

[back to article](#)



Printed on page I1

## A little red, a lot of green

By [Harold Bubil](#)  
REAL ESTATE EDITOR

Published: Sunday, November 30, 2008 at 1:00 a.m.

Red and green, especially green, are the colors of the season for the Junior League, which holds its annual Holiday Tour of Homes next weekend with a nod to the sustainability movement.

More than a nod, really — a full-blown curtsy. The 14th annual tour, set for 10 a.m. to 4 p.m. Friday and Saturday, features four houses that are green enough to fit the tour's theme, "Ever-GREEN Dreams." It is one of three local tours next weekend; others are in Bradenton and Venice (see page 6-I).

All four of the houses on the Junior League tour have elements of green or sustainable design. One is remodeled and three are new, using a variety of green methods and materials.

"We don't want to be accused of greenwashing, so we don't want to claim to be 100 percent green," said Tracy Eisnaugle, the tour's co-chair with Bri Saba. "We have green aspects with every house. So you can tell somebody who is thinking of going green, 'You don't have to tear down a house and start from scratch. There are other ways to do it.'"

One way to do it is to take a beloved architectural style of Sarasota's early decades and adapt it sustainably to a small lot in the walk-to-downtown Laurel Park neighborhood.

That is what builder Josh Wynne has done on Laurel Street. Working with architect Dale Parks of Seibert Architects and designer Kurt Lucas, Wynne has built an "eclectic," Old Florida-inspired house, known as the Coddington Cottage, for a client who will live in it.



PHOTOS / PHILLIPPE DIEDERICH

The Junior League of Sarasota's Holiday Tour of Homes has a green theme this year. Among the four houses on the tour is this one on Laurel Street, which is expected to be certified with a LEED for Homes-Platinum Level designation's platinum standard for sustainable design.

Named for the property's former owner, environmentalist David Coddling, the house's appearance is just part of the story. Behind the lap siding and coquina-coated stem walls is sufficient technology to qualify the house for the exacting LEED for Homes-Platinum certification. LEED is an acronym for Leadership in Energy and Environmental Design, the Green Building Rating System developed by the U.S. Green Building Council.

"No problem," said LEED-accredited professional Drew Smith, when asked about the house's qualifying for the platinum certification, testing for which has not been completed.

"It's outstanding," said Smith, of Two Trails Inc. "It has a lot of green features, and it is fortunate he (Wynne) had a client who was willing to do some of the things they have done. We have some zero-energy houses around the state, but they are not as green as this house. It's probably the most well-rounded green home that I have seen. He he has hit each LEED category (energy use, indoor air quality, water use, site considerations, disaster mitigation)."

Wynne did not stop with the LEED certification. The house is rated among the best in the state on the Florida Green Building Coalition rating system, and it has Energy Star, FPL BuildSmart and Florida Yards & Neighborhoods credentials, as well.

"The National Wildlife Federation has designated this as an urban wildlife habitat," Wynne said. "Pretty much every standard we could hit, we went for."

Wynne added one-of-a-kind elements to the house to honor its owner, aircraft broker Phil Carey. The railings on the front porch and upstairs balcony resemble airplane propellers.

"It was a way of keeping the house personal," said Wynne. "I feel strongly that every house should have its own soul, its own character and charm. We tried to put little details like this throughout the house that are subtle, yet every time my customer pulls into the driveway, he's reminded that this house is just for him."

The custom picket fence, resembling an urban skyline, will not be duplicated on other houses, Wynne said.

Inside, the house has clever and stylish ceiling fans from Fanimation. The fireplace wall is punctuated by posts that were obtained from Sarasota Architectural Salvage; they had been ceiling beams in the El Vernona Hotel, later the John Ringling Towers, which was torn down to make way for the Ritz-Carlton, Sarasota. An antique double door from Egypt was trimmed for use in the study.

The master bath has a clawfoot tub on a raised platform. Lucas added his own exotic design flair throughout the house with tiles that resemble leather and textured wool.

Beyond the flashy elements are the green ones. The guest house has photovoltaic panels on its shed roof. Behind the guest house are two large cisterns that capture rainwater for irrigation. The Sherwin-Williams and Benjamin Moore paints emit no volatile organic compounds; same for the caulks and sealants. Lighting is provided from a mixture of efficient LED (light-emitting diodes) and CFL (compact fluorescent light) bulbs. Appliances are Energy Star; plumbing fixtures are low-flow models from Moen; toilets are dual-flush units from Toto. Paperless drywall resists mold; boric acid does the same for termites, not that they would want to eat the fiber-cement siding from James Hardie Building Products, or the treated framing. Gas water heaters are tankless. The high-efficiency (22 SEER) air-conditioning units have HEPA filters.

The landscape has reclaimed Chicago brick in the driveway and all-native plants. Mulch made from shredded coconut husks holds water and doesn't blow away. A small patch of grass is sodded with drought-tolerant zoysia.

"Our intent was not to build the greenest house," said Wynne. "My real intent was to build a livable home, something with character, comfort and ordinary charm, that also met those standards."

Wynne, who says "this will always be my house," likes to see the reaction of neighbors to the structure, which took less than seven months to build.

"There is a little bit of chatter around downtown, I guess," he said. "People drive down the street on the way to work just to see what we've gotten done that day. It's amazing how many people slow down, and they are rubber-necking as they go by." Shortly after he said that, a well-dressed gentleman on a motor scooter stopped on the street to rave to Wynne about the house.

Other homes on the tour

nThe Smith Home, 1378 21st St., Sarasota. This green house was built by Habitat for Humanity for Jennifer Smith and her two children using the panelized construction method developed by Brian Bishop of Home Front Homes. It has solar water heating, recycled-content carpeting and energy-efficient appliances, but what makes it green is the building envelope. The walls and roof panels are made of fiber-cement sheets sandwiched around a foam core and bolted to both the foundation and a steel framework. Because of the insulating qualities of the panels, there is no attic, so the air-conditioning ducts are in "conditioned space."

The house is certified by Florida Power & Light's BuildSmart program, which means it is at least 30 percent more energy-efficient than homes built to code, and the Florida Green Building Coalition, which rated it among the top five green homes in the state. The Florida-friendly landscape, with plants donated by The Home Depot Foundation, meets the Florida Yards & Neighborhoods standard.

"In order to show green, you really need to go smaller, more efficient, and we

wanted to show a wider range (of houses)," said Tracy Eisnaugle. "It's a big community project for green — not only giving a single mother a home she can afford, with a 30-year, no-interest mortgage, but also giving her the ability to not have huge water-heater payments and electric payments." That adds to the house's sustainability, she said.

"Our tour is generally known for the last 32 years as decorating the houses for Christmas, so they will be fully decorated," said Eisnaugle. "In this home, we are showing recycled decorations. We had two League members donate their Christmas decorations, and we are going to decorate this house to the hilt. And then we are going to leave them for her, so she'll have them forever."

Interior design services were donated by the American Society of Interior Designers' Florida West Coast chapter-Sarasota Design Community.

nThe McGinty Residence, 7340 Pine Needle Road, Siesta Key. "This house has been renovated and added to, so it is kind of like recycle, reuse," said Eisnaugle. Dr. William McGinty and his wife, Jane, expanded a 1953-vintage, 2,000-square-foot house to 3,500 square feet in the style of a Spanish hacienda. MyGreenBuildings' Grant Castilow handled the 16-month project for the McGintys.

Rescued furnishings add to the house's sustainability. The dining room, which had been two bedrooms in the original house, has a table that dates to the 1700s. An old Mexican door was converted for use as a side table. The light fixture was found in an iron forge.

Designer Ann Castilow also painted artwork that is displayed throughout the home. An outdoor living space, with gas fireplace and enclosed television, connects the new master bedroom to the pool area.

nThe Chapman Home, 2624 Osprey Ave., Sarasota. The subject of a feature story in this section in October, the house stands out on Osprey Avenue because of its steel siding and privacy fence. Designed by former Sarasota architect James Bowen for client John Chapman, the house is strictly modernist and minimalist — all function and little, if any, ornament.

With a northern exposure for passive cooling, it was inspired by a Florida Cracker house that used to stand on the site. Cracker houses had metal roofs; Bowen extended the metal to the walls, so no paint is required.

The energy-efficient and impact-resistant windows are from PGT. The 2,400-square-foot house has eco-soy insulation and Icynene spray-foam insulation in the roof system. Floors are polished concrete. In the kitchen, renewable-resource bamboo cabinets contrast with the counters that are made from a mixture of recycled glass and concrete, called IceStone. Outside, sand and crushed shell dominates; plants are Florida-friendly.

This story appeared in print on page I1

---