

# Get the Big

**T**hough you can't tell from looking at it, Kelsey and Tyler Johnston's modern farmhouse is something of a compromise. Costs for site work, utilities, and unforeseen truckfuls of stone for a 350-ft. driveway on 8½ acres of Indiana farmland tempered their ambitions for a Passive House. They shifted focus to getting the best performance they could afford in order to get the permanent parts of their new home right.

The most important decision was the simple, compact box shape, which makes any structure more affordable to build, insulate, air-seal, heat, and cool. The Johnstons concentrated their spending on harder-to-change components like Zip System sheathing with taped seams, 2x6 walls filled with sprayed cellulose insulation, and premium aluminum-clad wood windows, all of which combine to create an airtight envelope. Cement-board siding, ipé accents,

and a standing-seam metal roof add durability while accentuating the house's clean lines. To free up cash for these and other higher-performance choices, they deferred plans for a deck, bought Ikea cabinetry, and installed less expensive flooring.

An unvented dryer, a heat pump for heat and air conditioning, and an energy-recovery ventilation system complete the energy-efficient package. They also chose an induction range and LED lights, which use less energy and produce less ambient heat than conventional options. Making the house all-electric means that renewable energy sources, when added, will be able to power everything in the home. □

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## SPECS

**Bedrooms:** 3 **Bathrooms:** 2 **Size:** 1800 sq. ft. **Location:** Yorktown, Ind.

**Architect:** David Rausch, davidrausch.com **Builder:** Dan Porzel, cedarstreetbuilders.com



## ONLINE EXCLUSIVES

For more on this project, visit [FineHomebuilding.com/houses](http://FineHomebuilding.com/houses).



## IPÉ ACCENTS ALL AROUND

A rolling ipé shutter blocks intense summer sun, lowering cooling loads. Similar ipé details on the porch and around select windows add interest and continuity while breaking up the verticality of the board-and-batten siding.



# Things

# Right

Knowing where to splurge and what can wait results in a smart starter home

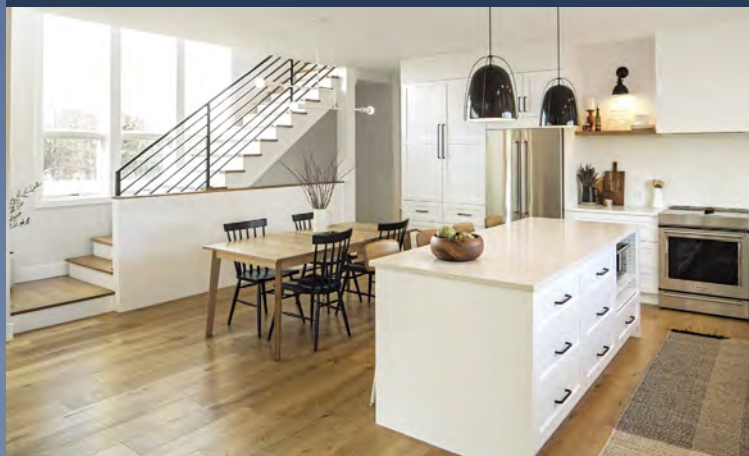


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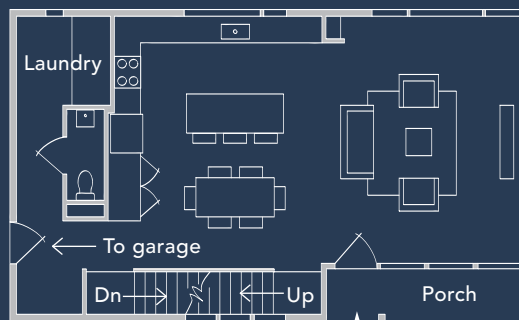
## SHAPED TO SAVE

This 1800-sq.-ft. modern farmhouse's efficient box shape reduces energy use while durable siding and roof materials will last a lifetime, lowering maintenance costs.



## AMPLE LIGHT

To keep the compact house open and functional, bedrooms are relegated to the second floor, leaving the main floor wide open for living, cooking and dining, and a flood of natural light. The stairs and windows were splurges worth making, adding to the style, comfort, and durability.



First Floor

Entry



Second Floor

