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From: BUILDER October 2011 | Posted on: October 13, 2011
Claverack, N.Y.

New York Passive House

By: Cheryl Weber

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New York Passive House, Claverack, N.Y.
Merit Award, Green/Sustainable home
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This serene rural home is New York state's first certified Passive House. For firms used to designing with photovoltaic systems, a passive house seems counter-intuitive. "It isn't looking to the sun to do a lot of work," says architect Dennis Wedlick. "You're relying on an envelope so airtight and well-insulated that it takes very little heat to compensate for cold weather, and vice versa."

The 1,650-square-foot home sits on a 7.5-acre lot in a conservation development. After modeling hundreds of strategies, Wedlick decided on a mono-structure of exposed southern pine arches and a SIPs wall and roof system. With the entire frame surrounded by insulation like a thermos, two mini-split heat pumps can condition the interior—master suite and living area below, a mezzanine with two bedrooms

and a study above.

A south-facing, 24-foot-by-24-foot glass wall provides a strong outdoor connection. The timber frame and stone exterior recall the region's houses and barns. "The stone is just decorative, but it makes sense aesthetically of those thick walls and is almost zero maintenance," Wedlick says. Built at a cost of \$224 per square foot, the house is expected to consume 73 percent less energy than similar homes in the area.

Merit Award

Category [Green/Sustainable home](#)

Entrant/Architect/Interior designer [Dennis Wedlick Architect](#), New York

Builder/Developer [Bill Stratton Building Co.](#), Old Chatham, N.Y.

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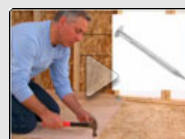
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Salt Lake City's Daybreak Makes the Highlight Reel

Boyce Thompson: Boyce On Building

Boyce Thompson is editorial director of the BUILDER group of magazines published by Hanley Wood. Drawing on his years of experience covering home building, architecture, and retailing, Boyce tackles diverse and far-ranging industry topics in his twice-weekly blog.

“A marketing consultant whispered in my ear several years ago that the next time I visited Salt Lake City, I should see a master plan community called Daybreak. Though we have covered the project since its inception in 2004—it's located on land owned by Kennecott Utah Copper—I finally got a chance to see it live and in person this summer. It really is a sight to behold.”

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