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YANKEE BARN HOMES

— 1969 —

The very green quintessential dream house

People seeking a post and beam lifestyle get that and more when they build with Yankee Barn Homes.

“Post and beam homes feel strong, safe, and secure,” says Andrew Button, president and general manager of the company based in Grantham, New Hampshire. “People like wood and the feeling of warmth and character. It’s a very comfortable way to live and provides tremendous flexibility in interior design.” ▶▶▶



PHOTOS COURTESY OF YANKEE BARN HOMES





The great room of this Lake Charlevoix, Michigan, home, called the Sawyer Farmhouse, showcases the natural post and beam beauty that is the hallmark of Yankee Barn Homes.

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The natural elements in this summer home in Orford, New Hampshire, bring the calm of the outdoors in.

More than that, a Yankee Barn Home provides enormous savings on heating and cooling bills, offers high-quality custom design, uses products sourced in the United States, and is built of Douglas fir from Washington state. "We're putting out a product that's very green, and we feel good about that," Button adds.

Designing Your Own Home

A Yankee Barn Home also saves time and money on construction costs because the post and beam frame and the shell of each home is fabricated in Grantham and then shipped to the site, where local builders complete the construction, working with the design-build team at Yankee Barn Homes. "We save them months of construction because of prefabrication," Button says.

The process begins when clients meet with a designer to determine what style home best suits their needs, budget, and dreams. There are several designs to choose from, including coastal, mountain, traditional barn, farmhouse, cottage, and carriage house. But those are just jumping-off points, Button notes, "to stimulate thoughts to design your own home. Our designers work with clients to come up with the perfect design." It's intuitive and well thought out, he adds.

"There are few restrictions in regard to post and beam," Button continues. "All our homes are 100 percent custom and very flexible." The project designers guide clients through such issues as cost, space, and how that space will be used, and craft a high-quality, meaningful, beautiful design, Button says. The goal is "to provide the perfect house they want to live in forever," he adds—the quintessential dream house. ▶

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From rustic to this
refined East Hampton
home, Yankee Barn
Homes' custom post
and beam designs
allow for incredible
variety in aesthetic.

It's about using all your spaces all the
time, he adds, and not having any wasted
areas. "People are looking for smaller,
more comfortable places where you can
decompress."

People investing in building custom
homes are also planning for the future with
layouts that include larger doors and one-
floor living. "Aging in place has become
very popular," Button says.

Multi-family living is also popular,
and Yankee Barn Homes designs can
accommodate families with plans that
incorporate open living with private
spaces. "Barn style is back in, too," Button
says, citing an event barn they built for a
vineyard in California, traditional barns
for animals, party barns, and barns that are
"places for putterers."



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A Successful Formula for Clients and Company

Once the design is determined, sketches and schematic plans are drawn up, and the Yankee Barn Homes Shell Package is created. The package includes the Douglas fir timber frame, wall and roof panels, windows, exterior siding and trim, staircase, doors, and subfloor. The cost of an average Yankee Barn Home in New England is about \$200 a square foot, and \$300 in coastal areas, Button says.

The shell is fabricated in Grantham and shipped to the clients, who work with contractors and builders in their area to complete the project. In addition to high-quality construction, "We have packages that are incredibly energy efficient," Button notes. The roof and wall



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panels are insulated with polyisocyanurate sheathed with wood, providing R-values of 26 or higher for walls and 43.5 and higher for roofs. "Heating bills are dramatically lower," Button says. "Half of our clients just want a post and beam, so it's an added benefit."

The environmental benefits appeal to many clients as well. In addition to high energy efficiency, the polyisocyanurate insulation is better for the environment than the typical alternative, and the Douglas fir timbers come from the Sustainable Forest Initiative, which carefully protects against deforestation.

The timbers themselves are hand cut in the frame shop—"This is the artwork," Button notes—and hand sanded, which opens up the beautiful grain of the fragrant wood. High tech comes into play when planning the cuts; a sophisticated CAD program provides all the specifications needed for the meticulous manual labor that is the hallmark of a post and beam frame home.

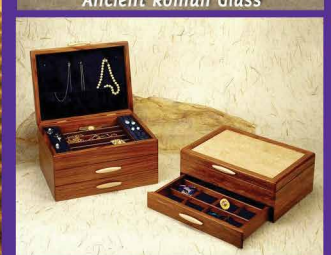
The traditional look and feel of a post and beam home, the energy efficiency of a contemporary dwelling, and the economic and environmental advantages of a prefabricated structure are a successful formula for the company, which has been building post and beam homes since 1969. But as Button looks ahead, he sees even more efficient homes, where the return on energy savings is immediate. He is passionate about reducing our environmental footprint. At Yankee Barn Homes, "Our goal is to build passive homes that reduce heating bills by 90 percent. That's the future. If you could reduce every house in New England from 1,000 gallons of propane to 100, the savings would be astronomical."

Clients can choose a package that provides more energy efficiency with wall and roof panel upgrades that increase the R-value and allow more passive solar gain. "It's only \$20,000 more to create a passive home," he said. "It makes sense for you and the environment. The return is immediate. The first day you heat or cool, you're using 90 percent less energy. We're working really hard to make our homes as tight as possible."






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