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AT HOME IN VERMONT

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Up and out

Adding a third floor and more to a Shelburne Point vacation home.

THE HOUSE on Shelburne Point was by no means a fixer-upper. It was a well-detailed, two-story Cape with a wrap-around porch, an expansive lawn and long views across Lake Champlain. The home was designed about fifteen years ago by a noted Burlington architect, Roland Batten. “The design language and palette were already established,” says Chris Quinn of Red House, a homebuilding and historic restoration firm based in Colchester. “And the details were exquisite.”

The problem? The house was relatively small, and the new owners—Chris and Leslie Kuenne of New Jersey—have three sons, two dogs, an extended family and frequent guests. “They bought it with the intention of doing a substantial remodel and addition,” says Quinn. “So the challenge was to extend and capitalize on the design work that had already been done, and to carry that level of craftsmanship throughout the project.”

Architect Ramsay Gourd joined the team and worked closely with the clients on the plans. Gourd’s suggestions included expanding the footprint by ten feet on the front face of the home, adding a tower, constructing a third floor and moving the garage to the other side of the building, where it would no longer block the dramatic lakeside view.

Adding the third floor required an ingenious approach. After they removed the roof, Quinn and his crew lined the second floor with a weather-tight rubber membrane that fed into the toilet drainpipes. This protected the exposed second-story woodwork while the third



The expansion included a third floor, a tower and pushing out the front face of the house by ten feet, while staying true to the original design.



The kitchen cabinets are made of cherry wood, while the countertop on the island is Vermont slate.

CHRIS QUINN



To open up an expansive view of Lake Champlain and the Adirondacks, the three-bay garage was lifted off its slab and moved from one side of the house to the other.

floor was constructed during a long and blustery Vermont winter.

On the first floor, the new space includes a mudroom and an expanded kitchen with a breakfast room. A pocket garden for herbs and aromatics, designed by Ellen Ogden, is just outside the kitchen. The three-story tower includes Chris' office on the second floor and Leslie's painting studio on the third, while the rest of the third floor has guest bedrooms and a bunkroom for kids.

"The design of this house was distinctive and timeless," says Gourd. "Our goal was to carry out our clients' vision while staying true to those values. I think it worked well." 🍷

Architect: Ramsay Gourd Architects has offices in Manchester (802-362-1480) and Burlington (802-861-1480); www.rgavt.com. General contractor: Chris Quinn at Red House in Colchester; (802) 655-0009, redhousebuilding.com.