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179 Lincoln St., developed by Millennium Partners, awarded LEED Core & Shell Silver Certification

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The USGBC has awarded 179 Lincoln St., a 220,000 s/f office building located in the city's Leather District, its LEED Core and Shell Silver Certification. The building was recognized for exceptional sustainable design and energy efficiency in its new core and shell construction. Its developer, Millennium Partners, and its broker, CB Richard Ellis, noted that it is among the first LEED-certified historic renovations in the city.

"Obtaining LEED certification at 179 Lincoln Street represented a particular challenge because the building was also a historic renovation subject to the U.S. Secretary of Interiors Standards for Preservation," said Kathy MacNeil, principal and project manager for Millennium Partners. "Fortunately, preserving the majority of the building structure was a goal of the historic rehab that also served to reduce overall construction demolition and earn LEED points."

Other LEED measures taken in the renovation include: the installation of dual flush toilets, low flow lavatories, lighting controls, variable speed drives on existing HVAC equipment and new high efficiency gas fired boilers; the upgrading of the building's ventilation system; and the removal of CFC-based refrigerants from existing building equipment. The building also provides for the recycling of tenant waste and an energy management system that allows tenants to benchmark their use of power.

"179 Lincoln Street is essentially a totally recycled building with its Beaux Arts exterior fabric preserved," said Anthony Pangaro, principal of Millennium Partners-. "We're thrilled to be among the city's first LEED-certified historic renovations."

"We're very pleased to have earned this designation and to be among the city's leading green buildings," said Kathy MacNeil, principal and project manager for Millennium Partners. "The achievement of LEED Silver certification signifies a high level of energy efficiency and the delivery of a superior office environment for our tenants."

179 Lincoln Street was purchased by Millennium Partners-Boston in 2006. The building underwent a significant transformation that included modern interiors, a new entrance and lobby, a sky-lit central atrium with coffee shop, and below-grade parking. The five-story building, designed by CBT Architects, also features large floor plates, high ceilings, and abundant natural light. It was recently honored by the Boston Preservation Alliance with its 2009 Preservation Achievement Award for the Best Adaptive Use of Historic Industrial Space.

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