



Builder: Payne/Bouchier. Architect: Jill Neubauer. This home, located in Woods Hole, MA, was totally renovated by Payne/Bouchier and won the first historic LEED Certified Award in Massachusetts.

Designed by David Amory Architects, it is the first LEED rated single family residence in Boston. Steve says, "This project has a live roof and other cool features like a glass stair. It truly is the product of a wonderful collaboration between David Amory, his associate Chris Brown, Oliver and our project manager John Whalen and, of course, the owners." While it was a challenge to get through the approval process, Oliver notes that in the end, "The clients have a wonderful, large house with interesting features and a low carbon footprint."

The beautiful dining room features custom cabinetry by Payne/Bouchier and a mirror from the bedroom that allows a view throughout the house to the harbor.



PHOTOS BY ERIC BOSTA

A collaborative approach is key to Payne/Bouchier's success. Steve notes, "If you set up an adversarial relationship between any of the parties in a building project — architect, owner or builder — it brings disharmony to the job. The project becomes slow, expensive and unhappy. So, we bring our approach to the table and collaborate with architects to help them do their best work, and ultimately, that makes our jobs easier and more fun." Another cornerstone of Payne/Bouchier's success is encouraging the homeowners to have their entire team assembled — architect, builder, landscape architect, interior designer and even a lighting designer — while the job is still in the planning stages. "The cli-

Details and quality craftsmanship





The bathroom features the constellation in the ceiling made by John Cooke, project manager for Payne/Bouchier. The glass tiles in the master bathroom and custom detail shows the design and craftsmanship that went into the home.





Payne/Bouchier's workshop enables them to customize every aspect of a client's project. This project is the proud recipient of the first LEED Gold certification for a renovation in Falmouth's historic Woods Hole.

ent should engage everyone at the beginning and include them in the decisions made," Steve says, "so that they never find themselves in the circumstance of installing finish trim and having the interior designer wanting to unwind the work."

Besides their talented staff, Payne/Bouchier relies upon their subcontractors and suppliers. Steve says, "We have a loyal group; we depend hugely on them. If they don't perform, we don't shine. To ensure best value for our clients, we test prices and have several subs in each trade category."

Payne/Bouchier's stock in trade, meticulous craftsmanship and historical accuracy, meshes well philosophically with sustainable construction methods. After all, what is more sustainable than restoring, stabilizing and preserving older buildings? It's heartening to see that Payne/Bouchier's careful methodology has found another outlet with the advent of the green movement. With their clearly evidenced love of craftsmanship and older residences, and their embrace of new technology, Payne/Bouchier is certainly going to stay considered as Boston's award-winning building and design team. *Builder/Architect* magazine is proud to feature Payne/Bouchier, Inc. as our Builder of the Month.

For more information about Payne/Bouchier, visit www.paynebouchier.com or call (617) 445-4323. ■



Jill Neubauer Architects

It takes a team to build a green house. The owner, architect and contractor must be committed and willing to apply their knowledge and be open to industry development. In this case, the owner, Mary Paci, is the daughter of famous climatologist Roger Revelle. Jill Neubauer Architects is dedicated to all aspects of building green, and Payne/Bouchier was eager to apply their knowledge of best green practices. The historical significance and location of the house added to the challenge, with Jill Neubauer Architects needing to work within required parameters of both the local Historic Districts Commission and Conservation Commission, as well as casing both into accepting and permitting new sustainable techniques and technologies. For

this project, a great team had assembled.

All involved were dedicated to "building green," which means striving for energy and environmental sustainability and incorporating nontoxic materials into projects, built responsibly with the most advanced knowledge and goals. As members of the U.S. Green Building Council, Jill Neubauer Architects incorporated the three core values of green building design: conservation, sustainability and healthy, non-toxic living. The team pursued Leadership in Energy Efficient Design Certification (LEED) on this significantly renovated project, and were awarded a LEED Gold rating.

Conserving energy is the most important aspect of being green. Forty percent of the energy consumed in the United

States is used to heat and cool buildings. Jill Neubauer Architects and Payne/Bouchier have always built well, but here they took full advantage of the products and techniques available to build a tight envelope. They specified products that ensure durability while minimizing waste and reducing transportation pollutants. Additionally, they utilized local suppliers, craftsmen and subcontractors.

The renovated 18th-century house employs numerous green systems including photovoltaic (solar) electricity, geothermal heating and cooling, a high-efficiency boiler and a tankless, on-demand hot water system. The decking on all porches is Forest Stewardship Council-certified mahogany and the flooring is locally milled reclaimed





antique heart pine. The cabinetry was custom made by Payne/Bouchier. All interior paints and finishes are low-volatile organic compound. Ultra-efficient LED recessed fixtures provide general down lighting. Reusing light fixtures, ceramic tile and countertops from Mary Paci's previous homes and travels not only adds her own history and memories to this historic house, but also helps fulfill sustainability goals in LEED for Homes design. As a result of incorporating energy saving appliances and technologies, 5 Little Harbor Road has achieved a 33 Home Energy Rating System score, an impressive achievement for an antique home.

As a team, Jill Neubauer Architects, Payne/Bouchier and Mary Paci were committed to making best practice decisions and strove for an aesthetic, energy-efficient home that is healthy to live in and will endure well into the future.

Jill Neubauer Architects is located at 15 Depot Avenue, Falmouth, MA 02540. For more information, call (508) 548-0909. ■