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PHOTOGRAPHY BY JAMES KEGLEY

INTERIOR MOTIVES

A DEEP-GREEN SHOW HOME, AT ANY PRICE POINT, IS ONLY AS GOOD AS IT LOOKS.

The ReVISION House Vegas is a sustainable gem: It has a HERS rating in the negative numbers, celebrates the Nevada sun without allowing heat gain, boasts a spare yet functional floor plan, and attains excellent indoor air quality.

These and many other important sustainable factors might have been overlooked had an interior designer not been brought into the process at the project's beginning to coax the look and livability of this mid-century modern rehab into a home suitable for today's buyers.

"One of the reasons it's so important to use an interior designer or stage your green home is that it's an excellent marketing tool that puts you ahead of the competition," explains ReVISION Vegas interior designer Pat Gaylor. "Green finishes, down to the flooring, are marketable and give you the opportunity to say, 'Did you know this is green on a lot of levels? Let me tell you why ...'"

The ReVISION house is sited in a 1960s community that declined over the past few decades but is now on the cusp of revival. Gaylor, who researched the architecture of the community's homes found a lot worth saving in these mid-century masterpieces.

"I really fell in love with this house," Gaylor says. "It's like an ugly pet; you have to love it. But if you aren't a fan of mid-century modern, they look weird—kind of like a Dairy Queen."

Saving the building was a large part of the green messaging for this project. The team envisioned it as an aspirational

remodel that would spur the revival of the neighborhood.

"We saved instead of rebuilding," emphasizes Gaylor. "We did it to regenerate this neighborhood, which has gone through bad times. But it's important because it is the original first golf course community in Vegas. All the casino managers lived there. It was the place to live. We realized that if we wanted to revitalize the neighborhood, we needed to revitalize the house."

Bringing back the soul of the house meant honoring what had been while addressing the energy efficiency and health of the house along the way.

And while building scientists and experts descended on the house to address the energy-savings side of the equation, Gaylor labored to redefine the home's spaces while keeping the vibe of the original house.

"We needed to keep the house 'current,' but wanted to keep as many of the architectural details as possible," Gaylor says. "Comfort is more important than it was when this was built in 1964. One of the original photos of the house (page 34) shows a man sitting in a suit with a tiny TV stuck in the corner. Today, people want an open floor plan, but they want it to be comfortable."

Talk a walk with us on the following pages as Gaylor details the design philosophy she followed in suiting this ultra-high-performance retrofit with impressive spaces and finishes.

"Being a green designer comes from my heart," Gaylor summarizes. "It doesn't come from wanting to differentiate myself or make money. I have a passion for preservation. Because of the preservation of this house, we can revitalize the neighborhood—it all becomes much bigger."



The fireplace hood was original to the house. Gaylor updated it with a bright terra-cotta color and chose green furniture by PURE Inspired Design to complement the living room's bold aesthetic. Using green furniture is one way to keep VOCs out of homes, particularly this one which is super air-tight.



The home's original living room.



The exterior was detailed to keep the modern lines, but south-facing windows were replaced with Dryvit over foam sculpted to resemble the trapezoidal windows (top). The entry was opened to bring in light (right). The back of the house retained glazing for natural daylighting and overlooks the pool surrounded by Forever Lawn, a great synthetic solution for water-strapped Las Vegas.



Gaylor added an opening over the sink (left), which overlooks the living area to aid the home's energy flow. The Whirlpool and KitchenAid appliances are all Energy Star-qualified. Other green attributes include American Standard sink and faucet; countertops are Zodiaq from the Terra Collection. This product requires no sealing and contains 25% recycled content.



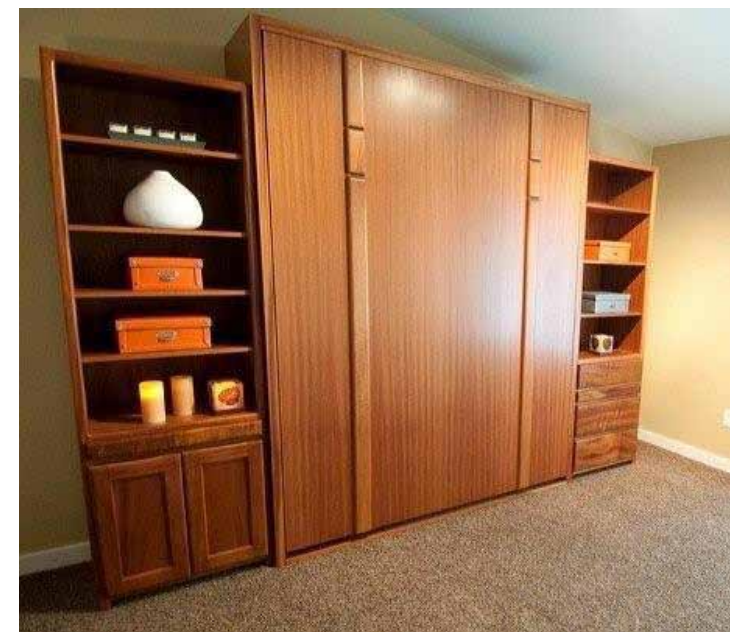
The open living space flows past a dining table into a small "family room" (left). Gaylor points out the importance of this room as an "away" space so while some members of a family watch TV, others can work on homework or play in another space. Low-VOC paint, wool carpets, and green furniture from PURE Inspired Design help maintain good air quality.



The nursery staging reminds visitors of the importance of good air quality. Gaylor spec'd Mohawk's engineered wood floors with PureBond by Columbia Forest Products because it has no added urea formaldehyde and no VOCs. The crib from Stanley Furniture is Greenguard certified. The wood floors can be cleaned easily to reduce dust mites and other allergens. The faucet (right) is an attractive low-flow option from American Standard.



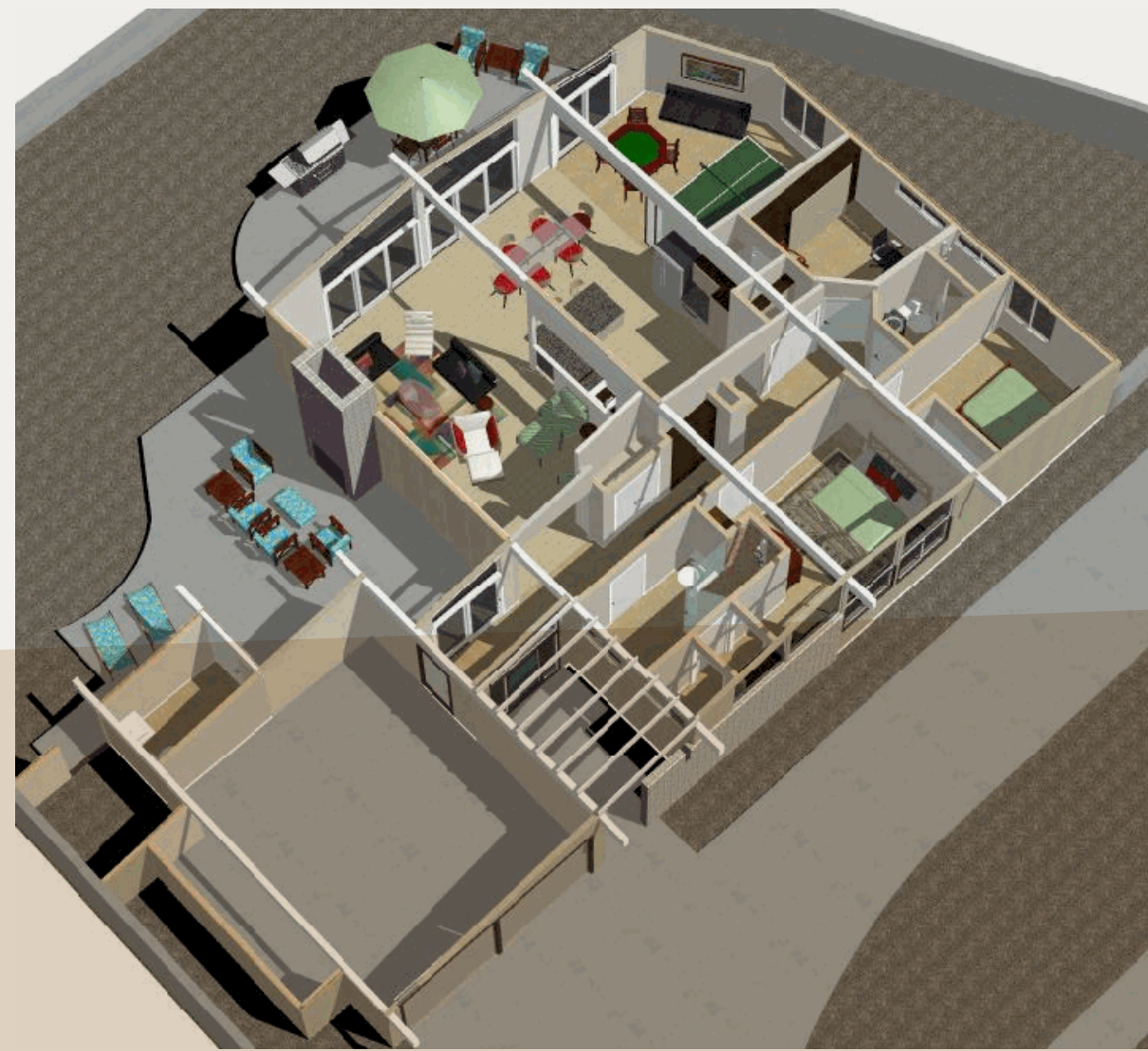
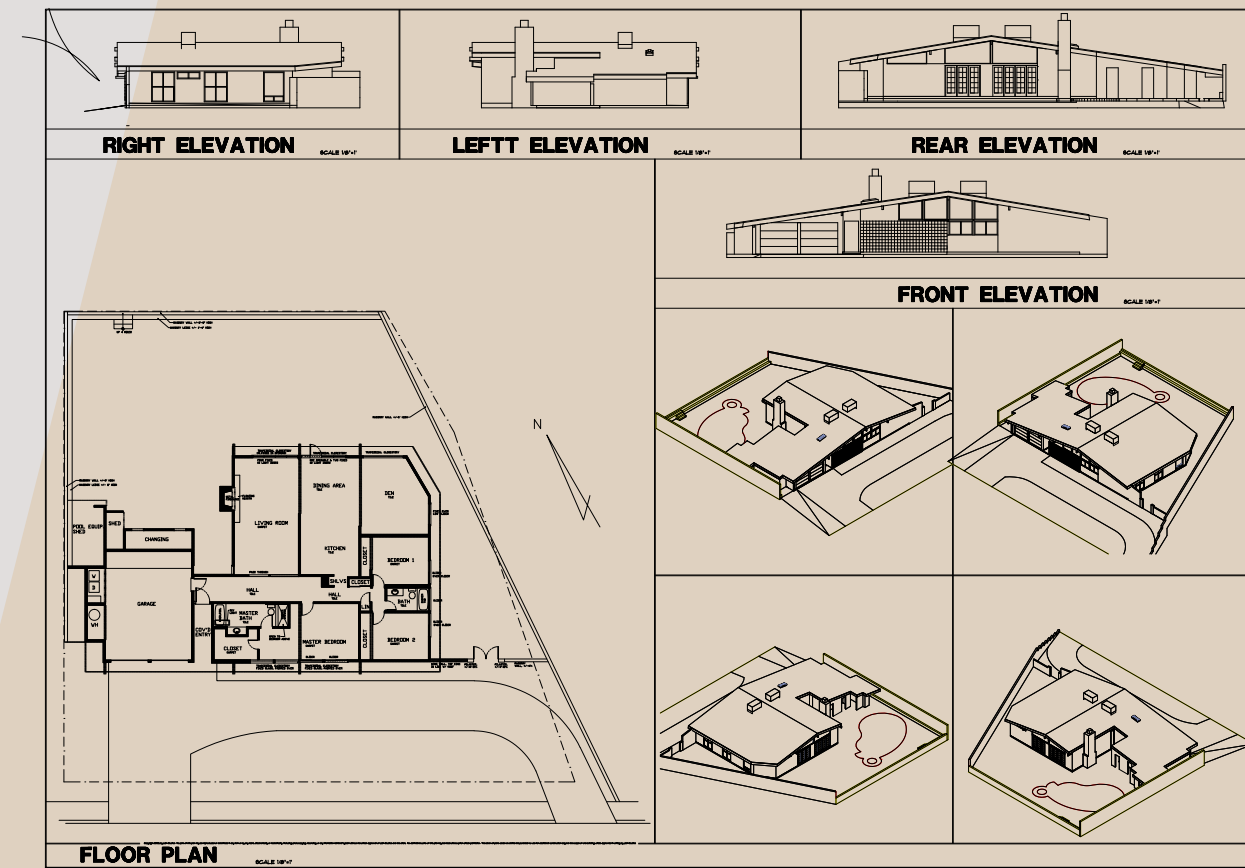
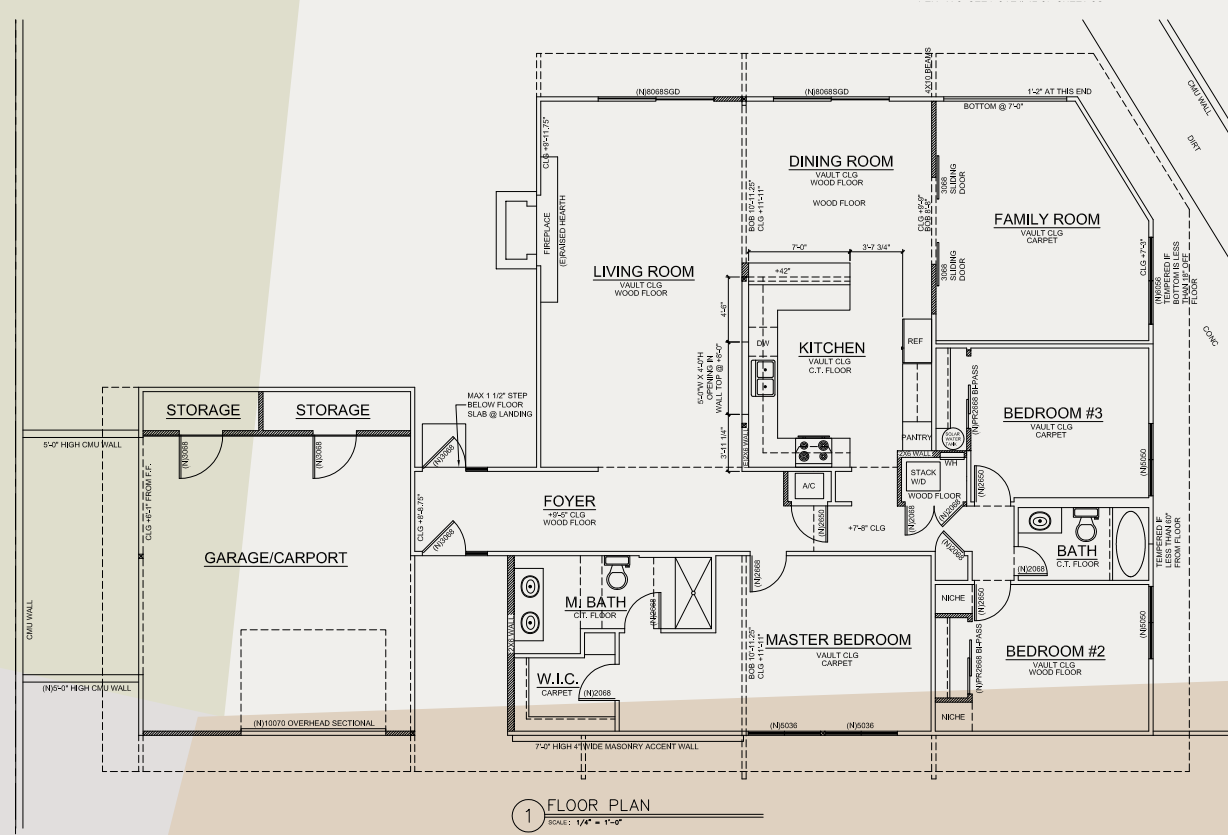
The master bedroom boasts low-VOC paint, and Mohawk's Smartstrand, a carpet made from corn polymers. The furniture is courtesy Stanley Furniture.



This 2,000-square-foot house needs to pack a lot into a tight footprint. This Murphy Bed is a great way to use a room for dual purposes. The bathrooms include American Standard faucets, recycled glass tops, and vanities from Xylem, which are CARB-compliant and made without added urea formaldehyde.



The elevations and illustrations below illustrate the various models built in the neighborhood when the house was built in the 1960s. The new floor plan (right) show the metamorphosis of mid-century modern into a livable home that fulfills the requirements of today's buyers.



THE TEAM

Our thorough detailing of the construction of this house and a list of organizations involved with this project is online at www.greenbuildermag.com (featured in the January issue). In it you can find ideas for retrofitting homes and sources to help you along the way. We would like to offer a special thanks to our national sponsors, without whom this house would still be unrealized, in near ruin, and baking uncomfortably in the Nevada sun:

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- > BASF www.basf.us/construction
- > Cooper Lighting www.cooperlighting.com
- > Department of Energy www.ee.doe.gov
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