



PLEASANT HILL HOME  
FREEPORT, MAINE

45% more energy efficient

66% lower heating bills

Exceptional indoor air quality

**LEED® Facts**

Pleasant Hill Home  
Freeport, ME

LEED for Homes  
Certification awarded May 12, 2006

**Silver 51\***

Sustainable Sites 10.5/14

Water Efficiency 1/12

Indoor Environmental Quality 10/14

Materials & Resources 5.5/24

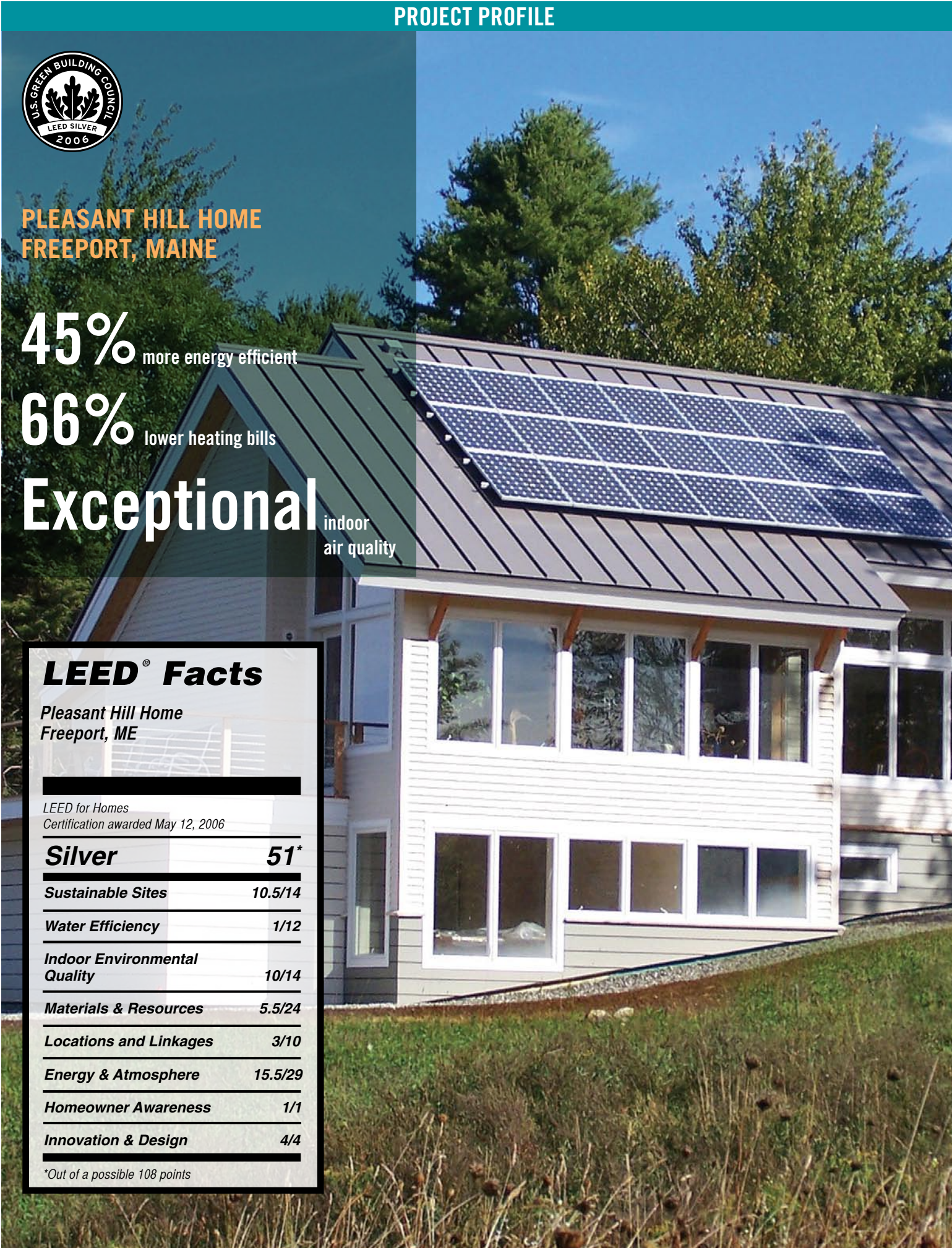
Locations and Linkages 3/10

Energy & Atmosphere 15.5/29

Homeowner Awareness 1/1

Innovation & Design 4/4

\*Out of a possible 108 points



## PLEASANT HILL (PANISH RESIDENCE)

# Building a Dream, While Building Green

## PROJECT BACKGROUND

For Mort and Evelyn Panish, building their dream house was synonymous with building a green house. They turned to Taggart Construction, a builder with a longstanding reputation for high-performance, high-quality homes, to help them build a new home on a hilltop location in Freeport, Maine. Their LEED Silver rated, 2,250-square-foot custom home is beautiful, healthy, and good for the environment—and it saves them money.

## REWARDING EXCELLENCE

LEED for Homes certification was a natural fit for Taggart Construction. LEED® is a comprehensive framework for the integrated design approach that is the key to high-performance building, and also offers the builder recognition and validation. As Peter Taggart explains, “Some of the most important details of green construction will never be seen. LEED certification recognizes the value in those choices and rewards you for making them.” LEED certification gives both homebuilder and homeowner confidence that the home is built to the highest standards, will perform as expected, and is healthy for people and the environment.

## STRATEGIES AND RESULTS

Using LEED as a guide from the outset enabled the team to develop the environmental and performance goals in concert with the Panishes’ desire for modern amenities, comfort, and universal access and future adaptability. LEED also helped the team take advantage of natural opportunities to lessen environmental impact and maximize performance. For example, the home was located on a reclaimed sand pit to limit the impact zone and excavation. Taggart also maintained existing vegetation and trees; landscaped with native grasses and plants to minimize water use; and installed a stormwater management system to control erosion and protect surrounding fields and forests.

The home’s directional orientation maximizes solar gain while helping to power the 3 megawatt photovoltaic array on the roof. The roof overhangs let in sun during the winter and keep out the high summer sun. Low-E, argon-filled windows are installed throughout the house, and windows on the south side allow sunlight to enter the space in winter, storing radiant heat in the thick tile floor. Additional energy-saving features include compact fluorescent bulbs; high-efficiency appliances; and a propane boiler that delivers hot water on demand. Taggart also used advanced framing techniques and achieved an insulation value of R-27, more than twice the R-value of a typical home. As a result, the Panishes’ home is cool in the summer and warm throughout the long Maine winters, while their bills have gone down. “We’ve been here for one winter, and our heating bills were a third of what most people pay to heat a house this size,” Mort Panish says.

To create a healthy and comfortable indoor environment, windows were strategically placed to fill the home with natural light. The home meets the ENERGY STAR® Indoor Air Package standards, providing cleaner, healthier air and protection against airborne pollutants, and even the garage has an automatic exhaust system.

Taggart Construction also sorted construction waste products at every stage of building for recycling and reuse. A large percentage of the construction and building materials have high recycled content, or were locally harvested and milled to reduce shipping costs and fuel use and to support local businesses.

## ABOUT TAGGART CONSTRUCTION

Established in Freeport, Maine in 1994, Taggart Construction pursues sustainable approaches to new residential construction, new and historic renovations, additions, and commercial projects. The company’s staff of 25 is trained in the latest green building techniques, design practices, materials use, and technologies.

“Living in a LEED home is the best of both worlds. We’re doing the right thing for the environment, and we still get to live in the home we’ve always wanted.”

Mort Panish  
Homeowner



**Owner:** Mort and Evelyn Panish  
**Architect:** Curt Jensch, Taggart Construction  
**Mechanical Engineer:** Pat Coon at Energy Works  
**Contractor:** Peter Taggart  
**LEED for Homes Provider representative:** Danuta Drozdowicz, Fore Solutions  
**Landscape Architect:** Curt Jensch of Taggart Construction  
**Project size:** 2,250 square feet  
**Project cost:** \$625,000

Photography courtesy of Peter W. Taggart

## ABOUT LEED

The LEED® Green Building Rating System™ is the national benchmark for the design, construction, and operations of high-performance green buildings. Visit the U.S. Green Building Council’s Web site at [www.usgbc.org](http://www.usgbc.org) to learn more about how you can make LEED work for you.



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