



**R**  
**RETHOS**<sup>®</sup>  
PLACES REIMAGINED

**Northeast Recycling Council: Material Reuse Deep Dive Forum II**  
**December 7, 2022**



**At Rethos, we work to support community vitality through enabling the retention and rehabilitation of old buildings. From maintaining historic integrity to deconstruction, we know that historic preservation takes many forms.**



# About Rethos

## •Community Programs:

- Deconstruction Education
- Homeowner DIY Education
- Real Estate Professional CE
- Minnesota Main Streets

## •Real Estate:

- Historic Rehab Loans
- Preservation Easements

## •Rethos Policy Institute:

- Advocacy at the State Capitol
- Sustainability Collaborations
- Expanding our Policy Work



# Save



# the Shave



# Preservation & Loss

---

**Protect  
Buildings**

**What is Historic Preservation  
trying to Accomplish?**

**Tell  
Histories**

**Protect  
Enviro**





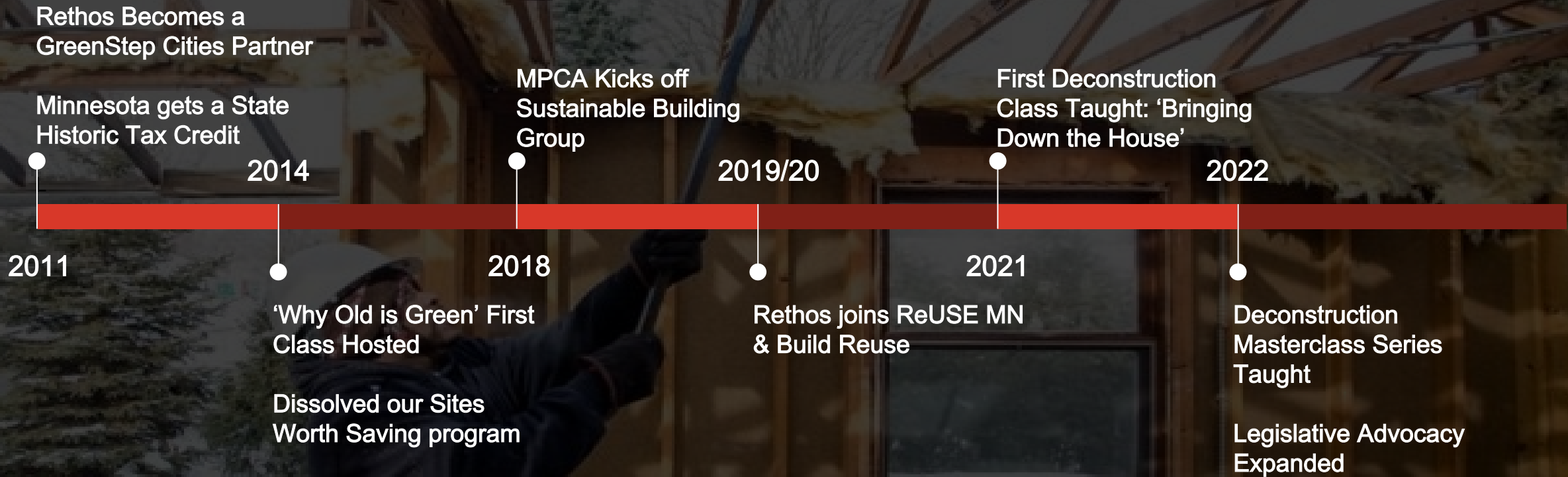
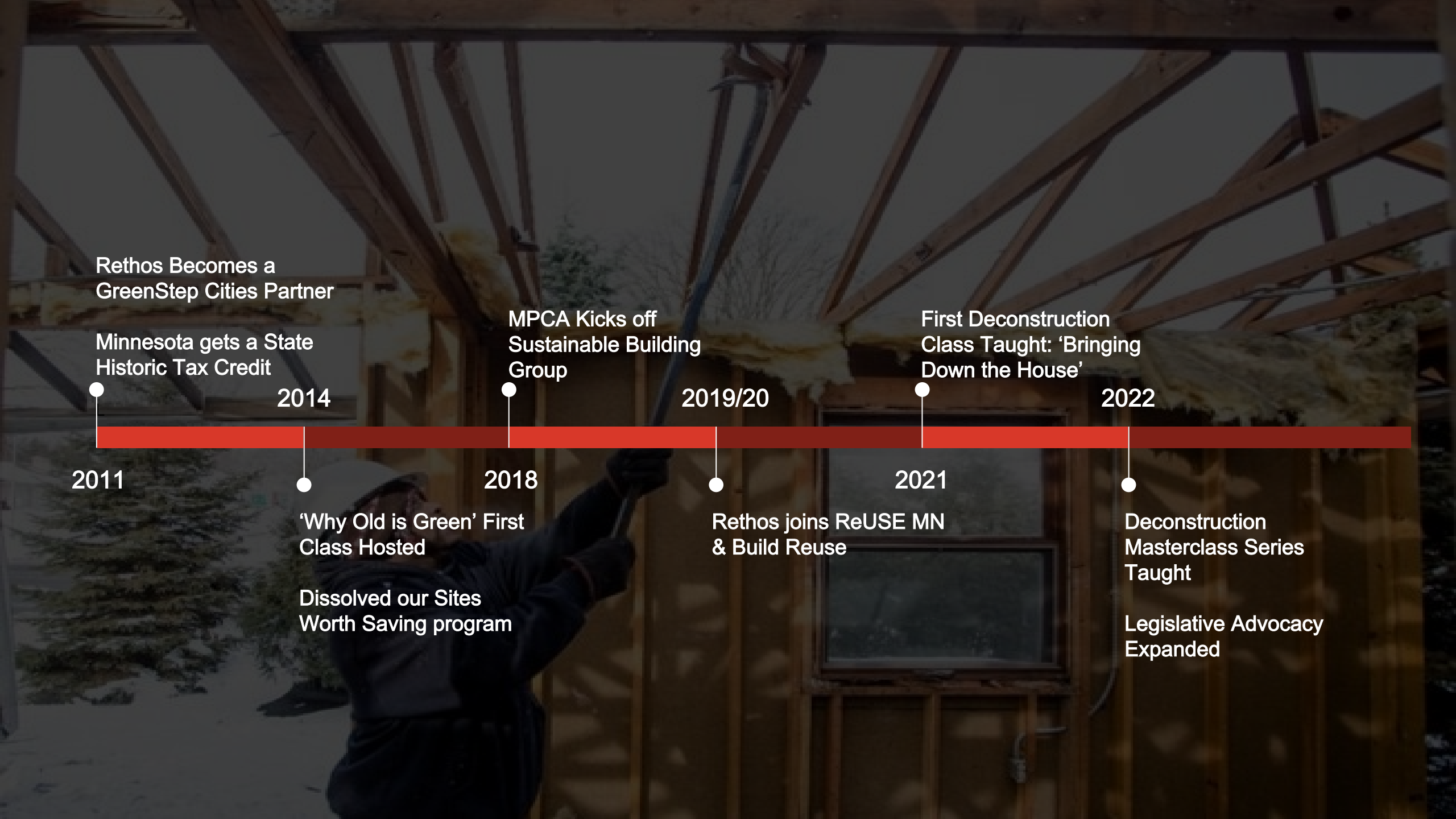
**Protect Buildings**

**What is Historic Preservation trying to Accomplish?**

**Tell Histories**

**Protect Enviro**





# Building A Voice for Preservation as Reuse in Minnesota



## Early Work and Outreach:

- *Places Reimagined* magazine
  - April 2008 issue: Sustainability Themed
  - April 2009 issue: Salvage Themed
- AIA-MN Convention, 2009
  - Sponsored *Old is the New Green* symposium



## Major Turning Point:

- Annual Most Endangered List & Sites Worth Saving
  - 2014: Dissolved due to loss of buildings

## Increased Work in Sustainability & Reuse:

- 2015: Facilitated the move of a small house for rehabilitation
- 2021: Bringing Down the House class focused on deconstruction. CE credit for realtors
- 2022:
  - 3-Course Deconstruction Masterclass
    - Funded in part by the National Trust for Historic Preservation
  - Advocated at the legislature for HF2661
    - Zero waste grant program





## Preservation Policy Changes that Can Reduce Demolition

- **Local Historic Districts** as safe zones for smaller, older, more affordable homes
  - Policy Challenge: Top Down or Grassroots designation process
- **State Historic Tax Credit** legislation for Commercial and Residential
  - Reduce the basis to enable more projects
- Incentivize the redirection of development to vacant parcels
  - **Vacancy Tax** on parcels that are left empty for more than specified period
  - **Tax breaks** for developers who build on existing vacant parcels
- **Thoughtful rent stabilization** that does not incentivize demolition
- **Demolition Review** to help stem demolition



# Rethos is not Alone

A large number of historic preservation organizations are working to avoid demolition, including the National Trust for Historic Preservation and the National Preservation Partners Network.

Rethos is part of a growing field of preservation organizations across the country who see historic preservation as an important piece of the demolition problem.

Until the historic preservation field can expand public understanding of our field, we will continue to be thought of as an obstacle to reuse, deconstruction, and fighting climate change.





**Dr. Heidi Swank**  
Executive Director  
**heidi@rethos.org**  
**651-293-9047**

To learn more about our programs, please visit [www.rethos.org](http://www.rethos.org)

**RETHOS**<sup>®</sup>  
PLACES REIMAGINED