



**ENVIRO-DUO:** Architect Peter Johnston and his senior interior designer, Phebe Khalil, outside the Hoboken home they renovated for energy efficiency.

ALL WINDOWS AND DOORS OPEN, MAXIMIZING LIGHT AND VENTILATION.

LIGHTING IS LINKED TO ENERGY-SAVING CONTROLS

WALL PAINT IS LOW IN VOLATILE ORGANIC COMPOUNDS (VOCs), WHICH EMIT TOXINS.

Natural materials promote a zen-like atmosphere.

TWO-ZONE ENERGY-MANAGEMENT THERMOSTAT IS PROGRAMMABLE.

HANDSOME CONCRETE COUNTERTOPS ARE MADE FROM LIMESTONE, MORE PLENTIFUL THAN GRANITE AND JUST AS MOLD-RESISTANT.

# GREEN Seen and Unseen

With architects and manufacturers hopping aboard the sustainability bandwagon, reducing the carbon footprint of your home is easier than ever.





**BREATHE EASY:** Above, tumbled-marble backsplash gets more mileage from this precious resource. Below, custom trifold doors and transom allow maximum light and airflow. Absence of soft materials such as rugs and upholstery keeps dust mites and allergens in check.



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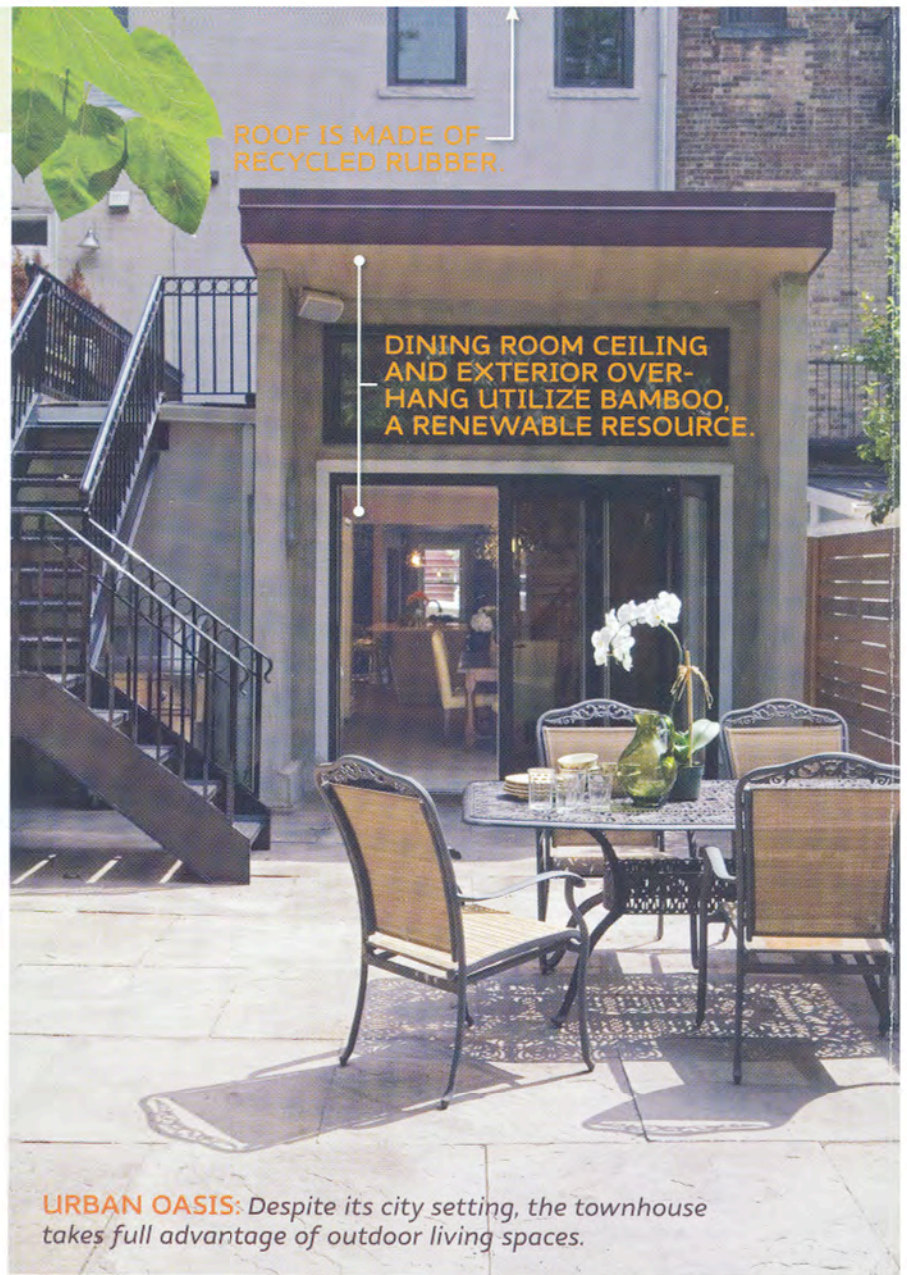
**N**OT LONG AGO, THE TERM “ECO-FRIENDLY” CONJURED visions of hippies and tree-huggers. Not that there’s anything wrong with hugging a tree. But now every supermarket carries organic foods and beauty products; electric or hybrid cars are status symbols; and household recycling is commonplace. The latest group to embrace green? The construction, building-material, and design fields.

Eco-aware building and design will be a \$38 billion industry by 2010, estimates the National Association of Home Builders. At present, 2 percent of housing starts apply green techniques and materials. The NAHB expects that figure to increase to 10 percent in the next four years.

Environmentally conscious building “is not just about materials,” says Hoboken architect Peter Johnston, AIA, whose firm, Peter Johnston Architect PC, utilizes green principles. In the Hoboken home he recently renovated for a family of five, “a greater concept” was at work. “It’s about building healthy and smart,” he explains. “It’s about opening up the home to natural light, creating natural cross ventilation, and designing an efficient energy-management system.” Working with interior designer Phebe Khalil, he accomplished just that.

The renovation transformed a three-unit brownstone into a single-family home with a sunlit patio. All windows and doors can be easily opened, literally bringing the outside in. The sloped roof is made of recycled rubber. All windows are high performance and double paned for easier temperature regulation.

Inside, the team used special paints low in volatile organic compounds (VOCs). The kitchen’s stone floor may look cold, but it is heated internally for comfort and to help maintain consistent room temperature. Basement floors are cork, a plentiful material. Dining room ceilings are bamboo, also easily renewable. Lighting is energy efficient and is all managed by dimmers. Appliances are all Energy Star rated, reducing consumption of electricity and natural gas.



ROOF IS MADE OF RECYCLED RUBBER.

DINING ROOM CEILING AND EXTERIOR OVERHANG UTILIZE BAMBOO, A RENEWABLE RESOURCE.

**URBAN OASIS:** Despite its city setting, the townhouse takes full advantage of outdoor living spaces.



SHOWER FEATURES NATURAL LIGHT AND VENTILATION.

TOILET IS LOW-FLUSH.

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