

Design Review Committee Report  
Subject: Visit to Humstone Camp  
Date: July 8, 2015

The Design Review Committee met at the Humstone property at 600 North Shore Road on Thompson's Point on Monday, June 29 at 2:30 PM. Present were, Robin Pierce, Robin Coleburn and Britney Tenney representing the committee. We met with Beth Humstone and her son Christopher Gignoux.

The camp sits well below the road in a fairly dense stand of mixed mature conifers. It faces north and is at an acute angle to North Shore Road and is not parallel with the lake at its shoreline. The camp is barely visible from the road, due to the darkness of the woods, the steep slope down to the front door and the thickness of the branches of the conifers. The roof is small and a medium brown color, aiding in the camouflage. It is a single story bungalow, in the local style with a shallow roof pitch. The color of the siding is olive green with trim painted a mango orange. The camp has two small bedrooms, a bathroom, a multipurpose room open to the kitchen and a screened porch. The numerous windows mostly face the north side. A chimney is situated in the middle of the south wall and vents an open fireplace in the large room.

We started our meeting inside the camp and Christopher explained the plans for renovating and expanding the building. They propose to expand the footprint of the camp from 998 square feet to 1353 square feet. The applicant has been granted a permit by the State/Town. The plan is to expand the footprint toward the lake to the north and to the east, moving somewhat closer than the existing setback. The applicant is asking that two trees be removed. The Committee cannot make a decision on that request. **Permission for tree removal must be granted by the tree warden.** Because the expansion is moving down the slope to the lake, the north and east façade of the building will be approximately 25-30 feet tall. The facades on the north and south are proposed as almost all glass, with commercial glass doors separating the dining space from the screened porch. The height limitations of the structure have necessitated a very shallow pitched roof to be built. The footprint is neither square nor regular.

Our first concern with this application for expansion is that the footprint is expanding toward the lake. It is unclear on the plot how far the existing camp is from the lake, no distance is indicated, but from any angle it is clear that the new footprint moves closer to the lake on both the west and north sides. The shore line is irregular and moves closest to the camp on the west side. We refer the Zoning Board to: The Shoreland Seasonal Home Management District guidelines, Table 2.7, #8. *The alteration, expansion or repair of any small structure shall not reduce the structure's existing setback distance from the shoreline (mean high water mark) as of the effective date of these regulations...*

Secondly, the purpose of the Design Review Committee has historically been to make recommendations about appropriate architectural style. We have sought to *preserve the unique historic and physical of these areas*. (see Seasonal Shoreland Seasonal Home Management District, Table 2.7 (A)). The Design Review Committee has been in existence for about 20 years. Before that, Thompson's Point did not have a building code. For many decades campers added eclectic structures as well as many unsophisticated additions to their existing camps. When the Point was added to the National Register of Historic Places, some of these camps were considered intrusions into the vernacular architecture. Although there are many examples of "modern style" to be seen around the Point, the Design Review Committee has not ruled on any angular, unadorned buildings since its inception: **The examples currently in existence would not have been viewed favorably by the Committee.** There is one similar structure on Lane's Lane, but because it was a rebuild of a year-round residence, the Design Review Committee did not review the plans.

The local neighborhood on the North shore is small rustic camps nestled into the woods. If built as presented, this camp would qualify as an intrusion. The roof lines and roof angles, footprint of the proposed structure, dominant window design (leading to an almost lack of siding on some elevations), is not vernacular, in either individual window selection, or the way the windows have been combined as a whole. **It would not be consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.** We do not recommend this design without **major** reservation.

We would like to see revisions maintaining the current setback and the building designed with fewer windows that are more residential in scale. We feel that a flat roof, such as the one in the plan is not a sensible choice on the North Shore, where winter sun will never melt winter snow, and the tall trees would create a large amount of debris buildup. The chimney on the south side is a concern. The addition of a second story, as drawn, possibly would create draft problems and necessitate a taller chimney to remedy the problem. The appearance of a heightened chimney would have to be evaluated.