



**BOONE TAVERN RENOVATION  
BEREA, KENTUCKY**

**40%** water reduction

**76%** of construction waste diverted from landfill

first LEED certified **Hotel** in Kentucky

**LEED® Facts**

**Boone Tavern Renovation  
Berea, Kentucky**

LEED for NC 2.2  
Certification awarded February 5, 2010

**Gold 45 points\***

Sustainable Sites	7/14
Water Efficiency	4/5
Energy & Atmosphere	9/14
Materials & Resources	9/13
Indoor Environmental Quality	12/15
Innovation & Design	4/5

\*Out of a possible 69 points

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## BOONE TAVERN RENOVATION

# Celebrating Boone Tavern's Centennial with Green Updates

## Berea College Updates Historic Hotel for the 21st Century

### PROJECT BACKGROUND

Boone Tavern, built in 1909 as a guesthouse for Berea College, has for decades been known for traditional hospitality and fine dining. The original facility, built by the College's Woodwork Department using bricks made by students in the college brickyard, had 24 guestrooms with common bathroom facilities. Due to its popularity, just one year after the building's original completion another story was added. In 1927, a large Ionic portico and an elegant, symmetrical entrance were added to accent the façade that faced oncoming traffic of the Dixie Highway. Since that time, Boone Tavern has undergone a number of successive additions and renovations including work in 1953, 1955, 1988 and 1995. In preparation for Boone Tavern's centennial anniversary, Berea College decided to complete a full-scale renovation of the hotel, making significant upgrades to the building's infrastructure, improving efficiency and lower operating costs, adding modern technologies and incorporating sustainable design features. The overarching principle for the renovation was to maintain Boone Tavern's historic character—including its early 20th century colonial revival architecture—while creating a "green" hotel for the 21st century.

### STRATEGIES AND RESULTS

The strategies that were implemented in the Boone Tavern Renovation complement Berea College's overall commitment to a sustainable campus. Boone Tavern is perhaps the College's most visible physical presence, and LEED certification for the Tavern provides a powerful reminder to the public of the importance of sustainable building and living.

LEED Gold certification for Boone Tavern was based on a number of green design and construction features. The renovation earned points for sustainable site work, water and energy efficiency, materials and construction methods, indoor environmental quality, use of recycled and regional materials and for innovation in design processes as well. As a member of the Green Hotel Association, Boone Tavern's on-going operating practices also demonstrate a commitment to environmental responsibility – values shared by Berea College and today's environmentally-conscious traveler.

### ABOUT BERA COLLEGE

Berea College is distinctive among institutions of higher learning. Founded in 1855 as the first interracial and coeducational college in the South, Berea charges no tuition and admits only academically promising students, primarily from Appalachia, who have limited economic resources. Berea's cost of educating a student exceeds \$23,000 per year. Berea offers rigorous undergraduate academic programs leading to Bachelor of Arts and Bachelor of Science degrees in 28 fields. All students work at least ten hours per week in campus and service jobs in more than 130 departments.

In 1996, Berea College made a commitment to embody sustainability in various aspects of its overall operation with a goal of achieving 45 percent reductions in campus energy use by 2015.

"This building, which is listed on the National Register of Historic Places, is proof that sustainable materials, technologies and practices can be successfully and cost effectively integrated into even the most challenging and historically sensitive projects."

Richard Polk, Jr., AIA, LEED AP  
Principal/EOP Architects



**Architect:** EOP Architects  
**Commissioning Agent:** Facility Commissioning Group  
**Landscape Architect:** M2D Design Group  
**MEP Engineer:** BCCLT, Inc.  
**Structural Engineer:** Brown + Kubican  
**Project Size:** 67,100 sf

Photographs Courtesy of: Phebus Photography

### ABOUT KENTUCKY USGBC

Our goal is to improve the health and welfare of all Kentucky citizens through a sustainable and responsible built environment. Through education and awareness we encourage the use of sustainable practices that provide our residents with a healthy environment in which to live, work and learn.



**KENTUCKY CHAPTER**  
*Greening the Bluegrass*

[www.usgbckentucky.org](http://www.usgbckentucky.org)  
888-KY-USGBC