

Balls Creek Campground Tent Construction and Remodeling Standard

Revised Oct. 2019

Balls Creek Campground is listed on the National Register of Historic Places. In *A Guide to the Historic Architecture of Piedmont North Carolina*, the Campground is described as consisting of tents which *"share side walls but vary in size and form. Most follow a 2 story rectangular form with shallow gable roof and the entrance in the narrow end facing the arbor. Most have no windows but are ventilated by slats in the upper front and rear walls. All have simple shed porches, creating a continuous, irregular arcade. They were unpainted originally, but in the 20th c. owners have painted them in colors that change from year to year. The tents have been repaired or rebuilt almost continuously, including over 100 rebuilt on the west side after a fire in 1956. Only a few remodelings show a break with tradition."*

To ensure that Balls Creek retains its historically important architectural character, the following rules must be followed when constructing new or remodeling existing tents:

1. Prior to beginning any exterior remodeling or construction, tent owners must obtain approval of the planned remodeling or construction from the Trustees. To obtain such approval, the tent owner must notify the Secretary of the Trustees and request a meeting with the Trustees to review the owner's plans. The plans do not have to be in writing, but drawings or a written description are encouraged. At such meeting, the Trustees will approve the proposal, approve a modified proposal, or reject the proposal. This meeting is meant to allow the owner and the Trustees to fully discuss the proposal, to clarify any questions pertaining to the relevant standards, and to ensure that all parties understand the application of these standards to the proposal. Any approval by the Trustees will be in writing and will specify the particulars of the approval. Painting a tent does not require the approval of the Trustees.
2. Dimensions: Tents may not exceed 24 feet in height, as measured from the finished floor on the ground level. Tents may not exceed 14 feet in width or 28 feet in length, excluding front and rear porches. No remodeling or construction may extend or enlarge the dimensions of an existing tent, including the porches, beyond the dimensions of the existing tent, unless such extension or enlargement is approved by the Trustees.
3. Masonry: No masonry products may be used above a height of two feet from grade level.
4. Roofing Material: Roofs must be finished with metal roofing, as close as possible in

appearance to traditional barn-type tin. The material must be galvanized or aluminized and should be of traditional 5V profile; standing seam roofs are prohibited.

5. Windows: Windows are prohibited. Ventilation must be by traditional slatted openings. Slatted openings may be backed by screen or Plexiglas, but any such materials must be installed on the interior of the tent.

6. Doors: Storm doors are prohibited, but screen doors are allowed. Residential style doors and the like are discouraged. Doors should be built of sawn boards in the traditional style and secured by locks.

7. Air-Conditioning: Air Conditioners are discouraged. If an air conditioning unit is installed, it may not be mounted on any tent wall facing or adjacent to any walkway, any alley, or any road. Air conditioning units may not be installed in the first story or lower level of any tent. The intent of this standard is to reduce the noise caused by air conditioning units and to reduce the visual impact of installed units.

8. Exterior Siding: Exterior walls of tents must be finished and trimmed with sawn lumber or engineered lumber, such as HardiPlank, having the appearance of traditional sawn lumber, and may be painted, unpainted, or stained. **Vinyl Siding is prohibited.** Foundations, not to exceed a height of two feet from grade level, may be constructed of masonry products.

The intent of these standards is to ensure that tents at Balls Creek Campground will continue to reflect traditional methods of construction and appearance. If you have a question regarding the interpretation of these standards, please contact one of the trustees.

Thank you,

The Trustees of Balls Creek Campground

Recil Wright-Chairperson, Edsel Black-Vice Chairperson, Bob Drum-Treasurer, Donna Lutz-Carpenter- Secretary, Paul Beatty, Ann Dehart, Robert Eades, Frank Huffman, Bud Reinhardt, and Joe Sigmon