

# **Project Narrative: Renovation and Expansion of Existing Shed, 138 School St, Stowe, Vermont**

## **1. Introduction and Property Overview**

This project narrative outlines the proposed renovation and expansion of an existing shed located on the property at 138 School St in Stowe, Vermont. The property is situated within the VR20 zoning district, which requires a minimum lot area of 20,000 sqft, a minimum lot width of 100 ft, a minimum front yard setback of 20', a minimum side yard setback of 10', and a minimum rear yard setback of 40'.

The property lines are described in the deed of warranty to Lucy Chapin dated September 3, 1898 and recorded in Book 25 Page 454 Stowe Land Records. The lot of land is described as "thirty five feet on the highway and extends back ninety feet with it's opposite sides parallel at nearly right angles." The existing shed predates 1975, as evidenced by aerial photographs from 1962, and its current footprint is therefore considered grandfathered with respect to zoning setbacks.

## **2. Existing Use of All Buildings on the Lot**

Currently, there are two primary structures on the property:

**Main House:** The existing house is understood to be used as a 1148 sqft, two-story, two-bedroom, 1 ½ bathroom, single-family residence. Its architectural style is Greek Revival, characterized by its symmetrical facade, low-pitched roof, and four non-tapered porch columns. Please note that the measurements for the main house are indoor measurements. The actual outside width of the house, including the roof eaves, is 18 feet. The actual outside length of the house, including the existing shed and its eaves, is 63 feet.

**Existing Shed:** The existing shed is a 12' x 20' structure (referring to indoor measurements) currently used for general storage. It is of a similar Greek Revival style to the main house, exhibiting a simple rectangular form, a wooden 3' x 6' exterior shed door, six (6) 3' x 3' single pane windows, 4" double lap siding, and basic 4" trim. The shed is located approximately 30' from the rear property line, placing it within the rear yard setback. Its placement relative to the southeast side yard is uncertain, and it may or may not be within the required 10' setback.

## **3. Intended Use of All Buildings on the Lot**

Upon completion of the proposed project, the intended uses of the buildings on the lot will be:

**Main House:** The main house will continue to be used as a single-family home.

**Renovated and Expanded Shed:** The existing shed will be deconstructed and replaced with a new 12' x 20' finished space (these are indoor measurements) intended for use as an additional bedroom and bathroom. This will provide additional living space for the property.

## **4. Detailed List and Description of All Proposed Alterations**

The proposed project involves the complete deconstruction of the existing 12' x 20' shed and the construction of a new 12' x 20' structure in its place. While the indoor measurements of the proposed addition will be 12' x 20', the actual outside width will be 14 feet due to the roof eaves, matching the

main house. The actual outside length of the house, including the new addition and its eaves, will remain 63 feet, consistent with the current length. The new construction will adhere to the existing Greek Revival architectural style of both the shed and the main house, ensuring visual harmony across the property. The specific alterations include:

**Demolition:** The existing 12' x 20' shed will be carefully deconstructed and removed from the site.

**Foundation:** A new foundation appropriate for a finished living space. A concrete slab will be constructed within the existing footprint and expanded to accommodate the new 12' x 20' indoor dimensions.

**Framing:** The new structure will be framed to create a bedroom and a bathroom within the 12' x 20' **indoor footprint**. Interior walls, insulation, and appropriate subflooring will be installed.

**Exterior Siding:** The new structure will be clad with 4" double lap white vinyl siding to precisely match the siding of the main house, ensuring a cohesive aesthetic.

**Windows:** Five (5) 3' x 4' white vinyl double-hung windows will be installed in locations that are consistent with the fenestration patterns of the existing shed and the main house, maintaining the architectural style.

**Roof:** The new roof will replicate the pitch of the existing shed and the main house, achieving a ridge height of approximately 12'. It will feature a 1' overhang with a white vinyl soffit and white aluminum fascia. The roofing material will be asphalt roof tiles, chosen for their durability and compatibility with the existing structures.

**Proposed Enclosed Entryway (Primary Proposal):** We propose adding an enclosed, insulated entryway measuring 4' x 5' to the southwest side of the new structure, in place of the exterior door. This addition is intended to enhance functionality and efficiency, particularly during the winter months, by providing a protected transition space. The entryway will be designed in the same Greek Revival style, utilizing a 9 Lite transparent glass white front door, matching siding, and roofing materials.

**Proposed Open Portico (Alternative Proposal):** If the Zoning Board determines that the enclosed entryway is not permissible, we propose an alternative: an open portico measuring 4' x 5' in the same location. This portico will be supported by plain, non-tapered square porch columns, consistent with the four columns on the porch of the main house, maintaining the overall architectural harmony of the property. The portico will have a roof that matches the pitch and materials of the main structure.

**Exterior Lighting:** Two 8" hardwired outdoor wall light lantern coach sconces with clear glass shades and 60-watt bulbs that are dark sky compliant will be installed on either side of the exterior door.

**Utilities:** Necessary utilities, including plumbing for the bathroom and electrical wiring for lighting and outlets, will be installed in accordance with all applicable building codes. These will be carefully integrated to minimize any visual impact on the exterior of the structure.

**Landscaping:** The immediate area around the new construction will be appropriately landscaped to integrate the new structure seamlessly with the existing grounds.

## **5. Justification and Impact on Historic Character**

The proposed project is designed to be sensitive to the historic character of the property and the surrounding area. By maintaining the Greek Revival architectural style, utilizing matching materials, and replicating key design elements of the existing house and shed, the new construction will appear as a natural and harmonious addition to the property. The modest expansion of the shed's footprint is necessary to create a functional bedroom and bathroom space while respecting the existing placement of structures on the lot. The proposed entryway (or alternative portico) is intended to enhance the usability of the new space without detracting from the overall aesthetic. We believe this project will enhance the property's functionality and visual appeal while remaining true to its historic character.

We respectfully request the Historic Society's approval for this project and are available to provide any further information or clarification needed.

Sincerely,

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