

Builder

Builder's Choice 2011

Sustainability and simple forms are the hallmarks of this year's winners

SEE PAGE 64

PROJECT OF THE
MONTH /// P. 29

WM. S. MARVIN HALL
OF FAME /// P. 98

THE TROUBLE WITH
PRIVATE EQUITY /// P. 106

A UNIVERSAL DESIGN
KITCHEN /// P. 117



**Builder's
Choice 2011**
MERIT

CLAVERACK, N.Y.

N.Y. Passive House

Category Green/
Sustainable home

**Entrant/Architect/
Interior designer**
Dennis Wedlick
Architect, New York

Builder/Developer
Bill Stratton
Building Co.,
Old Chatham, N.Y.

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. — C. WEBER



Photos: far left: John Cottle, CCY Architects; left: Brian Rose; right: Elliott Kaufman; far right: Anice Hoehlander



**Builder's
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MERIT

FAUQUIER COUNTY, VA.

Hunt Country Hilltop House

Spread out on a hunt country hilltop, this home recalls old Virginia farmhouses whose telescoping wings were added over time. Its classic lines are ideal for the site, a high ridge with views of mountains and equestrian trails.

Materials are carefully tied to regional precedents, too. A central brick section housing the dining, living, and family rooms is bracketed by clapboard appendages containing the kitchen/pantry/mud room and a master suite, a nod to rural buildings. And the detached guesthouse's board-and-batten siding echoes the simpler, less expensive materials found on outbuildings.

The 21st-century takeoff introduces plenty of updates, however. A long pergola joins the main house to the guesthouse and pool. Well-placed porches—off the kitchen, living room, mudroom, and master bedroom—provide gathering spots for groups or quiet contemplation. "This couple often has weekend houseguests, so they wanted their master suite to be an enclave away from the house with its own little porch and views," says Barnes Vanze principal Stephen Vanze. "And they have dogs, so there are places to knock the mud off." From floor plan to materials and details, this project is a stellar example of how to insert a modern program into a classic house type. — C. WEBER

Category Custom home,
more than 6,000 square
feet

Entrant/Architect
Barnes Vanze
Architects, Washington

Builder ILEX
Construction &
Woodworking,
Middleburg, Va.

Interior designer Tom
Boland, Los Angeles

Landscape architect
Poke Gardens,
Marshall, Va.