

Your Good Housekeeping

Good Housekeeping

Your Good House

A Supplement to Good Housekeeping | November 2008

the
green
issue

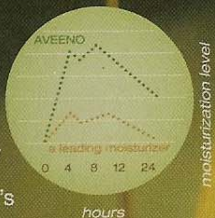
GREAT IDEAS FOR YOUR
ECO-FRIENDLY
HOME

PLUS

- An Energy-Saving Kitchen
- Chic, Sustainable Decorating
- Simple Garden-Care Solutions

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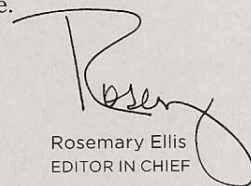
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welcome



This November, Your Good House has plenty of reasons to give thanks. We recently completed the top-to-bottom renovation of a century-old townhouse in the heart of New York City's Harlem. With its sustainable design, it's been dubbed "the greenest house in Manhattan." To be more specific, it will be the first residence in the borough certified by the U.S. Green Building Council's new LEED for Homes program. We're grateful to the tireless creative team (see page 33) that got the job done in record time: just six months. The result—an energy-efficient, family-friendly oasis with a remarkably small carbon footprint—is worth all the hard work, and will undoubtedly inspire you to take a fresh look at your own home. The guests on our house tours (which benefited Go Green East Harlem) told us they picked up many smart new style ideas, from the reclaimed wood flooring to the elegant, eco-friendly decor by **Robin Wilson Home**. Now that the house is finished, we're thrilled to share it—and everything we've learned about green remodeling on a budget—with you here.


At our open house, clockwise from top left: interior designer Robin Wilson, editor in chief Rosemary Ellis, Def Jam Records cofounder Russell Simmons; Global Green CEO Matt Peterson, Hearst Magazines president Cathleen Black; associate publisher Renée Lewin, Green House owner and general contractor Michael Kadosh, project manager Pamela Abrahams, Green House developer Gad Demry; publisher Patricia Haegle, style expert Robert Verdi


Rosemary Ellis
EDITOR IN CHIEF

Photographs by Carrie Newman

PERFECT MIX
Eco-friendly
furnishings from
Crate & Barrel
work with
vintage pieces
to elegant effect





the
greenest
HOUSE
in town

From the solar panels on the roof to the rainwater-collecting cistern in the basement, the 2008 *Good Housekeeping* Green House is the very model of environmentally conscious living

PAINT
No-VOC paint from The Freshaire Choice is nontoxic

LIGHTING
GE compact fluorescent bulbs use 75% less energy than standard bulbs

WINDOWS
MI's Bridge-Wood windows create a tight thermal envelope

APPLIANCES
Energy Star-rated appliances from Bosch are 10% to 50% more efficient than standard models

FAUCET
The Kohler faucet has a water-saving aerator that reduces flow but not pressure

COUNTERS
Quartz countertops from CaesarStone are made from an abundant natural resource





CABINETS

The Diamond Cabinets' dark, glossy finish has a low-emission coating

TILES

The backsplash tiles from Terra Green Ceramics are made of 100% recycled materials

What Makes It Green

COOKTOP

The induction cooktop heats with 50% less energy than conventional models

FLOOR

The Nemo slate floor tiles were quarried from Vermont—within LEED's requisite 500-mile radius of the residence



OLD MEETS NEW

Antique pendant lights and Shaw's reclaimed wood floors add warmth to the sleek, high-tech kitchen

Going green has become a yearly tradition for *Good Housekeeping*. This year, the home we chose to become our third annual Green House—a rundown brownstone in New York City's Harlem—had such great potential, we were inspired to take our green commitment to the next level. *Good Housekeeping* was proud to participate in LEED for Homes, a new third-party certification program created by the U.S. Green Building Council. When certified, the brownstone will become the “greenest house” in Manhattan—the first residence to achieve that honor.

LEED, or Leadership in Energy and Environmental Design, comprises a set of standards that helps homeowners determine if their project is as energy-efficient and environmentally correct as it can be. For LEED certification, a building must earn a number of points (see sidebar, page 29), based on everything from location to insulation, to show that it's eco-friendly. Sustainable-housing specialist Karla Donnelly of the Steven Winter Group guided our team (project manager Pamela Abrahams and the home's owners, business partners Gad Demry and Michael Kadosh) through the process.



DINING IN

Original bricks define the dining area, with its bamboo table from Crate & Barrel. The centerpiece is from Prudence Designs



CROWD-PLEASER

The Bosch wine refrigerator holds 70 bottles

FACT FILE

What Is LEED?

Karla Donnelly of the Steven Winter Group answers our questions about LEED for Homes.

Why do we need a program like LEED?

“When you remodel or build using LEED standards, you know your house will use less energy, water, and natural resources; create less waste; and be healthier and more comfortable for its inhabitants.”

Can anyone use the LEED program? “Anyone building a home or starting a gut renovation can register for the LEED certification program, but you’ll need to work with a third-party verification provider” to actually get accredited.

How many points will I have to earn? “The size of the house determines the number of points you need for certification.”

Does a LEED house cost more to build? “The U.S. Green Building Council estimates that the net cost of a LEED house is the same as a standard-built home.” For more information, visit usgbc.org.



“30%
of the energy
needed to
power the
house is
generated by
solar panels
on the roof.”

—Co-owner
Michael Kadosh



SUITE RETREAT

Water-saving
Kohler fixtures
and recycled-
glass Crossville
tiles enhance
the skylighted
master bath



VIEW FINDER
The master bedroom's terrace looks out over the garden and onto the Harlem cityscape

In earning LEED points, as in real estate, location is almost everything, and it helped that the property was close to parks and public transit, with a tree shading the south-facing front of the house, a rear garden, and no garage—all of which reduced its carbon footprint.

CREATING AN ENERGY-MISER HOME

The first major order of business was to maximize the home's energy efficiency by creating a tight thermal envelope. Recycled denim insulation was used, and any penetration points were sealed with insulating foam.

The team brought in plenty of daylight to cut electrical light usage. Working with thermally efficient windows, they installed transoms over the street-side windows and nearly floor-to-ceiling expanses of glass at the back. Skylights with solar-powered shades in the top-floor master bath and clerestory windows in the stairwells help direct natural light to the center of the house.

To further boost efficiency throughout the townhouse, Gad and Michael chose an Energy Star-rated HVAC system and tankless water heaters (small units that

FACT FILE

5 Ways to Go Green

Designer Robin Wilson shares her secrets for a home that's gorgeous and green.

Don't be blindsided. "Many metal window blinds installed before 1990 were cured with lead-based finishes. Replace those right away."

Choose bamboo. "You can buy furniture, flooring, and even luxurious linens made from the fibers of this fast-growing plant."

Reclaim it. "Look for ways to reuse everyday items. Framed album covers make great wall art; vintage fabrics can become beautiful quilts."

Look to the past. "Antiques are the ultimate form of recycling. I've found great pieces in thrift shops run by local hospitals, churches, and charities."

Shop smart. "When you buy furniture, ask if it has formaldehyde-based adhesives, and opt for water- or even oil-based glues instead."



FUN ZONE

Better the second time around: The family room's Shaw carpet is woven from recycled fibers; the clever Endless Wave table gives an old surfboard a second life; and The Wooden Wagons' toys have nontoxic finishes



SWEET DREAMS

Furnishings from Argington are formaldehyde-free

warm water on demand, saving energy as well as water), and they installed rooftop solar panels.

ECO-FRIENDLY DECORATING

Although many of the house's green features are hidden from view, there are plenty of LEED point-earning elements in plain sight, including reclaimed hickory-wood flooring, recycled carpeting, Energy Star-rated appliances, and high-efficiency plumbing fixtures. Even the furnishings are green, thanks to interior designer Robin Wilson of Robin Wilson Home, who created the cool, modern look using a mix of vintage finds and pieces made from renewable materials.

Now that the house is finished, Gad and Michael are looking forward to applying their new green expertise to their next remodel. "It's important to us to think not just about our own future, but about our kids' futures, and the planet's," says Michael. "So we're going to keep remodeling green and hope that others will follow." ■

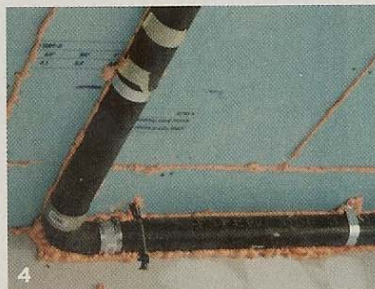
The Making of the Green House

Turning a rundown, 100-year-old brownstone into a stellar example of responsible remodeling took a dedicated team and intense attention to detail



1 & 2 Located on a historic block of Harlem in New York City, the house had been gutted by a previous owner but never completed. The back of the house was open to the elements.

3 The team (clockwise from top left): owners Gad Demry and Michael Kadosh, project coordinator Marylou Kracji, and project director Pamela Abrahams. Not seen: interior designer Robin Wilson.



4 Every joint and penetration point was sealed with insulating foam to conserve heat.

5 The efficient HVAC system is Energy Star-rated.

6 Skylights, here being installed, maximize natural daylight.



7 Denim insulation (made from jean scraps) can be installed without wearing gloves or a mask.



8 Radiant heating—efficient electric coils that run under the tiles—warms the kitchen and bathroom floors.



See dramatic and inspiring before and after video footage of the Harlem Green House at goodhousekeeping.com/greenhouse