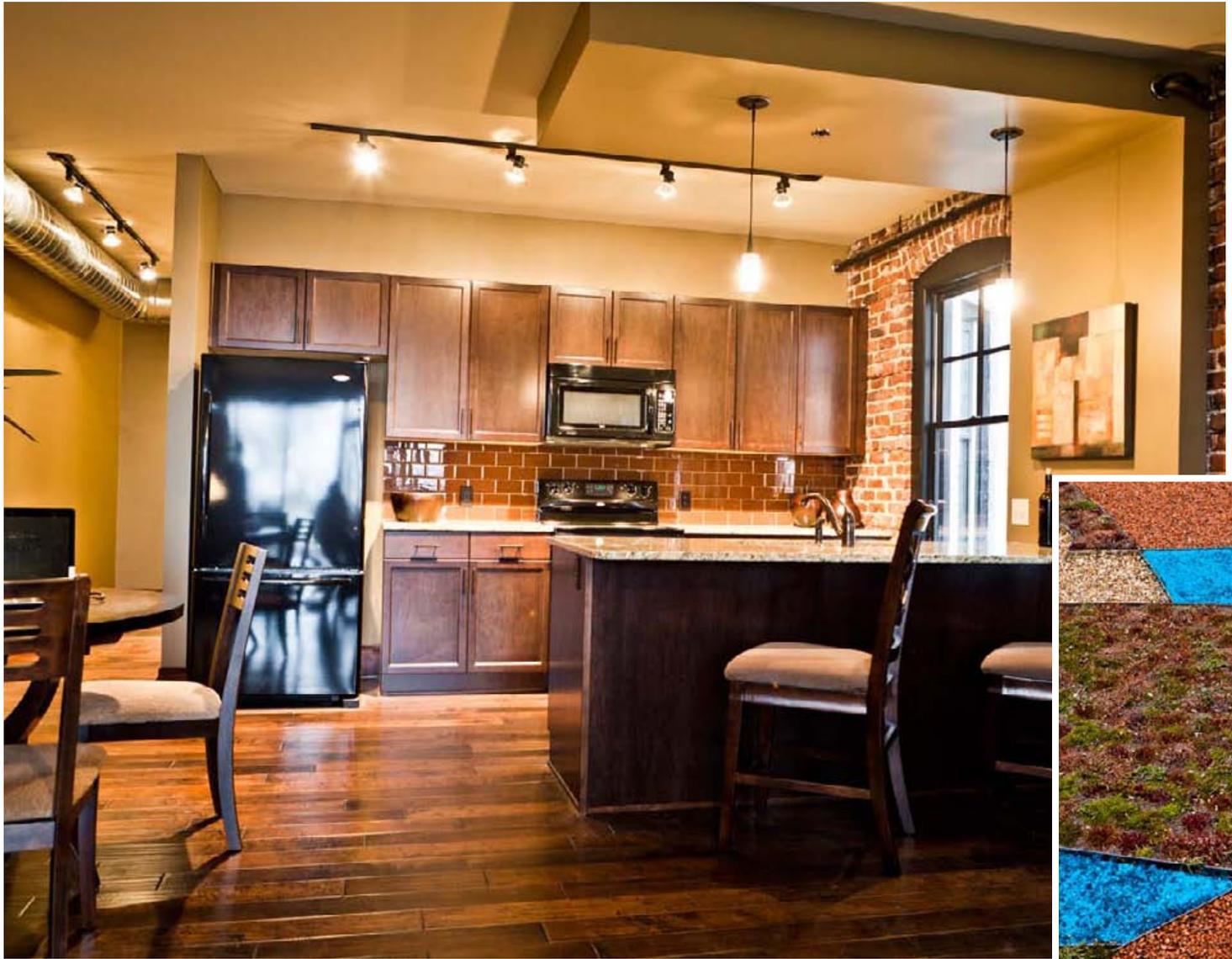


OMAHA HOME: *green design*

Story by Judy Horan Photos by minorwhitestudios.com



Energy-efficient windows and appliances, original brick walls, and a well-insulated ceiling make this kitchen/dining room an eco-friendly space.



A view of the cubist-style green roof atop Dunsany Flats.

Green Revival

A more than century-old building now houses modern, eco-friendly condominiums.

The year is 1901. President McKinley is assassinated. Butch Cassidy and the Sundance Kid rob a train. A baseball team in Omaha called the Omahogs observes its first anniversary.

And the Dunsany apartment building goes up at 10th and Pierce Streets in Omaha.

When Syl Orsi bought the property two years ago, people told him to tear down the old building and replace it with a new one. But the developer found many good—and green—reasons to rescue the Renaissance Revival-style building and turn it into 18 modern condominiums called Dunsany Flats. (As of press time, 11 have been completed; seven units are now occupied.)

“You have to be really committed to go green. Although labor-

intensive and more costly, renovating old buildings is eco-friendly... You reuse materials that are there rather than seeing them end up in a landfill,” says Orsi.

The 12-inch-thick brick walls, for example, were reused. “If we tore down the building, we would have consumed energy in manufacturing and transporting the materials for a new building. Keeping original materials also adds authenticity to the building and a connection to the past.”

Eco-friendly means being efficient with space. The less space used, the lower the energy consumption during construction and use. The kitchen, dining and living areas are in one room.

Above the high ceilings are two layers of drywall and six inches of

insulation, which make the units more energy-efficient and deadens sound.

Energy-efficient windows and appliances, high-efficiency heat pumps, and passive solar heat add to the condos eco-friendliness, Orsi says.

Green Roof Cubist Style

Each condo unit has a view of the colorful "green roof" that covers the parking garage. The design by Kansas City landscape architect Jeff Bruce was inspired by the cubist art of the early 20th century, reflective of the time when the building was built. The roof is composed of recycled materials and drought-resistant plants.

Bruce has designed more than 60 green roofs since 1979, including the world's largest green roof on 24 acres at Millennium Park in Chicago.

Green roofs are eco-friendly, Bruce says. "They are mitigators of stormwater. Cities spend billions of dollars to manage stormwater through the EPA. Typically, green roofs will capture 75 percent of annual precipitation. In the Omaha area, that's 35 inches per year, so the roof will probably capture 26 inches."

Green roofs with plants reduce urban heat and provide a certain degree of insulation, which reduces energy use. The roof sequesters carbon in the air, reduces air pollution and muffles sound. Green roofs protect the roofing membrane, so the life of the roof is doubled or tripled.

Bruce says the initial cost is greater, "but the payback comes within 15 to 20 years."

The roof's art design is so unique that its manufacturer, Carlisle Syntec, recently featured it in a national advertisement. "In response to the ad, calls have come into Carlisle from all over about the roof," says Tim Wood of Scott Enterprises, the roof's Omaha-based installer.

Prices for the 1,053- to 1,747-square foot condo units range from \$220,000 to \$345,000. There are five different floor plans. **OMAG**

For more information, see www.dunsanyflats.com or visit them on Facebook.

Legacy

This custom Built 1.5 Story on a 1.5 Acre Treed lot with waterfall and fountain will take your breath away. Built in 2005, this home has 5 bedrooms, 4 bathrooms, and a 4 car garage, with 6724 finished square feet and is located in Legacy subdivision. With two full kitchens, a very open floor plan, walls of windows throughout, a workout room with sauna, a main floor den, a wine cellar and much more this home boasts luxury living at it's finest.

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