

To: Zoning Board of Charlotte
From: Design Review Committee
Date: September 9, 2014
Subject: Thompson camp - Lot 105

The Design Review Committee had a site visit at the Thompson Camp, lot 105, on Friday, September 6 at 4:00. Present were Robin Pierce, Avery Hall, Robin Coleburn, Britney Tenney and Brad Sweet, representing the Thompsons as their builder.

The current building is a single story structure built around 1925. It is a rustic cabin with a screened porch along the road (north) side and an enclosed porch all across the building on the lake (south) side. There are 3 extremely small bedrooms on the western wall, one with no windows, as well as a slightly larger “master bedroom” in the interior of the camp. Apparently there was also a bunk bed configuration on the south side porch at one time. There is one bathroom currently accessed only by going out to the north porch. Some demolition had already taken place at the time of our visit. The roof is currently covered by a blue plastic tarp.

The Thompsons propose to rebuild the camp with a partial second story. The second story is not a dormer but rather resembles a monitor barn with fairly flat roofs. A central balcony is proposed on the second story on the south side. The proposed camp will have a total of 4 bedrooms. The configuration of rooms in the second story looks like it could easily be converted to an additional sleeping space. There will be only one bathroom.

The reaction of the Design Review Committee to the drawing of the proposed window installation was that it did not fit with the surrounding architectural styles. The windows should be more vertical than horizontal in appearance. We recommend using taller double hung or casement windows installed side by side.

Several versions of a proposed structure have been presented, though it is not entirely clear what the eventual “height” of the new construction will be. We recommend that the eventual height be determined prior to approval of the application. The Design Review Committee notes that the regulations for height must be followed:

Height: The distance above ground of a structure as measured vertically from the average natural grade at the base of the structure, determined from pre-development surface elevations within the proposed footprint, to the highest point of the ridgeline or roof surface or, for a structure without a roof, to the highest point of the structure, excluding the chimney.

There is an existing chimney. The Thompsons plan to remove the chimney but are planning to install a wood stove. The current floor plan calls for a woodstove to be placed on the south wall at the west side of the living area. The chimney would align with the outside edge of the building but would ascend in front of the second story balcony. Additionally, this configuration would require an unsightly metal chimney to be elevated 12- 14 feet above the first story roof in order to clear the roof peak. The Design Review Committee recommends that the Thompsons reconsider the placement of the woodstove and chimney.

In at least one of the plans there is an unspecified suspended deck on the southeast corner of the building. This additional lot coverage would not be allowed because the existing footprint is already 8% of the lot size.

In conclusion, the DRC recommends that changes be made to the window profiles. We require a declaration of the height of the finished structure and would expect some reconsideration of the woodstove and chimney placement.