

To: Zoning Board of Charlotte  
From: Design Review Committee  
Date: September 26, 2014  
Subject: Christopher Rutter Camp

The Design Review Committee met on September 25 at 5:00 at the Rutter camp, Lot 58. Present were Robin Pierce, Robin Coleburn and Britney Tenney. Christopher Rutter had previously spoken with Robin Coleburn and Britney Tenney to clarify questions on the application.

The current building is a 1½ story camp with a cement porch across the western side at the edge of the lake. A roof currently covers part of the porch, in front of the large picture window in the living room. A single story kitchen sits to the north of the living room. There are three small horizontal windows in the kitchen. On the north face of the house there are three windows and two doors. The windows on the north side of the building are more horizontal than vertical.

The Rutters are seeking to add a wooden deck over the cement slab and extend the porch roof to the north on the western side of the single story kitchen. They also propose to remove the three small windows and replace them with French doors. They will replace the redundant existing door on the north side with a window. They will be removing an existing stone barbecue pit and chimney, as well as 10 square feet of cement at the north doorway. They will disguise the cement pad of the porch with lattice to match the lattice on the other sides of the camp. The railing of the porch has yet to be determined.

The Design Review Committee thinks that the addition of a roof over the existing cement porch will not adversely affect the permeability of the area because each surface is equally impermeable. However, the size of the lot covered by a roof already exceeds the maximum 7%. Though the increase in the porch area would be an esthetic improvement and allow the building to more closely conform to the architecture of the surrounding camps, it has been the policy of the Design Review Committee to hold closely to the 7% or less of lot coverage. If the applicant were to remove some of the impervious walkways to show awareness of run-off issues near the lake, we might be inclined to make a recommendation that this roof be allowed. If allowed, we make note that the existing roof over the porch should be raised to allow for the proper change in pitch at the kitchen hip. A new sliding door would improve the view from the kitchen and the accessibility to the porch. The aesthetics of the lake side of the camp will also be improved, by the addition of dimension on the lake side with shadows under the new roof. The Design Review Committee agreed that the north side would be more attractive and fit better with the older camps if the windows were more vertical than horizontal. Therefore we are recommending that the new window on the north side be taller than it is wide, with the expectation that future upgrades to the fenestration will include similar profiles. We note that the new railing on the porch should conform to the local safety code.