

PENNYWISE
FACTORY-BUILT HOMES
from RUSSELL VERSACI

Ready-to-build designs for new old houses

PENNYWISE HOUSE COLLECTION



Farmhouses, Cottages, and Outbuildings

Designed by Architect Russell Versaci Factory-Built by Connor Homes

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A PENNYWISE NEW OLD HOUSE

The best houses in America were built during our first 200 years. These are the old houses that everyone loves, lining the streets of our classic small towns and favorite old neighborhoods. They date from the golden age of homebuilding, built with the help of good pattern books handed down from carpenter to apprentice over generations.

Classic Homes, Crafted in a Factory

In the Pennywise House collection architect Russell Versaci, author of *Creating a New Old House*, offers ready-made plans for new homes in old-house styles. These plans for farmhouses, cottages, and outbuildings are designed specifically to take advantage of the benefits of factory building.

The houses are custom-crafted using precision technology inside the factory of Connor Homes in Middlebury, Vermont. Then they are delivered to your homesite for assembly and finishing by your contractor.

Old-House Style, Modern Conveniences

The classic designs are based on America's favorite regional house styles dating from colonial times to the late 1800s. While the Pennywise houses look 200 years old on the outside, inside they are equipped with ample closets, multiple bedrooms and bathrooms, home offices, mudrooms, and other necessities for modern life.

The Pennywise collection includes twelve

farmhouses, ranging from 1600-3200 square feet, and ten cottages, which range from 630-950 square feet. While both farmhouses and cottages can serve as primary residences, the cottage designs make ideal weekend homes, guest quarters, and home studios or offices. The collection also includes plans for compatible outbuildings to use as garages with second-floor suites or studios.

Advantages of Factory Building

Inside the Connor Homes factory, your house is crafted using 21st-century precision machinery, giving it quality advantages not available to a site-built home. Historic architectural details are recreated using sophisticated design software to meet exacting standards of quality, cut, proportion, and finish. Because all the manufacturing processes are done inside the factory, the materials used to build your house can be of a higher quality than materials that have to withstand exposure to the weather.

Factory-built homes have environmental advantages as well. Waste is reduced to less than 2%, leaving a much smaller environmental footprint. Many of today's new homes are built using materials that won't outlive a 30-year mortgage. But Connor's factory-built homes use only structural components that are durable and time-tested. Given routine maintenance, each house will last for many generations.

THE PATH TO A PENNYWISE HOUSE

Pennywise Houses can be purchased as complete panelized home packages from Connor Homes. They can also be stick-built by your contractor. Plans are available for purchase directly from Russell Versaci Architecture; the licensing fee is \$6,000 for a farmhouse and \$4,500 for a cottage.

Here is a brief explanation of the process of building a Pennywise House with Connor Homes and your local builder at your homesite.

First you...

1. Decide on the size and budget for your new home.
2. Obtain a plat of your building site, including a topographic survey.
3. Order your Pennywise House plan from Russell Versaci Architecture with your choices of good, better, and best options in materials, fittings, and finishes..
4. Use the plan and plat to get bids from local contractors for preparing the site, assembling, and finishing your home.
5. Select your builder to work with Connor Homes. Contact Connor Homes for references from their Preferred Builder network.

Then your builder...

1. Obtains a price from Connor Homes and draws up a construction contract.
2. Places the order and pays an initial 10% deposit.
3. Obtains state, county, and town building permits and pays fees.
4. Excavates, builds the foundation, and runs utilities to the site.

Meanwhile, Connor Homes...

1. Finalizes technical fabrication drawings.
2. Manufactures your house in their factory.
3. Delivers the house COD to your site.
4. Sets the house on its foundation.

Finally, your builder...

Does the finishing work on the house.

So that you can...

Move in!

The PENNYWISE HOUSE package from Connor Homes

Includes

Engineered construction drawing permit set
Compliance with local building codes

FRAMING

Floor framing
Wall framing (2 x 6s)
Roof framing
Sheathing with Integral Weather Barrier
Partition walls (2 x 4s)

EXTERIOR FINISHES

Roofing
Siding
Exterior doors, windows, and casing trims
Porches and posts
Cornice trims

FINISHES

Interior doors, windows, casing trims
Crown, base trim mouldings
Wide pine flooring
Staircases
Mantlepieces
Kitchen cabinets
Laundry cabinets
Bathroom vanities

Doesn't Include

Lot purchase
Permits, inspections
General contractor fees

SITE WORK

Excavation
Foundation, concrete slab
Finished grading, terraces, walkways, driveway
Grass seed, landscaping

SYSTEMS

Site utilities: Electrical, telephone, water, sewer or septic field
Mechanical equipment (HVAC)
Electrical ductwork system
Plumbing system
Hot water heater
Dehumidifier
Appliances

EXTERIOR FINISHES

Terraces, walkways, driveways
Chimneys
Insulation
Drywall
Gutters and downspouts
Exterior finish coat painting

INTERIOR FINISHES

Plumbing fixtures, faucets
Countertops
Ceramic tile
Fireplaces
Hardware
Decorative light fixtures
Interior painting

Construction Cost Breakdown for 2500 sf

PENNYWISE FACTORY-BUILT HOUSE

We have priced the house below with our "better" grade specifications, our mid-range of quality.

Connor Homes Mill-Built Package @\$130/sf	\$325,000
General Contractor Completion @\$120/sf	\$300,000
Cost to Build	\$625,000

CONTRACTOR COSTS

Mobilization, supervision	\$25,000
Permits, inspections	\$5,000
Sitework (excavation, site utilities, drainage)	\$30,000
Foundation, concrete slabs	\$30,000
Landscaping (final grading, seeding, driveway, walkway)	\$15,000
Subtotal	\$105,000

Drywall	\$20,000
Exterior and interior painting	\$20,000
Chimneys and fireplaces	\$15,000
Hardwood floor (character heart pine)	\$15,000
Hardware	\$10,000
Subtotal	\$80,000

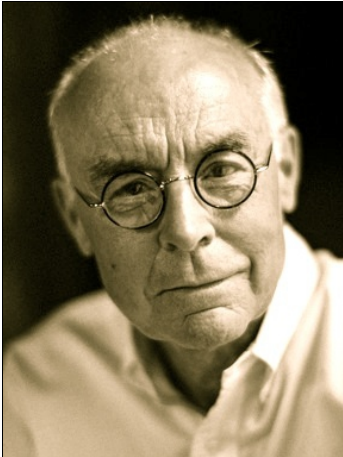
Mechanical system	\$20,000
Appliances	\$10,000
Electrical system	\$20,000
Electrical fixtures	\$8,500
Plumbing system	\$20,000
Plumbing fixtures	\$9,000
Subtotal	\$87,500

Contractor Total Costs	\$272,500
Contractor Overhead and Profit (10%)	\$27,500

TOTAL CONTRACTOR: \$300,000

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ABOUT RUSSELL VERSACI



Russell Versaci has devoted his career to traditional architecture, first as a designer of award-winning custom homes and, in the past decade, as a writer and national opinion leader who champions traditional architectural design for today. For years he studied old houses and pattern books to find the secrets to giving old-house character to new houses designed with today's amenities.

He shared his design principles in *Creating a New Old House* (Taunton Press 2003), the now-classic reference for designers, homeowners, and anyone else planning a new traditional home. His second book, *Roots of Home* (Taunton Press 2008), tells the story of the evolution of classic American house styles, from their colonial roots to their reinterpretation in new old houses today.

Versaci serves as Editor-at-Large of the magazine *New Old House* and contributes the column Architect's Principles. A graduate of Yale University and the University of Pennsylvania School of Design, Versaci has practiced in the Washington DC area since 1985. He lives in Virginia and Antigua Guatemala.

ABOUT CONNOR HOMES



Why build a house on site...if you can build it under controlled conditions with better tools in a shop? That thinking led Michael Connor, fresh out of college in 1969, to start a business erecting panelized houses in Vermont. A lover of old houses, Mike realized that the kind of architectural detail he loved was missing on the production line. He began looking for ways to use new technology to create historic detail accurately, efficiently, and affordably.

Forty-five years later the company operates out of a 118,000 sf manufacturing facility in Middlebury, Vermont, shipping houses to locations far and near. Today Connor Homes maintains its commitment to cost-efficient production and authentic architectural detail. Visit Connor Homes on the web at www.connorbuilding.com.