

*A Lincoln*

PRESIDENT LINCOLN'S COTTAGE  
AT THE SOLDIERS' HOME



# Lincoln Cottage & Visitor Education Center

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“The Greenest Buildings are the Ones  
that are Already Built”

# History – Lincoln Cottage



Courtesy Armed Forces Retirement Home, Washington



- ❑ 1842 Gothic Revival Cottage
- ❑ 1851 Soldiers Home for Veterans
- ❑ 1862-64 Summer Retreat for President Lincoln
- ❑ 1974 National Historic Landmark
- ❑ 2000 Most Endangered Historic Places
- ❑ 2000 National Monument

# History – Visitors Education Center



- ❑ 1905 Beaux Art Style
- ❑ Administrative Building for Soldier's Home Community
- ❑ 2005 Adaptive Reuse as Visitor Education Center for Lincoln Cottage
- ❑ 2008 LEED-NC 2.2 Gold Certified



# Sustainable Site

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## Lincoln Cottage

- Dense, urban area
  - Public Transport
  - Alternative Transport
  - No Additional Parking
  - Open Space
  - Stormwater Control
- (Likely 9 of 14 points)

## Visitor Education Center

- Dense, urban area
  - Public Transportation
  - Alternative Transport
  - No Additional Parking
  - Open Space
  - Stormwater Control
- (9 of 14 points)

# Water Conservation

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## Lincoln Cottage

- ❑ Efficient Landscaping
- ❑ Indigenous Vegetation

(Likely 2 of 5 points)

## Visitor Education Center

- ❑ Efficient Landscaping
- ❑ Indigenous Plants
- ❑ 44% Water Use Reduction

(4 of 5 points)



# Energy and Atmosphere



## Lincoln Cottage

- ❑ Southern exposure
  - ❑ Vestibule for heat containment
  - ❑ Covered porches (south)
  - ❑ Large operational windows with shutters
  - ❑ Thick walls
- (Likely 0 of 13 points)

# Energy and Atmosphere



## Visitor Education Center

- ❑ HVAC with heat recovery and occupancy controls
- ❑ Lighting controls and occupancy sensors
- ❑ Window & skylight restoration/
- ❑ Weatherization
- ❑ HVAC Commissioning  
(5 out of 13 points)

# Material and Resources



## Lincoln Cottage

- ❑ Reuse Structure
  - ❑ Durable Materials
  - ❑ Diversion of Waste
  - ❑ Embodied Energy
- (Likely 6 of 13 points)



# Material and Resources



## Visitor Education Center

- ❑ Reuse structure
- ❑ Recycled Materials
- ❑ Local Materials
- ❑ Diversion of Waste  
(9 out of 13 points)





# Indoor Environmental Quality

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## Lincoln Cottage

- Natural ventilation
- No modern carpets or adhesives (paints did have high VOC)

(Likely 3 out of 15)

## Visitor Education Center

- Air Quality Plan
- Low VOC materials
- Ventilation system with CO2 monitoring

(12 out of 15 points)



# Innovation and Design

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## Lincoln Cottage

- LEED Accredited Professional
- Education Plan
- Green Housekeeping
- Non-Roof Heat Island

(Likely 4 out of 5)

## Visitor Education Center

- LEED Accredited Professional
- Education Plan
- Green Housekeeping
- Water Reduction
- Non-Roof Heat Island

(5 out of 5 points)



# Discussion

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## LEED-NC/2009

- ❑ More Credits for Existing Buildings
- ❑ Incorporates Life-Cycle Assessment Criteria
- ❑ Increases possible points to 100 from 69
- ❑ Allows more Recognition for Historic Properties
- ❑ Next version of LEED target release 2011



# Achievements/Challenges

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## Achievements

- Both highly sustainable
- First NTHP property to receive LEED
- Served as example of “Green Preservation”
- Catalyst for Change to LEED
- Recognition for low-tech solutions

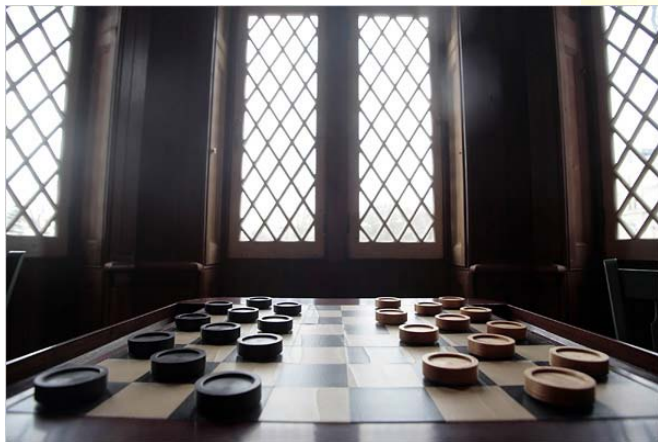
## Challenges

- Conflicting priorities preservation vs. sustainability
- Change comes slow
- Each historic building is unique
- LEED cannot be everything to everyone

# P R E S E R V A T I O N :

Reusing America's Energy

Preservation Week May 11-17, 1980



It takes energy to construct a new building.  
It saves energy to preserve an old one.

