



BY THOMAS SHESS  
PHOTOGRAPHY BY MARTIN MANN

# A NEW ATTITUDE

**NORTH COUNTY COUPLE GO GREEN FOR ECO-SAVVY AND HEALTHY BEACH HOUSE**

RICH WILLIAMS, AN ESTABLISHED BUILDER of luxury homes, and his wife Allison Renshaw, an accomplished artist, put their heart and soul into making an environmental difference. A case in point is the remarkable coastal home in Leucadia that they remodeled as an eco-friendly residence.

With ocean views from La Jolla to Dana Point, the Neptune Avenue project, called ArtHaus-2, is the second certified “LEED for Homes” single-family project for the region (the first was the cover article in *San Diego Home/Garden Lifestyles’* August 2010 issue).

Called the healthiest house in the county, ArtHaus-2 in Leucadia is the first remodel project in the San Diego region to earn LEED platinum designation by the U.S. Green Building Council.





The residence not only has the U.S. Green Building Council's highest certification rating of LEED Platinum, it also is San Diego's first LEED for Homes and GreenPointRated certified project. There are only a few California homes that have qualified for this certification. Williams says both programs require an independent third-party verification on the home's green features. This assures homebuyers that the residence truly has been built in a sustainable manner and helps eliminate what is known as "greenwashing," the practice of some residential developers to simply tout their homes as eco-friendly.

Originally, a non-descript, non-historic stucco "beach box", the two-level project has a new attitude that balances wood, stone and metal elements, and maximizes durability — one of the important tenants of LEED for Homes because a durable home retains its value, requires much less maintenance and provides for healthier living. Ultimately, LEED claims, durability provides higher value, which Williams says is an important point to consider given the fact that building a rigorously green home can be more expensive. A quick compensation for the added green costs in this residence is the tried-and-true real-estate axiom "location, location, location" as oceanfront property always will be rare.

Other compensations are the cost-saving measures built into this seaside remodel — many of which come from water and energy efficiency. For example, utility bills are lower because domestic hot water is provided with a solar water heater and electricity is produced with a solar photovoltaic array. In fact, the expandable photovoltaic system is projected to supply 42 percent of the home's electricity needs and, says Williams, "the projected landscape water use is 80-percent better than standard landscaping."

With these systems and other green features (see lists\*) it's no wonder the home is forecasted to be 47 percent more efficient than California's Title-24 energy-code requirements.

Renshaw says that one of the most valuable aspects of this home is its amazing indoor air quality. Typically the average American home's indoor air is 10 to 20 times more polluted than the air outdoors. Meticulous attention was paid to assuring construction materials were chosen for non-toxicity. The indoor air is ultra-filtered, and fresh air is constantly brought into the home with a calibrated mechanical ventilation system. The house also boasts a whole-house water-filtration system. This home is one of the "healthiest" homes ever built in San Diego, Renshaw adds. ♦



Stucco and cedar siding supply timeless weathering as well as contribute a pleasing contrast on the home's exterior.

*\*Arthaus-2's green features (and more photos) follow.*

Individually tracked sliding glass doors maintain the open feel of this contemporary space while at the same time providing privacy for the home office. Engineered Orosi hardwood flooring was selected throughout.



## ARTHAUS-2

# ENERGY AND WATER EFFICIENCY

Designed to perform 47 percent better than Title-24 standards

Advanced “Dual Insulation” envelope insulation

High-performance Loewen doors and windows

Engineered HVAC system

Dual-zone heating and air conditioning

Energy Star Miele refrigerator and appliances

Energy Star Whirlpool “Duet” HE steam washer and dryer

100-percent high-efficacy lighting

“Smart Home” equipped for systems automation

Expandable 2.14 kW (AC) solar electric PV system

Advanced dual-zone plumbing design

Solar hot-water heater

“Push-button demand” hot-water delivery

Smart-Skylight with thermostatic control and rain sensor

Low-flow Hans-Grohe bathroom and kitchen fixtures

Toto HET WaterSense dual-flush “Aquia II” toilets

Water-efficient landscaping and irrigation system



A basic steel stair support and railing are covered in stainless paint. Concrete steps lead to the main upper-level great-room area. Office and bedrooms are located on the lower level.

## MATERIALS

FSC-certified wood for cabinetry

FSC-certified wood for flooring

SFI-certified wood for framing, sub floors and sheathing

Front entry door specified with 316 marine-grade stainless steel

## INDOOR ENVIRONMENTAL QUALITY

Radon and formaldehyde tested (negligible levels)

100-percent low/zero VOC paints, stains, caulking, adhesives, etc.

High-performance MERV-10 air filtration

Calibrated automatic fresh-air ventilation system

Ultra-violet light-treatment system for forced-air unit coils

Sealed duct system

Mold-resistant ducting installed where possible

Carbon-monoxide detectors

Sealed supply and exhaust on furnace and hot-water heater

100-percent hard surfaces for reduction of indoor pollutants

Quiet-rock drywall in critical areas

Electronic shading system in great room and kitchen



Contrasting white with black tones give ArtHaus-2's double-sinked master bath a sleek well-lit Euro feel.



Sleek, neutral-toned furnishings from Hold It Contemporary Home complement the home's style. The table, created from reclaimed materials, adds to the green theme. The great room expands into the adjacent top-level terrace for spectacular ocean and sunset vistas.

## OTHER GREEN FEATURES

Durability planning

Non-toxic sodium borate treatment of framing for termite control

Whole-house “Nano Water Filtration”

Caesarstone countertops for high durability

“Safety Pan” with water sensing alarm under dishwasher

Construction waste management

Cool roof and two living “green roofs”

Garage pre-wired for hybrid/electric vehicle plug-in

*\* LEED is the U.S. Green Building Council's acronym for Leadership in Energy and Environmental Design. The LEED green building certification program is the nationally accepted benchmark for eco-friendly design, construction and operation.*

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For more images of this home visit [sandiegohomegarden.com](http://sandiegohomegarden.com)



Allison Renshaw and Rich Williams with their son Atticus.