

**Shoreland Permit Application**for a **Shoreland Protection Permit** under  
Chapter 49A of Title 10, § 1441 *et seq.***For Shoreland Permitting Use Only**

Application Number: \_\_\_\_\_

VERMONT DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION**WATERSHED  
MANAGEMENT DIVISION****LAKES & PONDS PROGRAM****Public Notice:** At the same time this application is filed with Shoreland Permitting, a copy of this application must be provided to the municipal clerk for posting in the municipality in which the project is located.Submission of this application constitutes notice that the person in Section A intends to create impervious surface and/or cleared area within the Protected Shoreland Area, and certifies that the project will comply with Chapter 49A of Title 10, § 1441 *et seq.* All information required on this form must be provided, and the requisite fees (Section G) must be submitted made payable to the State of Vermont, to be deemed complete. Refer to *The Vermont Shoreland Protection Act - A Handbook for Shoreland Development* and related instructions for guidance in completing this application.**A. Parcel Information**1. Landowner's Name: **Town of Charlotte (Elizabeth Humstone Lease Holder)**2a. Physical Address (911 Address): **600 North Shore Rd.**2b. Municipality: **Charlotte**2c. Zip: **05445**3. SPAN\*: **138-043-11110**4. Phone: **(802)734-7352**5. Email: **ehumstone@yahoo.com**6. Name of lake/pond: **Champlain**7. Total shore frontage: **291.50** (feet)8. Was the parcel of land created before July 1, 2014?  Yes  No9. Are there wetlands associated with this parcel?  Yes  NoContact the Wetlands Program: (802) 828-1535 or [www.anr.state.vt.us/dec/waterq/wetlands.htm](http://www.anr.state.vt.us/dec/waterq/wetlands.htm).10. Is there a lake encroachment permit associated with this project?  Yes  No Permit #: \_\_\_\_\_Contact Lake Encroachment Permitting: [www.anr.state.vt.us/dec/waterq/permits/html/pm\\_encroachment.htm](http://www.anr.state.vt.us/dec/waterq/permits/html/pm_encroachment.htm).11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): **25,189** (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone &amp; PSA

12. What is the surface area of existing impervious surface on your parcel within the PSA: **998** (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface

13. What is the surface area of existing cleared area on your parcel within the PSA: **2,105** (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

**B. Applicant Contact Information**1. Name: **Elizabeth Humstone**2a. Mailing Address: **PO Box 123**2b. Municipality: **Charlotte**2c. State: **VT**2d. Zip: **05445**3. Phone: **(802)734-7352**4. Email: **ehumstone@yahoo.com****C. Application Preparer Information** (If the individual preparing the application is not the landowner.)1. Name: **Christopher Gignoux**2a. Mailing Address: **3685 Harbor Rd**2b. Municipality: **Shelburne**2c. State: **VT**2d. Zip: **05482**3. Phone: **(802)825-5877**4. Email: **gignoux@gmail.com**

\*SPAN: The "School Parcel Account Number" is required for your application to be deemed complete. It can be obtained from your property tax bill. If you cannot locate your property tax bill, please obtain this information from your Town Clerk. SPAN is a unique identification number for each parcel of property in the State of Vermont consisting of eleven digits. The first three digits identify the town; the next three digits identify the school district; and the last five digits represent the unique parcel or property.

**D. Project Description**

1. Describe the proposed project and on separate pages attach site plans, photos, calculations of impervious surface and cleared area, and any other relevant supporting documents:

Proposal to increase existing camp foot print from 870 SF to 1225 SF. Addition will include 200 SF of Screen Porch, extension of existing master Bedroom, relocation of 2nd Bedroom, creation of loft studio and Additional Storage to support homeowners full-time occupation of the camp during 6 months of the year. All storm-water from existing camp and new camp roof will be collected and infiltration will be managed, in addition efforts have been made to limit cutting to 2 mature trees on the property.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 40 (feet), and how far will new cleared area or impervious surface be from MWL 40 (feet)?

**OR**

For undeveloped parcels, how far will new cleared area or impervious surface be from MWL \_\_\_\_\_ (feet)?

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

3. Can all new cleared area or impervious surface be set back at least 100 feet from MWL?  Yes  No  
If no, explain why below (attach support information as needed):

All Buildable area on the site is within 100' of the MWL. Only two trees will be cut for addition. See attached Vegetation Plan.

4a. What is the slope of the project site area: 15.70 %

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%?

Yes  No If yes, skip 4c.

4c. If no above (4b), describe the measures taken to ensure the slope is stable, resulting in minimal erosion and impacts to water quality (attach support information as needed):

The camp owner has taken steps to manage stormwater on the property by the addition of swales between the steep area between the driveway, road and the camp that divert and filter stormwater around and beneath the camp. These swales and the drainage pattern will not be altered by the new construction.

5a. What is the surface area of new impervious surface associated with this project: 358.00 (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F Calculating Percent Impervious Surface

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices:

1,356.00 (square feet) and is that 20% or less of the parcel area within the PSA?  Yes  No

If yes, skip 5c.

5c. If no above (5b), describe the best management practices used to manage, treat and control erosion from stormwater from the portion of impervious that exceeds 20% (attach support information as needed).

The proposed camp roof will all drain to infiltration rain gardens or drainage gravel(TBD) and will be controlled by gutters and downspouts.

6a. What is the surface area of new cleared area associated with this project: 341.00 (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

6b. What is the total resulting cleared area\* after completion of the project and prior to implementation of best management practices: 2,446.00 (square feet) and is that 40% or less of the parcel area within the PSA?  Yes  No If yes, skip 6c. \*Total cleared area includes impervious surface area.

6c. If no above (6b), describe the best management practices used to provide erosion control, bank stability, and wildlife habitat functionally equivalent to clearing less than 40% (attach support information as needed).

Two trees will be cut for the construction and maintenance of this building. Both will be used for material for finish carpentry and site will still meet the point requirements for their 25' x 25' zone. Site is thickly wooded and the homeowner places a high value on the shading and erosion control provided by trees on site.

### E. Landowner Certification

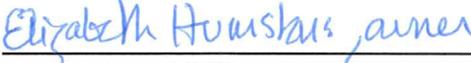
As APPLICANT, I hereby certify that the statements presented on this application are true and accurate and recognize that by signing this application, I agree to complete all aspects of the project as authorized. I understand that failure to comply with the foregoing may result in violation of the Shoreland Protection Act, 10 V.S.A. Chapter 49A, and the Vermont Agency of Natural Resources may bring an enforcement action for violations of the Act pursuant to 10 V.S.A. chapter 201.

Applicant/Landowner Signature: 

Date: 6/9/2015

### F. Application Preparer Certification (if applicable)

As APPLICATION PREPARER, I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Application Preparer Signature: 

Date: 05/12/2015

### G. Permit Application Fees

|   |   |                  |
|---|---|------------------|
| Administrative Fee: \$125.00                |   | 125.00           |
| Impervious Area Fee: \$0.50 per square foot | New impervious area (5a.) <u>358.00</u> x 0.5 | \$ 179.00        |
| <b>Total:</b>                               |   | <b>\$ 304.00</b> |

**Submit this form and application fee, payable to:**

**State of Vermont**  
**Vermont Department of Environmental Conservation**  
**Watershed Management Division**  
**Shoreland Permitting**  
**1 National Life Drive, Main 2**  
**Montpelier, VT 05620-3522**

Direct all correspondence or questions to Shoreland Permitting at:  
ANR.WSMDShoreland@state.vt.us

For additional information visit: [www.watershedmanagement.vt.gov](http://www.watershedmanagement.vt.gov)

Protected Shoreland Area (PSA)  
100' Lake Setback Area 25,189 SF



Lake Setback - 44.8'  
Determined by Existing Structure

Sideward Setback = 50'  
Frontyard Setback = 50'

Hardscape Coverage:  
Total Hardscape Existing: 998 SF  
Nap Shack: 96 SF  
Pump House: 32 SF  
Existing Camp 870 SF  
Total Hardscape Proposed: 1356 SF  
Nap Shack: 96 SF  
Pump House: 32 SF  
Proposed Camp 1225 SF  
Total Lot size: 29620 SF  
Existing Hardscape : 3.37%  
Proposed Hardscape : 4.58%



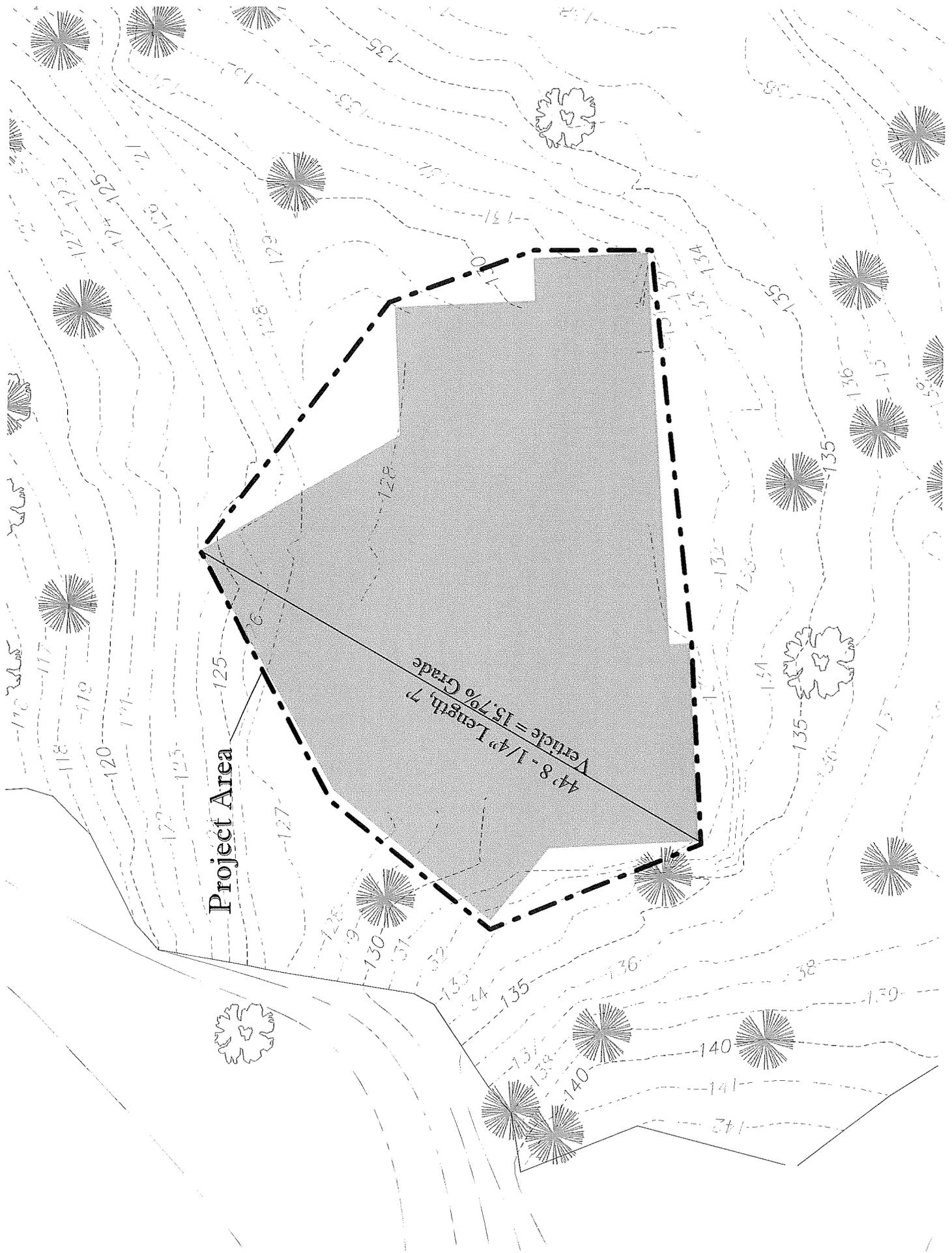
Clearing Diagram



Existing Clearing 2105 SF or 8.3%  
Proposed Clearing 2446SF or 9.7%

# Drainage Strategy

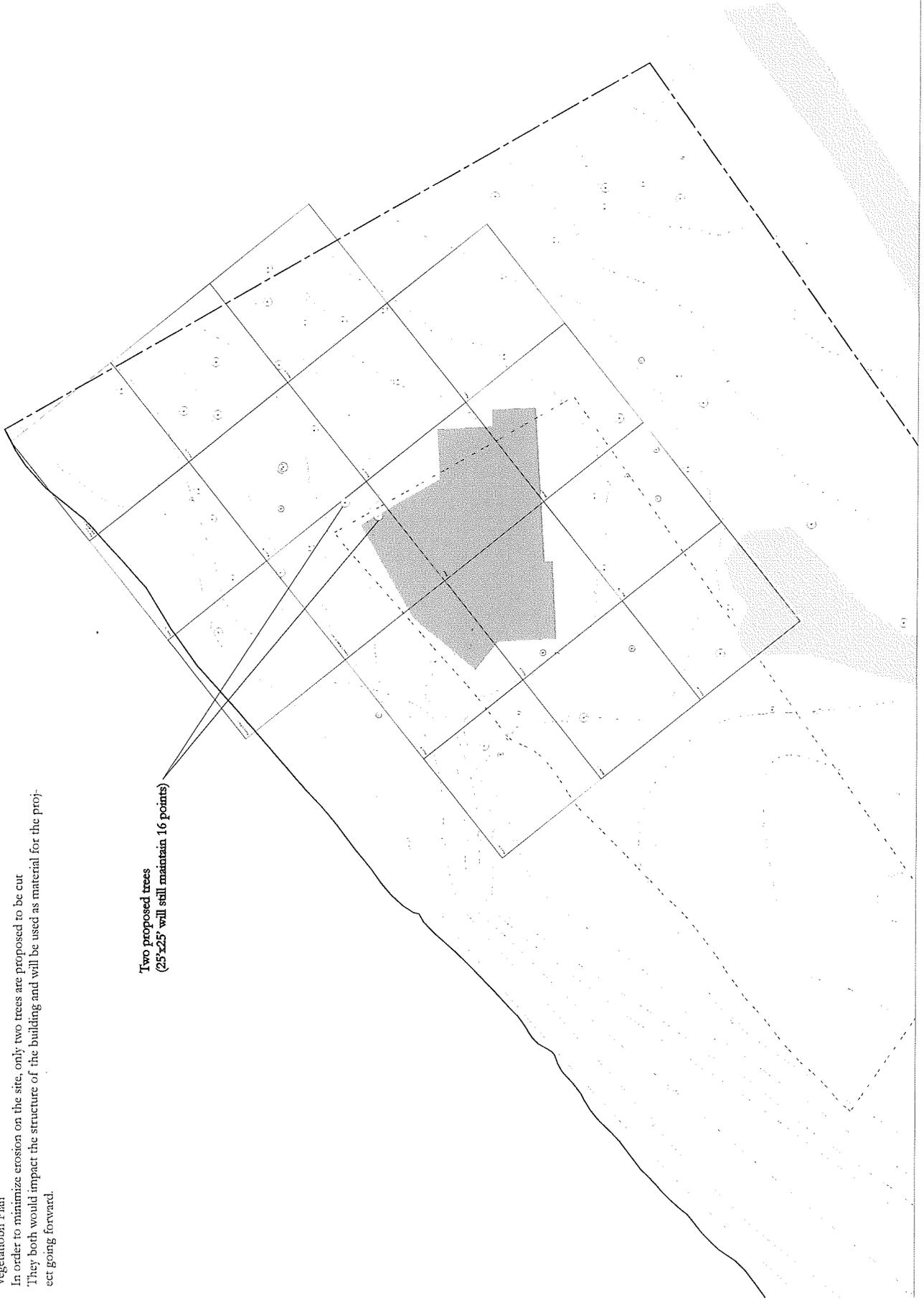




Vegetation Plan

In order to minimize erosion on the site, only two trees are proposed to be cut. They both would impact the structure of the building and will be used as material for the project going forward.

Two proposed trees  
(25'x25' will still maintain 16 points)



**Britney Tenney**

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**From:** Matthew Baker <matthewcharlesbaker@gmail.com>  
**Sent:** Wednesday, July 08, 2015 7:43 PM  
**To:** Britney Tenney  
**Subject:** Addition to 600 North Shore Rd

Dear Ms. Tenney,

Thanks to you and the Zoning Board of Adjustment for contacting me concerning the proposed addition to Beth Humstone's camp. My wife and I own the camp immediately north of Beth's place, at 650 North Shore Rd.. Beth is a wonderful neighbor and we very much appreciate her deep knowledge of, and respect for, the beautiful and precious place that is Thompson's Point and her contributions to Charlotte over the years. We regret not being able to attend the meeting today to speak in favor of the proposed addition. Earlier this summer, Beth shared with us the plans for what we are sure will be an elegant, appropriate, and very welcome addition both to her camp and to the area. We heartily support Beth in her plan to enhance her camp -- her creative and contextually-attuned improvements to the existing structure over the years have been inspired -- and hope the Board will agree with us in giving approval to the proposed addition.

Don't hesitate to be in touch if I can provide any further information.

With best regards,  
Matthew Baker

600 North Shore Road  
PO Box 123  
Charlotte, Vermont 05445

July 24, 2015

Zoning Board of Adjustment  
Town of Charlotte  
Charlotte, Vermont 05445

Dear Zoning Board,

This letter is written to provide the information we agreed to at the hearing on the proposed expansion of my camp held on July 8, 2015. We agreed to provide the following:

1. Photos taken along North Shore Road of windows on the lake side of camps.
2. Data on size of camps on North Shore Road
3. Renderings of the proposed camp addition with siding drawn in and colors of exterior walls and the roof illustrated.
4. Photos of other camps
5. Information on the disposition of the pine tree discussed at the hearing and of a maple tree in the front of the camp that was a concern of the tree warden but that is not part of this proposal.

In addition, we are providing:

6. A report on the character of North Shore Road prepared by Mary M. Humstone, Architectural Historian, with commentary on the Design Review Committee report.
7. A letter from Chester Liebs, founder of the UVM Department of Historic Preservation and former Director of the Vermont Division for Historic Preservation, on the Humstone Report.
8. Additional information from myself in response to the Design Review Committee report.
9. Renderings of the proposed camp seen from the lake and from North Shore Road at the top of the steps down to the camp.

Below is the information requested:

1. Photos of other camps' windows from the lake. Please see the attached photos. Attachment A.
2. Data on the size of camps on North Shore Road: (see attached spreadsheet) I reviewed the assessors' records for the camps along North Shore Road and made the following findings for the 36 camps that I collected data on:

- a. The average size of the livable space of camps on North Shore Road is 1,044 square feet (SF). Livable space is exclusive of porch areas. The proposed size of the Humstone camp is 1,300 SF exclusive of the porch.
  - b. There are 7 existing camps greater than or equal to 1,300 SF in livable space. Two of the largest camps are known to have been approved since the Design Review Committee was in operation (Bruett – 2,079 SF - and Fallon – 1,716 SF).
  - c. The average size of the porches on camps on North Shore Road (covered and uncovered) is 359 SF. The proposed size of the Humstone covered porch and uncovered exterior landing (counted as porch by the assessors) is 200 SF.
  - d. The combined average of livable space camp size and porch size of camps on North Shore Road is 1,402 SF. The Humstone camp proposal is for 1,500 SF of livable space and porch.
  - e. There are 15 existing camps greater than or equal to 1,500 SF in livable space and porch space.
  - f. There are 11 camps on North Shore Road that have more than one story. The second stories range from 25% of the ground floor area to 100% of the ground floor area. The Humstone camp proposal would use about 30% of the ground floor area in a second story.
  - g. The largest livable space in a camp on North Shore Road is 2,079 SF (Bruett) and the smallest livable space in a camp on North Shore Road is 416 SF (Catella). There is a wide variety of sizes of livable space of camps between these two extremes.
3. Renderings of camp addition with siding and roof and exterior wall colors shown. See Attachment B.
  4. Photos of other camps from North Shore Road. See Attachment C.
  5. Disposition of trees. We have consulted our arborist, Greg Smith, at the request of the Thompsons Point Tree Warden, Mark Dillenbeck. Mr. Smith says that at the roofline (estimated to be 35 feet up the pine tree), the pine tree might sway 6 inches. It would sway a lot more further up the tree. I asked Mr. Smith if we kept the camp addition 12 inches from the tree, if that would keep the tree and the camp safe and he said “Yes.” We estimate that the camp addition is at least 12 inches from the pine tree and, therefore, we do not need to remove the pine tree. We are pleased to be able to protect this magnificent tree.

The Tree Warden also asked us to consider the maple tree in the front (south side) of the camp even though we have no plans to disturb this tree. He is concerned that a major limb might fall. Our arborist proposes to cable this limb to the main stem of the tree. If while he is cabling the limb, he determines that the entire tree is endangered we will propose to remove it upon approval of the Tree Warden. However, this is not part of our camp expansion proposal. We are communicating this information as a courtesy to the Tree Warden.

6. Report from Architectural Historian, Mary M. Humstone on the character of North Shore Road. See Attachment D.

7. Letter (Email) from Chester Liebs on the Humstone report on the character of North Shore Road. See Attachment E.
8. Additional Response to the Design Review Committee Report on the Humstone Camp Addition:

In addition to the report from Mary Humstone we would like to address some factual errors in the Design Review Committee report and make a few additional comments on the report:

- a) Paragraph 2 says that our roof is medium brown. It is gray.
  - b) Paragraph 3 says we propose to expand the camp footprint from 998 SF to 1353 SF. We propose to expand the camp footprint from 870 SF to 1,225 SF.
  - c) Paragraph 3 says that we propose to expand the camp north and east. We propose to expand north and west. It also says we are expanding closer than the existing setback in both this paragraph and in paragraph 4. We are not expanding closer than the setback established through the zoning. (See Britney Tenney report.) The report also says that the height limitations necessitated a shallow roof pitch to the structure. That is not correct. At 25' proposed height we are well within the zoning requirements. We set the roof pitch to minimize the impact of the addition from the lake and from the road.
  - d) Paragraph 7 says that we are proposing a flat roof. We are not. The elevations submitted clearly illustrate that is not the case. Paragraph 7 also expresses a concern about the chimney draft in relation to the proposed roof height. We do not understand the DRC's purview in this matter. However, our architectural consultant, Stanly E. Black, AIA, is well-versed in the code requirements and has assured us that we meet them. We are not proposing a heightened chimney.
  - e) We do not believe our proposed 355 SF footprint expansion and 630 SF total SF expansion is an "intrusion" and "out of character", as stated by the DRC in Paragraph 6, as it is smaller than many existing camps (at least two of which have been approved by the DRC in very visible settings), has less second floor space than many existing camps, and as the DRC itself noted is well hidden by trees. The size of both the livable space and porch space of our camp is only 98 SF greater than the AVERAGE FOR ALL CAMPS on North Shore Road. It is set back from both the lake and the road. The percentage of siding to windows on the northern elevation of the proposed camp is comparable to the percentage of siding to windows that exists on our camp's northern elevation at this time. The fenestration proposed is not inconsistent with that of other camps that are more exposed to the lake than ours.
9. Renderings of Proposed Camp from Lake and from North Shore Road. See Attachments F and G.

Thank you for your consideration, Elizabeth Humstone and Christopher Gignoux



| NO SHORE RD CAMP DATA                | North Shore Road      | Livable Area | Porches | Livable Area + Porches | Stories | Lot Number |
|--------------------------------------|-----------------------|--------------|---------|------------------------|---------|------------|
| Tonino, Richard & Ruth DeFreest      | 1060 North Shore Road | 876.00       | 406.00  | 1,282.00               | 1.00    | 192, 193   |
| Lawlis, John and Jane                | 110 North Shore Road  | 1,371.00     | 704.00  | 2,075.00               | 2.00    | 147        |
| Coleburn, Ken & Carolyn              | 1108 North Shore Road | 1,200.00     | 300.00  | 1,500.00               | 2.00    | 194 - 197  |
| Catella, Sally & Mike                | 122 North Shore Road  | 416.00       | 407.00  | 823.00                 | 1.00    | 148        |
| Powers, William J. Trustee           | 160 North Shore Road  | 552.00       | 150.00  | 702.00                 | 1.00    | 149        |
| Rich, Betsy                          | 210 North Shore Road  | 600.00       | 224.00  | 824.00                 | 1.00    | 150        |
| Buswell-Sierkierski, Kim             | 228 North Shore Road  | 750.00       | 384.00  | 1,134.00               | 1.00    | 151        |
| McMath, David Winters                | 241 North Shore Road  | 802.00       | 152.00  | 954.00                 | 1.00    | 153        |
| Conard, Carol                        | 260 North Shore Road  | 882.00       | 250.00  | 1,132.00               | 1.00    | 154        |
| Williams, Dean & Russ, B.            | 280 North Shore Road  | 712.00       | 122.00  | 834.00                 | 1.00    | 155        |
| Blake, Hal & Marge                   | 310 North Shore Road  | 932.00       | 446.00  | 1,378.00               | 2.00    | 156        |
| Fallon, Joseph & Ellen               | 320 North Shore Road  | 1,716.00     | 148.00  | 1,864.00               | 3.00    | 157        |
| Carlstedt, D&M, Clark, Dotty         | 340 North Shore Road  | 778.00       | 226.00  | 1,004.00               | 2.00    | 158        |
| Foster, Jim & Liz                    | 400 North Shore Road  | 1,090.00     | 230.00  | 1,320.00               | 1.00    | 159-161    |
| Newman, Peter & Karen                | 448 North Shore Road  | 1,104.00     | 415.00  | 1,519.00               | 1.00    | 163,164    |
| Twitchell, Jim & Mary                | 450 North Shore Road  | 1,772.00     | 596.00  | 2,368.00               | 3.00    | 162        |
| Stetson, Steven                      | 510 North Shore Road  | 1,096.00     | 256.00  | 1,352.00               | 1.00    | 165,166    |
| Jensen, Karl                         | 560 North Shore Road  | 1,484.00     | 540.00  | 2,024.00               | 1.00    | 167        |
| Humstone, Elizabeth                  | 600 North Shore Road  | 733.00       | 124.00  | 857.00                 | 1.00    | 168,169    |
| Boyle, Marilyn                       | 62 North Shore Road   | 994.00       | 632.00  | 1,625.00               |         | 145        |
| Baker, Matthew C, Blankenbeckler, Co | 650 North Shore Road  | 1,262.00     | 469.00  | 1,731.00               | 1.00    | 170,171    |
| Harrington, Don                      | 660 North Shore Road  | 1,088.00     | 668.00  | 1,756.00               | 1.00    | 172        |
| Curtis, Cindy                        | 690 North Shore Road  | 908.00       | 348.00  | 1,256.00               | 1.00    | 173        |
| Joyce, Deirdre                       | 730 North Shore Road  | 1,452.00     | 735.00  | 2,187.00               | 1.00    | 174,175    |
| Alsofrom, Jane & Gary                | 760 North Shore Road  | 561.00       | 444.00  | 1,005.00               | 1.00    | 176,177    |
| Stetson, Jack & Roberta              | 800 North Shore Road  | 1,090.00     | 376.00  | 1,466.00               | 1.00    | 178-179    |
| McLoughlin, Virginia                 | 830 North Shore Road  | 1,228.00     | 392.00  | 1,620.00               | 2.00    | 180        |
| Horbar, Jeffrey D                    | 84 North Shore Road   | 724.00       | 216.00  | 940.00                 |         | 146        |
| Baker, Clyde & Jeanette              | 850 North Shore Road  | 1,174.00     | 452.00  | 1,626.00               | 1.50    | 181        |
| Bruett, William & Karen              | 900 North Shore Road  | 2,079.00     | 982.00  | 3,061.00               | 2.00    | 182,183    |
| Tucker, Susan                        | 940 North Shore Road  | 640.00       | 12.00   | 652.00                 | 1.00    | 184        |
| Cook, Deborah                        | 960 North Shore Road  | 1,726.00     | 312.00  | 2,038.00               | 2.00    | 185,186    |
| Stoerker, Kimberly & Jennifer Scott  | 988 North Shore Road  | 1,277.00     | 384.00  | 1,661.00               | 1.25    | 187-189    |
| Joyce                                | 736 North Shore Road  | 500.00       | 0.00    | 500.00                 |         |            |
|                                      | 1104 North Shore Road | 896.00       | 280.00  | 1,176.00               | 1.00    |            |
|                                      | 1106 North Shore Road | 1,104.00     | 128.00  | 1,232.00               | 1.00    |            |

TOTAL SF 37,569.00 12,910.00 50,478.00

AVERAGE SF 1,043.58 358.61 1,402.17

PROPOSED HUMSTONE CAMP 1,300.00 200.00 1,500.00 1.30

# of CAMPS ≥1300 SF LIVABLE SPACE 7 camps

# of CAMPS ≥ 1500 SF LIVABLE SPACE + PORCHES 15 camps

# of CAMPS > 1 STORY 11 camps

SOURCE: TOWN OF CHARLOTTE ASSESSORS OFFICE

**SF includes bsement**



Humstone Camp ::

7/23/15 ::

Charlotte, VT ::





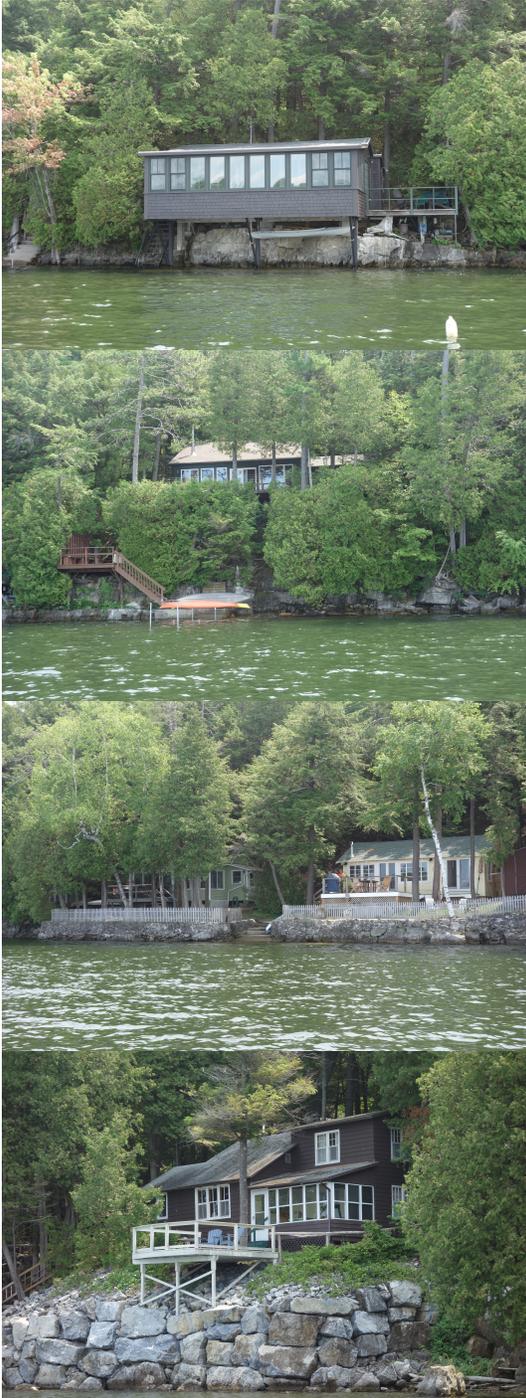








APPENDIX A: PHOTOS FROM LAKE  
OF CAMPS ON NORTH SHORE  
ROAD



Column 1: Top to Bottom  
#?, #110, #160, #210, #280

Column 2: Top to Bottom  
#310, #340, #400



Column 1: Top to Bottom  
#448, #900

Column 2: Top to Bottom  
#600 (**HUMSTONE CAMP**), #960,  
#1060



**Britney Tenney**

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**From:** Elizabeth Humstone <ehumstone@yahoo.com>  
**Sent:** Friday, July 24, 2015 10:33 AM  
**To:** Mark Dillenbeck  
**Cc:** Britney Tenney  
**Subject:** Re: Trees

Hi Mark, I want to let you know the outcome of our discussions about the pine tree and the maple tree at 600 North Shore Road. We will not need to remove the pine tree. Greg Smith, our arborist, thinks that at 35' up it will sway about 6". The camp roof overhang would be at least 12" from the tree - Greg's recommended distance. Our contractor has also agreed to take steps Greg recommends to protect the roots when the footings are put in. We are glad to save this beautiful tree. Greg also said that he doesn't see a reason to cut down the maple or the maple limb. However, he will cable the maple limb to the main stem when he removes the approved cedar. If when he is up there, he finds any problems with the maple he will be in touch with you about removal. Sound OK? Thanks, Beth

Beth Humstone  
802 734-7352  
[ehumstone@yahoo.com](mailto:ehumstone@yahoo.com)

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**From:** Mark Dillenbeck <[mark@ocmqa.com](mailto:mark@ocmqa.com)>  
**To:** 'Elizabeth Humstone' <[ehumstone@yahoo.com](mailto:ehumstone@yahoo.com)>  
**Sent:** Monday, July 6, 2015 10:25 AM  
**Subject:** RE: Trees

Hi Beth, Thank you. I'll see you on Wednesday.

Mark R. Dillenbeck  
President  
OCM Quality Assurance, Inc.  
145 Pine Haven Shores Road, Suite 1136  
Shelburne, VT 05482  
(802) 383-0476 x1  
[mark@ocmqa.com](mailto:mark@ocmqa.com)  
[www.ocmqa.com](http://www.ocmqa.com)

-----Original Message-----

**From:** Elizabeth Humstone [<mailto:ehumstone@yahoo.com>]  
**Sent:** Thursday, July 02, 2015 5:55 PM  
**To:** [mark@ocmqa.com](mailto:mark@ocmqa.com)  
**Subject:** Trees

Here are images of the two trees we propose to remove. There are other large trees between them and the shoreline. The state is also reviewing. Thanks.  
Beth. Site plan to follow.

ATTACHMENT E: COMMENT FROM CHESTER LIEBS, PROFESSOR EMERITUS  
OF HISTORY AND HISTORIC PRESERVATION, UNIVERSITY OF VERMONT,  
ON MARY HUMSTONE REPORT ON NORTH SHORE ROAD

On Jul 23, 2015, at 9:20 AM, Chester Liebs  
<[cliebs1@gmail.com](mailto:cliebs1@gmail.com)> wrote:

To the Charlotte Vermont Zoning Board of Adjustment:  
July 22, 2015

My name is Chester Liebs, Professor Emeritus of History and  
Historic Preservation, University of Vermont. I now reside in  
Portland, Oregon.

While recently visiting Vermont, I was asked by my colleague,  
Beth Humstone, to review Mary Humstone's report commenting on  
the findings of the Design Review Committee regarding the  
proposed addition to the Humstone camp. I am doing this as a  
professional courtesy and have not received any compensation for  
this review.

Based on a brief visual survey of the camps visible from the road  
lining North Shore Road, Mary Humstone's conclusion that  
many appear to have had numerous changes over the years,  
ranging from raised and slanted roofs and angular plans to a  
variety of windows, and porch treatments, seems to be accurate.

This report is submitted by Mary Humstone of Fort Collins, Colorado, in response to the “Design Review Committee Report” on the Humstone Camp submitted on July 8, 2015. Mary Humstone has worked in a professional capacity as an architectural historian and historic preservationist since 1984. She is qualified under the National Park Service “Standards for Architectural Historians,” “Standards for Historic Preservationists” and “Standards for Historians” as defined in the *Code of Federal Regulations* (36, Part 61). Humstone has also taught architectural history and historic preservation since 2002.

A reconnaissance-level survey of camps on North Shore Road, Thompson’s Point, was conducted on July 10, 2015. Camps were viewed only from the road or easily accessible driveways. In addition, photographs of camps taken from the lake were examined as part of this survey. The purpose of the survey was to ascertain whether there was a consistent architectural style, and/or architectural features, that could be assigned to this particular area of Charlotte.

The survey was conducted in response to the “Design Review Committee Report” on the Humstone Camp submitted on July 8, 2015. This reports refers to a “local style” (paragraph 2), “appropriate architectural style” (paragraph 5), “unique historic and physical [sic] of these areas” (paragraph 5), “vernacular,” (paragraph 6), and “overall historic and aesthetic character of the area” (paragraph 6), without defining what is meant by any of these terms. It is customary for design review committees to work from a set of guidelines which defines the common architectural features that give a particular neighborhood its historic and architectural character. I was unable to locate any specific standards for design review on Thompson’s Point outside of the historic district (which does not include North Shore Road). The Zoning Regulations contain only general guidance.

### **Observations:**

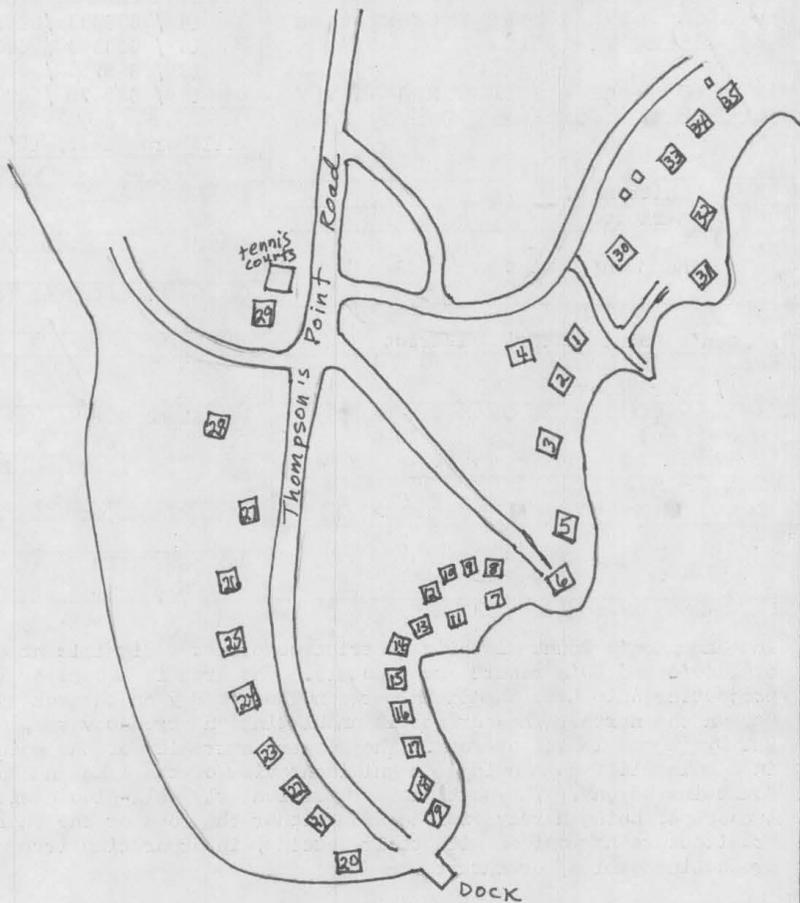
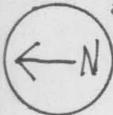
- The development of North Shore Road has taken place incrementally since the early 20<sup>th</sup> century, with small buildings replacing tent sites, and those buildings being added onto as families grew and resources allowed. Therefore, the history itself is one of additions, resulting in an eclectic collection of buildings that does not represent any particular architectural style, period or vernacular form. The neighborhood’s “period of significance” extends to the present; that is, it continues to evolve.
- In terms of discernible architectural styles, there are two camps that could be classified as “Mid-century Modern” due to their low profile, horizontal emphasis, simple rectangular form, low gable roofs, and squat, rectangular chimneys (see below). 940 North Shore Rd. is a simple rectangular building with a very low-pitched gable roof with no intersecting gables or porches, a low, rectangular chimney, and vertical board and batten siding. It has floor-to-ceiling glass on the north (lakeside) elevation. One of the houses at 1108 North Shore Rd. has a similar design, although the house is well hidden from the road and could not be examined in detail. 320 North Shore Rd. appears to be a modified A-frame design harking back to the 1960s, with a steeply pitched gable roof that extends almost to ground level on the road side.

- The only consistency noted in terms of building form, plan, materials and roofline was that the exterior walls of all camps are wood. One camp (850) is log; the rest are sided with wood shingles, clapboards, novelty siding, composite wood siding (panels or boards), or board and battens. Most siding is applied horizontally, although there are 2-3 examples of vertical siding (830, 940). Several camps exhibit more than one exterior wall treatment.
- Roof lines are likewise extremely varied, with camps exhibiting many different types and pitches. The following roof types were noted: gable roofs with low, medium and steep pitches; hipped roofs (mostly low pitched); and shed roofs. Many camps have multiple rooflines, intersecting and overlapping, and many have dormers, most of which are shed-roofed. Some of the steeper gable roofs extend almost to the ground, in a modified A-frame style.
- There is no common pattern of fenestration. Windows types include double-hung with a variety of muntin arrangements; large, picture windows; casements; stationary sash; and wood or aluminum sliding windows. Windows are generally placed asymmetrically on the buildings, usually to take best advantage of lake views. They appear singly, in pairs, in triplets or in ribbons comprising all or most of a wall. Many camps also have double-leaf sliding glass doors, some of which constitute an entire wall. There are also roof skylights and gable ends in-filled with glazing.
- Porches are likewise varied in form, roof type, size, and location on the house. Most camps have screened porches on one or more elevations.
- Chimneys are brick and stone, and may be exterior or interior. Most are tapered at the top, although there are a few examples of the large, rectangular, squat chimneys associated with the 1950s and 1960s style known as Mid-century Modern (940, 1108).
- There are a variety of footing and foundation treatments, from stone or concrete block foundations to piers, with or without lattice skirting.
- Building footprints are irregular, with additions extending in many directions, sometimes at non-perpendicular angles (as in 730).
- A few camps have garages directly facing the road (260, 1060).
- There was no ornamentation observed on any camp, with the exception of a few examples of window shutters.
- The scale of the camps varies widely, from less than 500 square feet to more than 2,000 square feet. Two camps that stand out as the largest (320 and 900 North Shore Road) were approved by the Design Review Committee.
- Regarding the view of these camps from the lakeside: most camps are well shielded from view by the tree cover, with the exception of several camps (for example 122, 160, 210, and 280) built right on or near the shoreline. Most of these shoreline camps have lakeside elevations consisting mostly of windows. Several higher camps also have floor-to-ceiling windows or sliding glass doors lakeside (110, 448, 450, 600, 940). A study of photographs taken from various lake viewpoints also revealed that wide expanses of roof were actually more intrusive than large expanses of windows (see photos provided by Beth Humstone).

## Analysis

- The DRC report defines the proposed Humstone addition as an “intrusion” in a local neighborhood that consists of “small rustic camps nestled into the woods.” In fact, the local neighborhood consists of camps of many different sizes, from 416 sq. ft (#122) to 2,079 sq. ft. (#900) in livable space, and from one to three stories in height. There are seven existing camps with a larger square footage of livable space than that proposed for the Humstone camp. There are 15 camps with a combined livable space and porch space of 1,500 SF or greater. The proposed Humstone camp is 1,500 SF. Many camps stand out quite starkly from the woods, either from the road or the lakeside. **The description of this neighborhood given by the DRC does not match the reality of North Shore Road.**
- The report faults the design of the proposed Humstone addition as being “not vernacular,” referring specifically to the “roof lines and roof angles, footprint of the proposed structure, dominant window design.” As noted above under Observations, **there is no single “vernacular” element that defines the roofs, footprints nor fenestration of the camps on North Shore Road.**
- In addressing specifically the fenestration of the proposed addition, the DRC report states, “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 is not clear what is meant by “vernacular” window design. Window types in the neighborhood include double-hung, casement, sliding, picture windows, stationary sash and sliding glass doors, with no common pattern of fenestration. Windows are generally placed to take best advantage of lake views, and lakeside fenestration tends to have multiple windows and/or sliding glass doors comprising all or most of a wall.
- Paragraph 3 refers to “commercial glass doors.” These are an interior feature and will not be visible from outside the camp. Therefore they are not subject to design review.
- In paragraph 5, the report infers that the proposed addition is an “angular, unadorned” building and therefore an “intrusion.” In fact, all buildings on North Shore Road are angular in plan, and none exhibits any ornamentation with the possible exception of a few examples of window shutters (which the Humstone camp also has).
- According to Devin Colman of the Vermont Division for Historic Preservation, there is no National Register of Historic Places listing as referred to in paragraph 5. The State-Register-listed *Thompson’s Point Historic District* (1976) does not include North Shore Road (see attached map). Colman confirmed that no official historic resources survey of the North Shore Road neighborhood has been conducted.

MAP: (1. Indicate NORTH in circle. 2. Represent each structure as an open box. 3. Number each structure inside of its box.)



**BOUNDARY DESCRIPTION:**

The Thompson's Point Historic District includes 33 cottages and their related outbuildings, garages, ice houses, boat houses and club house comprising what is known as the Thompson's Point Association. The area is bounded on the north, west and south by Lake Champlain. The western boundary is determined by the boundaries of the land leased by building owners.

**REFERENCES:**

1, 2, 6, 13

**RECORDED BY:**  
Adele Cramer

**ORGANIZATION:**  
Vt. Div for Historic Preservation

**DATE RECORDED:**  
8/13/76

ATTACHMENT C: PHOTOS OF CAMPS ALONG NORTH SHORE ROAD



Column #1: Top to Bottom  
#260, #320, #730  
Column #2: Top to Bottom  
#560, #760



Column 1: Top to Bottom:  
 #1060, #940, #600 (**HUMSTONE CAMP**)

Column 2: Top to Bottom:  
 #850, #600 (**HUMSTONE CAMP**)

Roof Pitch Shallow: #260, #560, #760, #600

Other Roof Pitch: #320, #850, #1060

“Modern:” #320, #940

Fenestration: #940, #600

Angular Layout: #730, #1060, #850

All pictures taken from North Shore Road except #560, #760, #940, #600 (Col. 2)

