

# SPOTLIGHT

## Weatherization



## THE DISTILLERY NORTH

**Annual Energy  
Use Reduction:**

**60%**

**Retrofit Type:**

**Adaptive Reuse  
& Passive House**

**Project Summary:**

The former Felton Rum Distillery, dating from 1840, was given a new life as artist studios and residential units when Fred Gordon undertook an ambitious, sustainable redevelopment project.

The retrofit included adding approximately 60 units in what would be the first multi-family Passive House building in Boston. Measures included optimizing solar orientation; installing triple-pane, tilt-turn windows; heat recovery ventilators, and more. At the time of completion, it was the most energy efficient multi-family building in Boston. It is also LEED Platinum certified.

Buildings like The Distillery North prove that efforts to reduce carbon and energy costs are possible while prioritizing comfort, durability, and the ability to heat and cool efficiently. The building sits on 1.74 acres and encompasses around 170,000 square feet.



**Building Owner:**

Second Street Associates LLC

**Building Type:** Mixed-Use

**Project Timeline:** 2010-2017

