



Photos by Carolyn Bates

Small is Beautiful

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In 2000, artist Maggie Sherman moved from her longtime home in Montgomery to a condo in Burlington's Old North End. "I thought I would never own a home again," says Sherman. "And I had no intention of buying this house. There was no way in the world that I could afford it. But I just got this bug in my ear. I said, 'OK, I'll take it.' Then I said, 'Now what am I going to do?'"

Four years later, Sherman had turned the home on Lakeview Terrace into a bed-and-breakfast called One of a Kind. The 1904 four-bedroom residence—which she describes as "eclectic vernacular Victorian with a bit of Arts and Craft"—sits on a ledge overlooking Lake Champlain, with a swimming pool and gardens. "The house was in distress, but the bones were good," says Sherman, who has renovated four previous properties. "We pulled up the carpet to reveal wood floors, peeled off two layers of vinyl wallpaper, painted over the plaster...It needed to be deconstructed and put back together."

But Sherman's favorite space is the former garage, which she gutted and reworked in fall 2008 with the help of her friends Michael Perry and Jeffrey Gonyea, who own Pigeon



Owner Maggie Sherman currently rents the converted garage as part of her Burlington bed-and-breakfast, but she plans to live in it someday.

The main room doubles as a bedroom and sitting area, with views of the garden and Lake Champlain. A simple curtain, strung on a wire, divides this space from a small kitchen.



Hill Farm, a Victorian inn in East Berkshire. Between the two of them, Perry and Gonyea have renovated more than three dozen buildings.

The compact garage, which measures 13 by 18 feet (234 square feet), was tilting to the north; in addition, the building permit required a new foundation. So the team picked up the building and moved it aside. They connected the site to utilities—electric power and water, pulled off the lines for the main house—and poured a new slab that contained pipes for radiant heat. When the building was back in position, they insulated it, restored the original “novelty” siding and added a new corrugated-metal roof. They also converted the sliding garage door into a regular exterior wall, with four small salvaged windows to let in more light.

When you walk inside the tiny building, you enter a main room that doubles as bedroom and



The building, which measures only 13 by 18 feet, has a bathroom with a shower and a restored beadboard cabinet as a free-standing closet.





The original garage door was reconstructed as the back wall, with salvaged windows. One of the windows looks into the tiny but efficient kitchen; the other three windows are in the bathroom.

sitting area, with a door that leads to the garden. The walls are painted in a soft green and the trim and ceiling are Bavarian cream (both shades by Benjamin Moore). To the left is a bathroom and corner kitchen area; Sherman strung a wire and gauzy curtain from IKEA that can be pulled across the room to separate the main space from the mini-kitchen. She found an old beadboard closet at a yard sale and spruced it up with a new coat of paint; it stands against

the wall outside the bathroom.

For now, the building houses guests at Sherman's bed-and-breakfast. But she plans to live there someday. "It's going to be my mother-in-law apartment," she says. "I've got one son, and he knows he's got me at the end." Meanwhile, she spends time there when she can, thinking and dreaming. "It's a very special place, almost reverential—a place where you can come to rejuvenate," she says. "Plus, it's got wi-fi!" ▼