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House Tour: Claverack, N.Y.



Nathaniel Brooks for The New York Times

A house in Claverack, N.Y., about 115 miles from Mdtown Manhattan, includes a two-story, south-facing wall of glass.

By BETHANY LYTTLE
Published: July 21, 2011

HOW MUCH \$595,000. Taxes: \$6,000.

Multimedia



Slide Show

House Tour: Claverack, N.Y.

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WHAT A three-bedroom, two-bathroom house with 1,650 square feet on seven acres.

ABOUT This open-plan house is extremely energy-efficient, yet it does not rely on solar panels, wind turbines or geothermal energy. Instead the architect, Dennis Wedlick, applied passive-house techniques, using heavy-duty insulation, virtually airtight construction and a constant air filter system to heat and cool the home not with technology, but with purposeful design.

The house has a stone exterior with a timber frame, and its aesthetic pays homage to the Dutch barns that once dotted this part of the Hudson Valley. Among the design's most striking features is a two-story, south-facing wall of glass that offers expansive views across a meadow.

The house has 25-foot blue plaster ceilings, with bow-arch beams of Southern pine that start at the floor and meet at the apex of the roof. At the center of the house is a custom kitchen with beechwood cabinetry, marble countertops, hidden storage and energy-efficient appliances, including an induction oven.

A bathroom and a master suite with a master bath lie behind the kitchen area. To conserve space and provide privacy, rooms are separated by barn-style sliding doors. At the top of an open wood and metal staircase is a large loft that overlooks the main living

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the top of an open wood-and-metal staircase is a large loft that overlooks the main living area. Behind this are two more bedrooms, with large windows set into the slanted roof.

THE AREA The house is in Columbia County, about 115 miles north of Midtown [Manhattan](#). Hudson, which has an Amtrak station, is about 10 minutes away, and Great Barrington, Mass., is about 40 minutes away.

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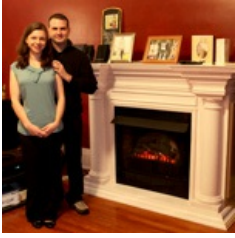
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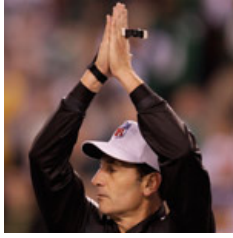
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