

From: Design Review Committee
To: Zoning Board of Charlotte
Date: October 1, 2018
Subject: Camp owned by David Winter at 241 North Shore Road

On Sept 27, 2018 Robin Pierce, Robin Coleburn and Aaron Brown met with David Winters McMath to discuss his application for a building permit. He is hoping to be able to tear down the existing camp and rebuild a similar camp on a modified footprint. The existing camp is uninhabitable. Floorboards are missing or rotting, the camp has been sinking into the mud and has needed to be jacked up over the last several years. A large part of the roof is missing. David says he would like to do most of the exterior work this year and save the interior finishing to be done at a later time. He understands that he will be eligible to apply for a CO only after the interior is safe and the camp has potable water and a connection to the wastewater system.

The Design Review Committee thinks that the elevations and floor plans that David has presented would drastically improve the outward esthetics of the camp. As it exists, the building is a very small nondescript one-story camp with a small ell off the back. The roofline is low, and is parallel with the road. Increasing the footprint by a mere 24 feet will allow for a gable end on the north of the house to present toward the road. The architecture works well with existing camps in the area in particular, and on the Point in general. He is asking to extend the front porch 1 foot toward the road, making a much more useful conversation area. Additionally he is removing 18" from the northeast ell and adding 18" to the south end of the ell.

We would recommend a few changes to the exterior. The kitchen windows would look slightly more appropriate if they were one foot taller, 60" instead of 48". Robin Pierce also suggested arranging the posts supporting the porch so that they do not land in the middle of the living room window. We would recommend the use of dark green, deep brown, natural red cedar or dark red as the exterior camp color. Because the camp is surrounded by woods, both white and soft yellow would make the camp much more noticeable from the road. A new foundation would raise the camp by 6" at the north end and would therefore cause the south end of the porch to be 48" off the ground. If a stone fascia is not added to the cement foundation, we also recommend planting be required to hide the cement foundation on the roadside and on the south end, to disguise the crawlspace.

We assume any trees that will be removed have the prior permission of the tree warden.