

YOUR GUIDE TO NORTHWEST GREEN DESIGN

NORTHWEST HOME

MAY/JUNE 2007

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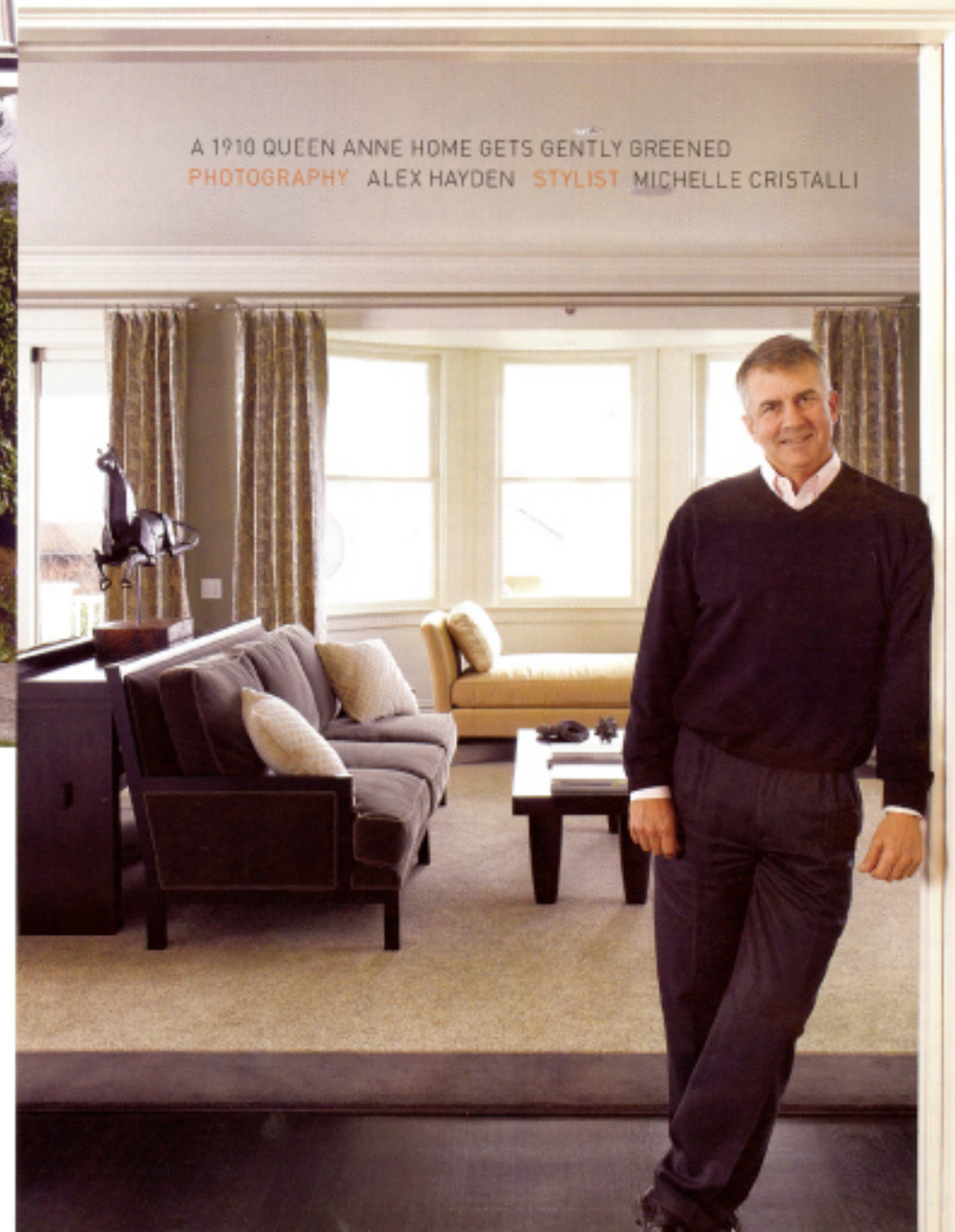


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THE GREENING OF A HISTORIC HOME

A 1910 QUEEN ANNE HOME GETS GENTLY GREENED
PHOTOGRAPHY ALEX HAYDEN STYLIST MICHELLE CRISTALLI



A historic home and a green home may seem like opposite ends of the residential spectrum—but the team at Stuart Silk Architects is proving that historic homes can be enhanced with modern green features, without compromising their charm and beauty. A recent example is the remodel of a 1910 home in Seattle's Queen Anne neighborhood, which included structural and electrical improvements, the addition of a family room, the conversion of the attic into three bedrooms and two baths and the transformation of the basement into functional spaces including a rec room, media room, exercise room and bed/bath area.

Architect Stuart Silk (pictured) worked with the owner to choose a high-contrast color palette for the home. The living-room floor is white oak with a dark stain. Opposite page: Work on the exterior included repair of the main entry porch and repair of the roof to its original condition.



TEAM

Architects

Stuart Silk, S. Joshua Brincko and Rob Okazaki, Stuart Silk Architects

Contractors

Henry Wasenmiller and Mike Benson, Bender Chaffey

Time frame

Started in July 2004, completed in August 2006

Cost

Not available

Silk's advice for homeowners looking to do a green remodel

"Find an architect and a contractor who have experience with and believe in green building, because they'll be invested in the project."

Certification

3-Star Built Green rating



...e didn't do anything dramatically green like add photovoltaic panels, but we did a hundred or more little things," says principal Stuart Silk. "It's a great example of what can be achieved by integrating contemporary elements into a traditional home."

The secret to a successful historic remodel (green or otherwise), says Silk, is to start by trying to get inside the head of the original architect. "This home was built around 1910, so I started by researching what the architect was trying to achieve by looking at old texts and studying other homes from that period," he says. "The key is to stick your ego in the closet and do the remodel in a way the architect would have thought was appropriate." Designing the family-room addition was a particular challenge, says Silk, because "There wasn't a precedent for that type of space, so we had to make up a new vocabulary that was consistent with the period." Silk and company's solution was to design an addition reminiscent of a sun room, with abundant high-efficiency windows that look similar to the home's original windows. "[The addition] was designed to blend seamlessly with the rest of the house—to feel like it could have been part of the original architecture," says Silk.

Creating a healthier home, not just a more attractive and livable one, was a top priority from the get-go. The owner, David Sinegal (son of Costco co-founder and CEO Jim Sinegal), a marketing consultant, was intrigued by the idea of incorporating sustainable elements into the home since buying it in 2004. "The remodel was driven by improving the aesthetics and livability of the home, but making the home greener was also important," says Sinegal, who chose Stuart Silk Architects for the project because of the firm's reputation for older home restoration and its increasing involvement in green building. "Living in this big, beautiful

home, I feel a heightened sense of responsibility to live a lifestyle that isn't reckless to the environment," he says.

Installing a whole-house ventilation system, as well as a damper for fresh-air intake, and removing the bulk of the contaminants left over from the turn-of-the-century construction and replacing them with eco-friendly substitutes, such as lead-free paint, low-VOC sealants and zinc-free flashing on the roof, were some of the measures Silk took to make the home healthier for people. To make the home healthier for the planet, Silk incorporated sustainable materials throughout (including doors made from domestically grown wood and carpet pads made from recycled content) and met all of the requirements on Built Green's 3-Star remodeling checklist. "Some of the precautions we took [during construction] were replanting

Opposite page, top to bottom: In the living room, Silk's team added a four-panel sliding door that opens onto a covered deck overlooking downtown Seattle, the Space Needle and Puget Sound. The bay window boasts the same view. The modern kitchen contains the latest in technology but is sympathetic to the traditional nature of the home," says Silk (who designed the nickel-and-marble island). For example, the high-efficiency dishwasher and trash compactor were hidden behind white oak cabinets with a dark stain.

removed vegetation, recycling concrete and asphalt rubble and requiring subcontractors to participate in waste-reduction efforts," says job captain S. Joshua Brincko.

It just goes to show that even a nearly-100-year-old home can benefit from green practices all through a remodel, without its historic integrity being compromised. Says Brincko, "We achieved our goal with this home—to create better, healthier living spaces without extensively disrupting the home's distinctive characteristics." +

