



THE GREEN BUILDING 1019 BROAD STREET

THIS 12,000 SQUARE FOOT BUILDING WAS ORIGINALLY BUILT IN THE EARLY 1920'S AS A FIVE-STORY BUILDING AND WAS OCCUPIED BY CULPEPPER BROTHER'S FURNITURE. THE BUILDING PARTIALLY BURNED IN ABOUT 1929 AND WAS REBUILT IN 1932 AS A THREE-STORY BUILDING BY MR. WALTER GREEN WHOSE NAME IS STILL ON THE FRONT OF THE BUILDING. THE BUILDING CONTINUED TO BE OPERATED AS A FURNITURE STORE BY FUTURE OWNERS INCLUDING ONE OF THE MOST RECENT OWNERS, MR. DONALD REYNOLDS. BRAYE BOARDMAN PURCHASED THE BUILDING IN 2008 AND RENOVATED IT USING THE U.S. GREEN BUILDING COUNCIL'S (USGBC) LEED STANDARDS. IN MARCH 2010 THE BUILDING ACHIEVED GOLD LEVEL CERTIFICATION FROM THE USGBC. THE GOAL OF THIS PROJECT WAS TO CREATE A HIGH PERFORMANCE, ENERGY EFFICIENT MIXED USED SPACE IN A HISTORICALLY SIGNIFICANT BUILDING. SOME OF THE ACHIEVEMENTS FOR THIS PROJECT INCLUDE:

- **Adaptive reuse and salvage of existing historic structure - maintained existing walls, sub-flooring, sub-roofing, bricks and ceiling tiles.**
- **Over 20% of construction materials were made of recycled and salvaged content.**
- **Save over 100,000 gallons of water per year using dual flush toilets, ultra low-flow showerheads and faucets.**
- **Over one-half of the materials for this project were manufactured within 500 miles of the site.**
- **During construction much of the construction debris was recycled, re-used onsite or diverted from the landfill.**
- **Roof system reflects the absorption of heat.**
- **Flooring: rapidly renewable cork, bio-based floor tiles, reclaimed pine, recycled carpet**
- **No ozone chlorine based chemicals used in cooling and refrigeration.**
- **Low volatile organic compound (VOC) sealants, adhesives and carpets were used throughout the building to help ensure healthy indoor air quality.**
- **Low "E" glass for windows and doors to reflect solar heat and insulate from cold.**
- **To prevent air and moisture infiltration, spray foam insulation was used.**
- **Energy efficient Daiken VRV heating and air systems were installed.**
- **Energy Star rated appliances and fluorescent light fixtures were used throughout the building.**
- **Rooftop solar panels are used to heat the water in the building.**
- **Office furniture purchased from companies with LEED certification.**

- Xerox printer/copier uses cartridge free ink with minimal packaging further reducing landfill waste.
- Building occupants participate in the city's recycling program.

***LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system**, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

Developed by the [U.S. Green Building Council \(USGBC\)](#), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.