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AT HOME IN VERMONT

Old Lot, New Ideas

An award-winning home in Burlington's historic North End



The home has an arched roofline and is clad in Corten steel and corrugated metal siding.

A FEW YEARS AGO, Alan Newman bought a narrow lot on Lakeview Terrace, in Burlington's Old North End. The existing home was small, a clapboard single-family residence built decades ago for a waterfront millworker. The building faced the street, with untapped backyard views of nearby Lake Champlain. The streetside orientation had historic origins: In the 19th and 20th centuries, the Burlington waterfront was not a pretty sight. It was a place of industry, bustling with timber mills and shipping docks, rail tracks and, eventually, a bulk petroleum facility.

Newman loved the location and the

potential for a vast Champlain view. He hoped to tear the old house down, but city zoning required it to stay. And so began the challenge he embarked upon with architect Thom Wood of Time Line Architecture and building contractors Leach Construction.

"Alan was driven by the view. It really sold him on the property," says Wood. "And he had a strong vision of an industrial, urban-style loft house with a metal-clad exterior. Yet the city was insistent that the original house be restored, rather than removed. Alan was very cooperative; he just wanted to figure out how to meld his vision with what the city would allow us to do."

The result is a fascinating hybrid home that recently won the Most Innovative Design-Build award from the Homebuilders and Remodelers Association of Northern Vermont. The existing home has been restored as a rental unit, and is seamlessly attached to the front of Newman's new residence; from the street, only the original building and Newman's garage are visible. His living space stretches off the back, with cleared views of Champlain that reach for miles. The unorthodox approach is typical of Newman, a well-known Burlington entrepreneur who co-founded Seventh Generation and the Magic Hat Brewing Company.



Above: The countertops and kitchen backsplash are made from an unusual South American stone recommended by Upon This Rock, a Williston firm. The floor is salvaged oak from a Carolina tobacco shed, while the cabinets are made of wood but custom-clad in metal. At left: Sculptors Russ Bennett and Kat Clear worked together on the front door, which also has a metal finish. During the daytime, sunlight shines through pieces of red glass embedded in the door; at night, light from inside the home glows when seen from the street.

The open first-floor living space has floor-to-ceiling windows and glass doors to take advantage of the sweeping Champlain view.

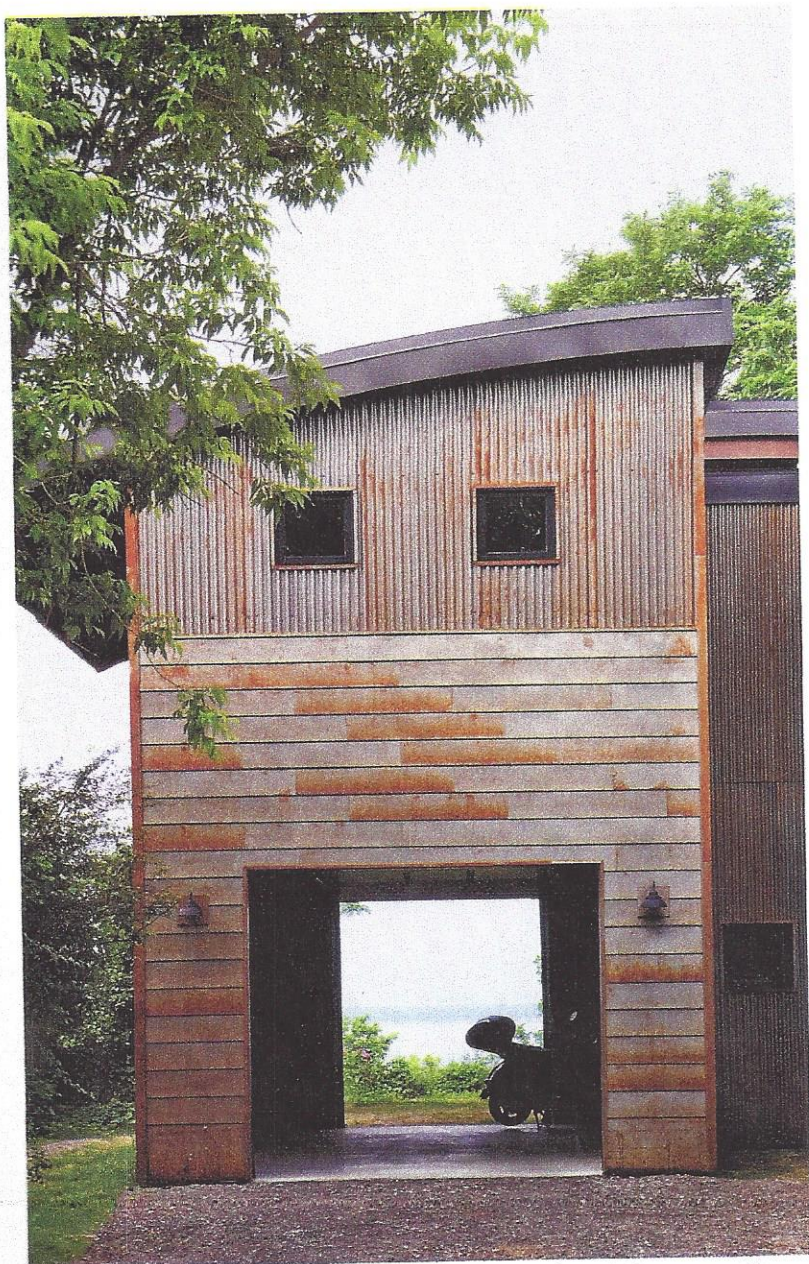


The two-story home is shaped like an L. The shorter section has a garage below and an unfinished room above. The longer section comprises Newman's living space, with lots of windows and a contemporary floor plan. The first floor includes an open kitchen, dining and living room, plus an entry hall with a half-bath and closet. Upstairs is a guest room and Newman's master bed and bath.

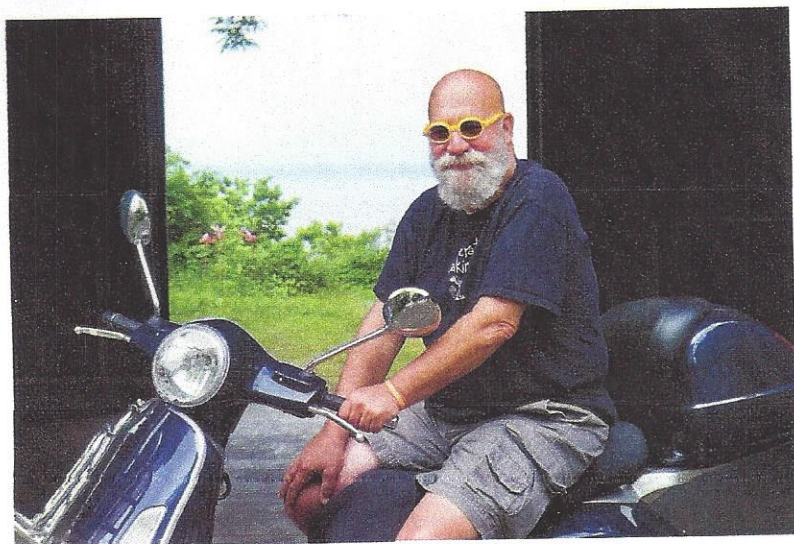
The most unique feature is the exterior siding, a blend of Corten steel and corrugated metal. The Corten steel will quickly weather to a stable, warm rust appearance. It's not a typical choice, but it works: "It doesn't look rough and abrasive," says Wood. "It looks inviting and appropriate for a residential house." The home also has an arched roofline, inspired by the Hood plant on Winooski Avenue, where Alan previously lived. Wood and his wife Lyn were the architects for this cutting-edge project that turned the old factory into a mixed-use commercial and residential space; it also has arched rooflines and is clad in copper.



The ceiling beams are cantilevered out over the second-floor balcony and help to define the arched main line of Newman's master bedroom. "No matter what the weather is like, during summertime the windows and doors are wide open," he says. "The indoors and the outdoors are one."



Above: From the street, the only visible part of Newman's new home is the garage and a second-floor room; the property's pre-existing clapboard home is attached to the right and renovated as a rental apartment. Below: Newman ready to roll on his Vespa.



The upstairs flooring, which Newman found at Planet Hardwood, is made of pine. The downstairs floors are 100-year-old oak, salvaged from a Carolina tobacco shed. The stone countertops in the kitchen were quarried in South America; Newman was convinced to buy the stone by his contact at Upon This Rock, a Williston firm. "I was going for something much plainer, but he talked me into something interesting," he says.

Judy Leach of Leach Construction says her firm's role was to "understand Alan's vision of home and to bring Thom's design to life—while building a high-performance, energy efficient home. We concentrated on the thermal envelope of the house, the insulation and ventilation. The project also had some technical challenges, like the cantilevered beams. Our guys could really showcase their talents; they had a lot of fun."

"Though it was complicated in some ways, we tried to keep the house simple," says Newman. "It's just a box with high ceilings and an arched roof for a roomy feel, plus windows to give that illusion of space and allow for maximum air movement. And the views are spectacular. I feel like I'm sitting on the lake. It's a delightful place." ▼

Just the facts

Thom and Lyn Wood

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Commercial and residential architecture

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Leach Construction

Specializing in custom energy-efficient homes

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Planet Hardwood

Wood flooring and sustainable building products

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Upon This Rock

Countertops, tiles and stonecraft

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