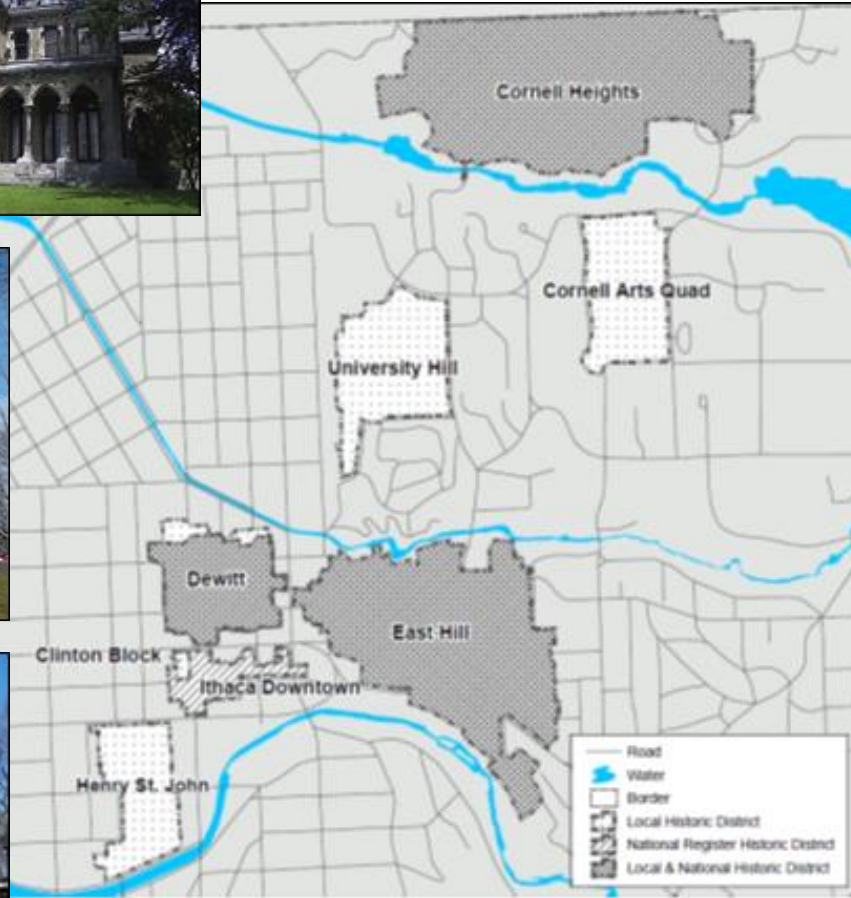
Boardman House, Clinton House

First Historic District: DeWitt Park

Historic District, 1971



Designated Local Historic Districts and Landmarks - over 600 buildings

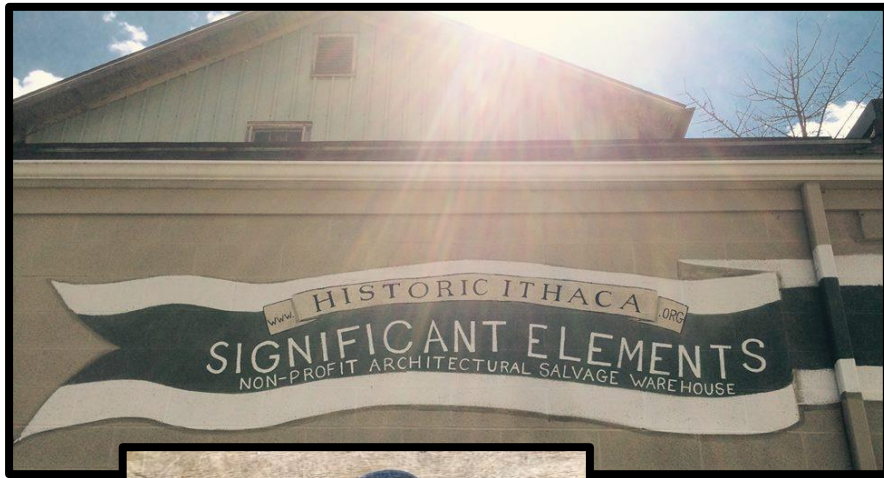


East Hill
Cornell Heights
Cornell Arts Quad
Henry St. John
Downtown West
University Hill
Clinton Block
DeWitt Park

Preservation and Sustainability

- ❖ “The Greenest Building is the one already built.” -Carl Elefante, Architect
- ❖ Preservation and adaptive reuse of buildings = sustainable practices
- ❖ Reuse and repair, adaptive reuse, embodied energy, waste diversion, etc.





Significant Elements

- ❖ Launched in 1991
- ❖ Promote salvage of architectural elements and house parts, kept items in use and out of landfills
- ❖ ReUse Trail



REUSE TRAIL ONLINE DIRECTORY

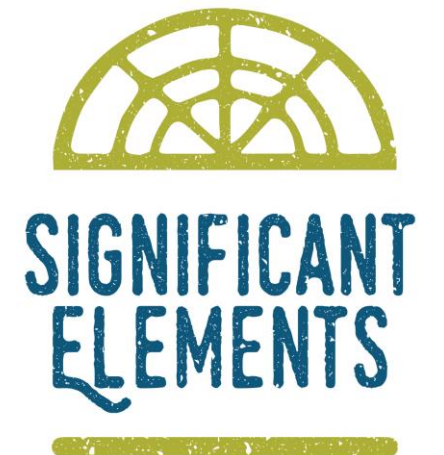




ACTION/ADVOCACY:

Significant Elements

- ❖ Funds for Work Preserve
- ❖ Job training for youth with barriers to employment
- ❖ Store funds Historic Ithaca programs
- ❖ Promote reuse!



CROWD: Demolitions & Salvage Deconstruction & Salvage



Join the



Circularity, Reuse, Zero Waste Development

NYS Reuse Summit

**Ithaca, NY
June 16, 2022**

Gretchen Worth

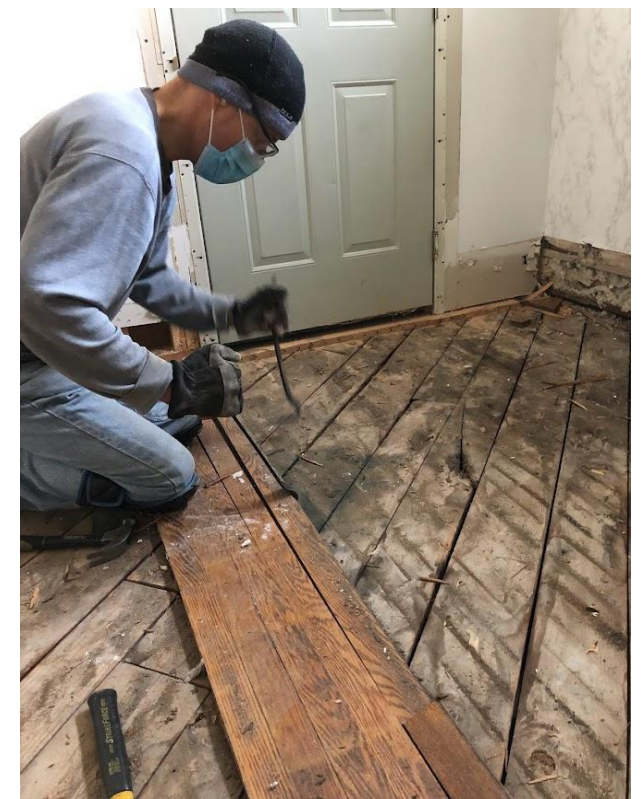
**Susan Christopherson Center for
Community Planning**

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Founding partners:

- Cornell University research labs:
Circular Construction Lab
ccl.aap.cornell.edu
Just Places Lab
labs.aap.cornell.edu/just-places-lab
- Finger Lakes ReUse
www.ithacareuse.org
- Historic Ithaca
www.historicithaca.org
- Preservation Association of Central New York
www.pacny.net
- Susan Christopherson Center for Community Planning
www.christophersoncenter.org
- Municipal staff + elected officials
- Students!




LINEAR ECONOMY



CIRCULAR ECONOMY





**It's not waste.
It's just wasted.**

Construction and Demolition Debris (CDD)

The US generated 600 million tons of CDD in 2018.

- 2x the amount of municipal solid waste (consumer garbage)
- largest single component of landfill waste (40 percent), despite recycling
- 90% comes from demolition rather than new construction – yet upwards of 80 percent of building materials can be reused
- The majority is asphalt and concrete (sometimes recycled) and significant tonnages of wood, brick and other reusable building materials in addition to architectural salvage.
- No local government in NYS has yet adopted a deconstruction ordinance.

Andrew Roblee



Celebrate history & memory

Salvage architectural elements

Recycling & reuse of materials

Cultural Value

Develop skills

Improve design and
manufacturing practices

Salvage of building materials

Social Value

**CIRCULAR
ECONOMY**

Environmental Value

Reduced waste to landfills

Low carbon emissions

Retain embodied energy

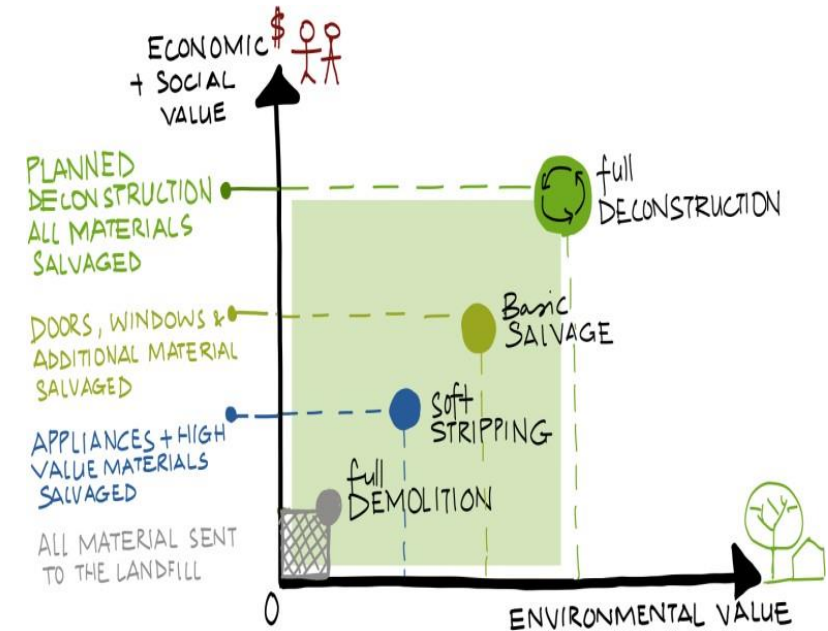
Economic Value

Lower cost of maintaining landfills

Develop deconstruction services

Create jobs and upgrade skills

Boost local economy





Ithaca Journal



Ithaca Voice

5 Challenges of Deconstruction

1. COST
2. TIME
3. MATERIAL OUTLETS
4. POLICY
5. WORKFORCE

US deconstruction ordinances



Portland, OR

Initial 2016 ordinance required deconstruction of residential properties built before 1916 and all residential historic properties. 2020 amendment requires deconstruction of all residential properties built before 1940.



Palo Alto, CA

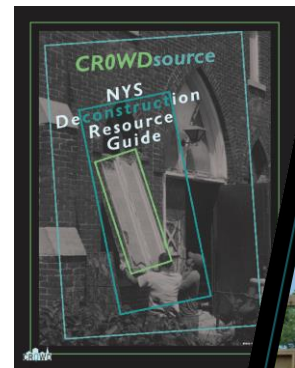
Deconstruction is required for any residential or commercial project in which the structure is being completely removed, regardless of year built and project value. Accessory dwelling units (ADUs), structurally unsound buildings, remodeling or additions projects are excluded.

***California is the only state with a building waste diversion requirement (65%!).**



Pittsburgh, PA

An executive order requires the deconstruction of city-owned properties that are condemned but not yet slated for demolition and forms a Deconstruction Action Council.



←

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DRAFT
September 28, 2021

A Sustainable Deconstruction Ordinance
for the City of Ithaca

Introduction to the Recommendations of the Circularity, Reuse, and Zero Waste Development (CROWD) Working Group

This document is intended to be a resource for the City of Ithaca's elected officials, staff, and other community leaders as a starting place for adoption of policies that support sustainable deconstruction. **Deconstruction** is the careful and systematic dismantling of a building structure to maximize the recovery of valuable materials and architectural components for reuse, resale, and recycling. This document was produced by the Circularity, Reuse, and Zero Waste Development (CROWD) Working Group to aid in the adoption of ground-breaking policies to achieve sustainability, economic development, and climate resiliency goals.

The CROWD Working Group was established in 2020 to strive toward the adoption of innovative approaches to achieve a full spectrum of sustainable reuse in the built environment - from preservation of existing buildings to salvage, deconstruction, and reuse of building materials within the Finger Lakes Region and New York State. Members of CROWD include:

CROWD's 2022 New York State Efforts

- Launch higher-education deconstruction pledge
- Introduce CROWD Conversations, a state-wide monthly speaker series (virtual)
- Investigate statewide databases – materials marketplace, at-risk sites
- Increase partners/collaborators from communities in NYC, NYS and the northeast
- Outreach to NYS elected officials, agencies, organizations to raise awareness and advocate for funding and resource support to pass state waste diversion and/or deconstruction bill, support green jobs workforce development, fund reuse centers
- Identify and participate in more deconstruction projects
- Expand work with local governments to support their efforts to introduce incentives, gather relevant data and pass deconstruction ordinances; hold focus groups/presentations with cities and towns of varying size, location and political environments

NEW

- CROWD website coming soon



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It's just wasted.**



**Circularity, Reuse
and Zero Waste Development**

Thank you!

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