



Story by Marisa Crumb
Photos by Carolyn Bates

VERMONT HOMES AND GARDENS

Lovingly Continuing the Allure

For close to three decades, this husband-and-wife team has poured their hearts and souls into carrying on the farmhouse style.



This 169-year-old farmhouse was treated to an innovative, five-year renovation by its new owners that invoked new designs but did not change the home's traditional appearance as seen from the street.

CARRYING ON THE FARMHOUSE STYLE... that is, with some unique renovations and personal touches. Back in 1991, when Julie Lineberger and Joseph Cincotta purchased the Vermont farmhouse that was built in 1850 by one Winchester family, they immediately made the mutual decision to keep primarily the front exterior and the side façade “just as it was built,” Julie relays. “But...” Julie is quick to add, “on the interiors is where Joseph has done his creative magic.” This recognition is just a glimpse of the synergy the husband-and-wife team who own and operate their architectural firm, LineSync, display. Even the name of their Wilmington-based business is a direct and indelible indication of their longstanding collaboration.

In the exterior of the back elevation, which faces their design studio, and the side elevation that faces the garden, the couple installed in the ell numerous windows to let in abundant light (always a plus in the sometimes-dreary New England winters). “It’s not the old, antique house that the front and the driveway side facades are,” Julie elaborates. When the couple bought the house in 1991, “it had not been renovated since the 1940s,” she adds with a wry chuckle. “It still had ’40s wallpaper and gold-flecked linoleum on the floor in the kitchen that when we pulled it up, were *beautiful* maple hardwood floors underneath!” Julie and Joseph then began the process of sanding and refurbishing the original maple flooring. From there they went to work on an existing storage loft over the kitchen section “with just enough



The house's cold room became the new kitchen; its original maple hardwood floors only required sanding and refurbishing, but the room begged for amenities...and got them. The countertops are made of Ashfield shist; large, new, southern-facing windows fill the cheery-looking room with light, and there's a storage loft overhead, to boot.





A puncture with a purpose: Once the drop ceiling was removed, it was decided the original plaster ceiling was far beyond repair, so it was removed and an elliptical cutout was carved in the split-lath ceiling to artfully expose the beams supporting the floor above.



of that hardwood maple to finish out what [the previous owners] had left as a ‘cold room’ in the house.”

All told, the renovations and restoration took a total of five years to complete—not bad considering the scope of the work involved. Since 1850, Julie and Joseph are only the fifth family to own it. The first thing they did after purchasing the 1,400-square-foot, white clapboard home was insulate the cold room to incorporate it as part of the house—and then to put in a kitchen. Wait... *put in* a kitchen? “There actually had not been a kitchen,” Julie explains. Clearly that wasn’t going to cut it for the couple and their two daughters. For two years the family endured plywood counters as they installed various elements and appliances. The countertops have since been replaced with a gorgeous Ashfield shist, a stone native to the Berkshires.

Another priority was to integrate more light. As Julie describes it, in the kitchen area there was very little light, which made them “aghast because it’s southern facing.”

They designed and installed large corner windows that wrap around the sink area to maximize the beneficial southern exposure. Julie isn't enthusiastic about upper cabinets; there are none intentionally, as she likes the openness and also "wanted to see the kids sledding in the backyard. And now it's just filled with light!"

Julie continues describing the connected farm's characteristic arrangement, a typical New England style: big house, little house, back house, barn. The rhythmic flow sung by nineteenth-century children, and also the title of a book, refers to the four classic components of farmhouses associated with the agrarian lifestyle and culture. Joseph and Julie even found a "three-holer," the precursor to a toilet, when upgrading the home to modern standards. Downstairs—in addition to the "kitchen" and cold room—was a parlor, a farmhand's room, and a bedroom. The previous owners converted the farmhand's room into a bathroom; the fixtures are from the 1940s, which the couple wisely retained and preserved. As Julie cleverly puts it, they also "did a lot with paint," as well as stripped all the floors to revitalize the beautiful, wide pine boards that ran throughout; upstairs, they white-washed all the floors to differentiate the private spaces from the public areas downstairs.

Upstairs consists of two bedrooms, a hallway, and the master closet and bathroom. The master bath is a story unto itself. Julie chuckles and says, "How we started decorating with lath"—as if the phrase should be initial-capped and could be found as a course on a DIY website. In 1850, the house was constructed using split lath and horsehair plaster. (Yes, this needed further explanation...) The process involved taking a piece of the very thin wood lath, splitting, and nailing it. If you look at the wall you



Red House
Fine Homebuilding &
Historic Restoration

Timeless Craftsmanship
Employee-Owned
redhousebuilding.com
802.655.0009

TOM MOORE BUILDER

A Tradition of Craftsmanship



Custom designed spaces to create a home that is uniquely your own

Custom Homes • Remodeling • Distinctive Cabinetry

www.tommoorebuilder.com | 802.899.2376



More split lath makes its appearance in the master bedroom and its bathroom; each of them has a lath wall illuminated from behind by colorful LED lights. The bathroom's unusual, custom-made sink is integrated with the pebble-bottom shower.



see a rectangular piece of the wood and how it got split with the back part of a hammer and then nailed so that there was separation in the lath. In the serene, cozy master bedroom, one wall—shared with the master closet—features this wall of split lath and is backlit with LED lights that change colors.

In the master bathroom, exposed split lath also headlines the space; glass plates covering split lath walls make for a dramatic design while keeping it functional. Here, Julie pays homage to her native California with a pebble bottom in the shower, seashells and abalone touches throughout, a large photograph of a wave, and a white-washed floor that she calls “her sand.” The tide comes in, in a way, Joseph chimes in, because the sink has no drain; water actually shoots off into the shower. He designed the beautifully mitered basin with the limited amount of stone they had acquired nearby to work with; it was like fitting puzzle pieces together, with nothing to waste, they related. The sink water spills onto a sheet of glass so you see your feet below you and then the water stopping (not getting your feet wet); it the shoots off to the right into the shower. Of course, the showerhead isn’t going to be run



Julie Lineberger and Joseph Cincotta's clever design touches and tasteful renovation are the first modifications and updates their farmhouse has apparently received since the 1940s.

WAGNERHODGSON
LANDSCAPE ARCHITECTURE



WESTPHALEN PHOTOGRAPHY

of the mill in a bathroom like this. A bent copper pipe that's positioned about three feet from the floor arcs up and is suspended from the ceiling; a traditional hand-held, rainfall showerhead rounds out the bathing experience.

"It's this nice, moody place to be with changing colors and the hot steam and water. I try to make spaces that leave you with some transformation," Joseph enthuses, "that as you go from space to space makes you alive to your senses. Like looking at a piece of art, but instead of looking at it, you're in it."

The third place the couple used split lath is in the living room ceiling. Dubbed "the living womb" by their younger daughter, one's eye is immediately drawn to the unusual elliptical cutout carved in the ceiling. Joseph offers his interpretation and describes how the shape has always been interesting to his sensibilities, and how the oval shape evokes a "sense of care, safe harbor, nurturing." Initially, Julie had asked Joseph to just repair the drop ceiling; once they removed the drop ceiling it was evident the plaster couldn't be salvaged, so they knocked off the plaster material. "Being the creative that he is," adds Julie, Joseph took it in another direction; he and his brother cut an oval out of the split lath for a one-of-kind accent and subsequent conversation starter. Goal achieved.

A previous owner started growing stunning gardens on the little-less-than-one-acre property that by the time Julie and Joseph came on the scene, hadn't been tended in more than 20 years. Against everyone's advice to "just plow them down," Julie worked with a neighbor to painstakingly dig out all the weeds and to put the gardens back, while adding more blossoms, to conserve the "vintage," old-fashioned flowers, such as yucca, double-lilies, double-daffodils, lu-



GEOBARNs

INNOVATIVE BUILDINGS FROM VERMONT

603.359.1912 / geobarns.com



BARTLETT.

BECAUSE CUSTOMER SERVICE,
JUST LIKE TREES, SHOULD BE
A BREATH OF FRESH AIR.



**BARTLETT
TREE EXPERTS**

SCIENTIFIC TREE CARE SINCE 1907

For the life of your trees.

PRUNING FERTILIZATION PEST & DISEASE MANAGEMENT REMOVAL
CALL 877 BARTLETT 877.227.8538 OR VISIT BARTLETT.COM

VERMONT

m a g a z i n e
Vermonters, Our Places & Our History

SUBSCRIPTION INFORMATION

Change of address:

To ensure continuous service, please notify us 6 to 8 weeks prior to your move. E-mail, call, or write us at the address below.

Snowbird/alternate address?

Let us know your alternate address and when you'll be there and we'll make sure you don't miss an issue.

Gift subscriptions:

Gift subscriptions can be ordered through our website, by calling us, or by mail using the bind-in card found in this magazine.

Mail: Vermont Magazine
P.O. Box 900
Arlington, VT 05250

(802) 375-1366
subscriberservices@vermontmagazine.com



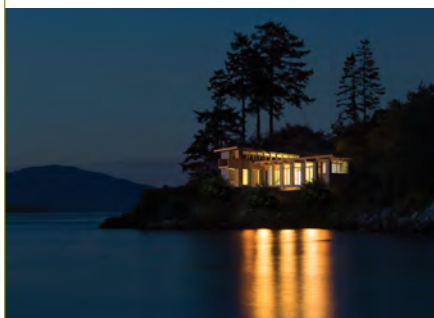
The characteristics of the “big house, little house, back house, barn” become apparent in a side yard view. Julie worked with a neighbor to nurse the home’s long-disused perennial garden back to life with extensive weeding and new, traditional plantings to bring back the original look.



piners, and June pinks that people don’t cultivate anymore. She had a lot of fun pouring a labor of love into the 1940s perennial gardens, which are a colorful testament.

Julie’s favorite room? “The kitchen,” she answers thoughtfully. “It’s where the life happens.” She elaborates by telling of her joy when the couple’s two adult daughters come home and they can cook together. After a wonderful meal with family and friends, when guests are in another room, Julie quietly cleans up by the glow of candles and another, most unusual light source: that of glow-in-the-dark grout around the backsplash tiles. The material is an amalgamation of latex and concrete, known as Laticrete; in this case a glow-in-the-dark substance was added for a subtle radiance. And while Julie is cleaning up and gazing at stars through the large,

independent
dealer for lindal
cedar homes



At the heart of the Lindal Experience lives progress and tradition, inspiration and predictability—delivered through time-honored building systems of Lindal Cedar Homes for over 70 years.

802-355-0992
info@kaiserhomesvt.com
Visit lindal.com and
kaiserhomesvt.com



Lindal
CEDAR HOMES



unadorned kitchen windows, Joseph can be found in his favorite space, “the living womb.” He loves to be in this room, in part because one of their daughters named the room that and in part because it accommodates his used Steinway piano, a birthday gift.

Julie and Joseph did the majority of the labor themselves but she’s quick to add that his father, his brother, and

their friends helped out a lot too. “A Vermont barn-raising in a new way,” quipped Julie. In other words, creativity + love + patience = a restored 1850s castle on a hill in Wilmington.

Marisa Crumb enjoys hiking, kayaking, and all forms of chocolate. Carolyn Bates is a professional photographer who lives and works in Burlington, VT. To see more of her work, visit carolynbates.com.

JUST THE FACTS

LineSync Architecture

14 Castle Hill Road
Wilmington, VT 05363
Call (802) 464-2526 or visit linesync.com.

W.W. Building Supply

434 Route 100N
Wilmington, VT 05363
Call (802) 464-3022 or visit wwbuilding.com.

Rod Payne-Meyer, Creative Landscapes

38 Signal Pine Road
Putney, VT 05346
Call (802) 380-8782 or visit
creativelandscapesvt.com.

Ritter Home Builders

7 Winter Haven Drive
Wilmington, VT 05363
Call (802) 236-0096.

Rayl Construction Company

2302 Higley Hill Road
Wilmington, VT 05363
Call (802) 464-8447.

Brattleboro Sheet Metal

(kitchen sink fabrication)
154 Elliot Street, Brattleboro, VT 05301
Call (802) 251-0484.

Kerber Farms Lumber

3489 Calvin Coolidge Highway
Guilford, VT 05301
Call (802) 451-6920 or visit
kerberlumber.com.