

GREEN HOME
OF THE YEAR AWARDS

**Best
Historical
Renovation**

Chapel Hill, NC

Products

ROOFING: Union Corrugating 5V metal roofing

STRUCTURE: Locally sourced lumber

SIDING: Nichiha cement board siding

INSULATION: 2" x 4" walls with Icynene insulation, Tyvek HomeWrap, EnGuard polyester insulation

AIR CONTROL: Lennox XP17, Lennox CBX32MV, ERV, MERV 16 filters, Fantec

WINDOWS: Jeld-Wen Silestone Series windows (clad, low-E 366), reused doors on site, Emtek hardware

HEATING: Avalon high-efficiency gas fireplaces, Rinnai on-demand water heating

APPLIANCES: Maytag range, Asko dishwasher, Samsung refrigerator

FAUCETS & FIXTURES: reused/salvaged materials, Hansgrohe, Moen

CABINETS & TOPS: Cabinets from reused materials from other projects, Richlite countertops, salvaged tiles and remnant granite

CLEAN FINISHES: Mythic paint, steel wool in vinegar for bath cabinets

LIGHTING: Minka Aire, Schoolhouse

Century Mark

Remodeling a kit home built in 1915 to modern energy saving standards without ruining its "look" required some clever integration.

IT'S NOT OFTEN that a project like this comes along: a relatively sound, historic home that's literally ready for renewal. But architect Sophie Piesse and this homeowner found just such a property. The century-old house had been abandoned in mid-renovation, but not before much of the worst tear-out work was complete. The owner purchased the home with no wiring, plumbing, insulation or drywall in place. Many of the structural amenities, flooring, stairs and windows were half-removed or in bad shape. Teaming up with builder Trip Renn of Actual Size Builders, she redesigned the home with LEED Silver certification as a goal. The extensive renovation included a heat-reflecting metal roof, 1" of Styrofoam over the entire exterior, with furring strips that allow airflow to circulate behind the new fiber cement siding. Along with air sealing that includes spray foam in all wall cavities, the house has a layer of a new insulation called EnGuard between floors. It's made from recycled soda bottles. With WaterSense fixtures and a HERS score of 61, the upgraded home retains its classic beauty, while moving much closer to self-sustaining efficiency.





Ancient Artifacts

The homeowner searched architectural salvage and antique shops for key items to preserve the home's Arts & Crafts-era look, including an old sink. Bathrooms (not shown here) also contain items such as clawfoot tubs and period soap dishes and towel bar holders.

Clever Casements

Although most of the shell of the home is original, the team replaced all exterior windows with aluminum-clad, low-E, double-pane units—primarily casements (with the appearance of double-hung units), because of their tighter seal and ability to capture natural ventilation.

Tour It!

PROJECT: McCullough Residence

LOCATION: Chapel Hill, NC

BUILDER: Actual Size Builders

ARCHITECT: Sophie Piesse, AIA
www.sophiepiesse.com

PHOTOS: Sophie Piesse



The Right Lighting

Lamps look old, but are actually new, lookalike products that accommodate energy-efficient LED and CFL bulbs. Because all walls had already been opened and stripped, the builder installed various "futureproof" runs of new wiring throughout the house.

Salvaged Woodwork

The refinished kitchen cabinets came from another project undergoing renovation. To create the custom pantry, the builder's crew repurposed single-pane windows and cabinets from the original house.

Paper Tops

A local countertop artisan, Dave Banko, installed Richlite countertops, made of recycled paper that has a black finish that gains a gentle sheen over time.