

AGENDA
Historic Yorktown Design Committee

York Hall
East Room
301 Main Street, Yorktown
January 17, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
4. Approval of Minutes
 - a. December 20, 2023
5. Applications for Certificates of Appropriateness
 - a. **Application No. HYDC-246-24, 606 Main Street, David Bowditch**
6. Old Business
7. Reports / Member Concerns
8. Adjourn

Historic Yorktown Design Committee

Minutes

December 20, 2023
East Room
York Hall
301 Main Street
Yorktown, Virginia

Members Attending: Thomas E. Tragle
Carol Tyrer, Alternate – Voting

Staff Attending: Earl W. Anderson, AICP

Mr. Anderson called the meeting to order at 7:01 PM.

New Business

None

Old Business

None

Applications for Certificates of Appropriateness

Application No. HYDC-245-23, Waterfront Preservation, Inc., 524 Water Street

Mr. Earl W. Anderson submitted the staff report, which stated that this application, submitted by Waterfront Preservation, Inc., has requested to table the review of the installation of a new utility (HVAC) unit on the roof of the building located at 524 Water Street and would only like to proceed with review of the replacement of the roof. The roof would be replaced with a dark gray EPDM membrane. The subject building is in the Waterfront area, as defined by the Yorktown Historic District and Design Guidelines. It would be subject to the standards set out in Section II, The Waterfront (page 55) of the Design Guidelines. The staff is recommending approval.

Mr. Tragle asked if there were any questions for staff and hearing none he asked if the applicant had any comments.

Mr. Rick Tanner stated that he had no further comments and asked the committee for approval.

Mr. Tragle asked why they did not use a mid-color gray rather than black to save on the AC bill.

Mr. Tanner stated that he wanted to work with the neighbor, so they asked Mrs. Krams what color she preferred. She chose the color, so that is what they submitted.

Mr. Tragle moved approval of the application to find the proposal consistent with the Guidelines and that the application be approved, subject to the specification and details submitted with the application.

By voice vote, the motion was approved unanimously.

Committee Requests

None

There being no further business to come before the Committee, the meeting was adjourned at 7:06 pm.

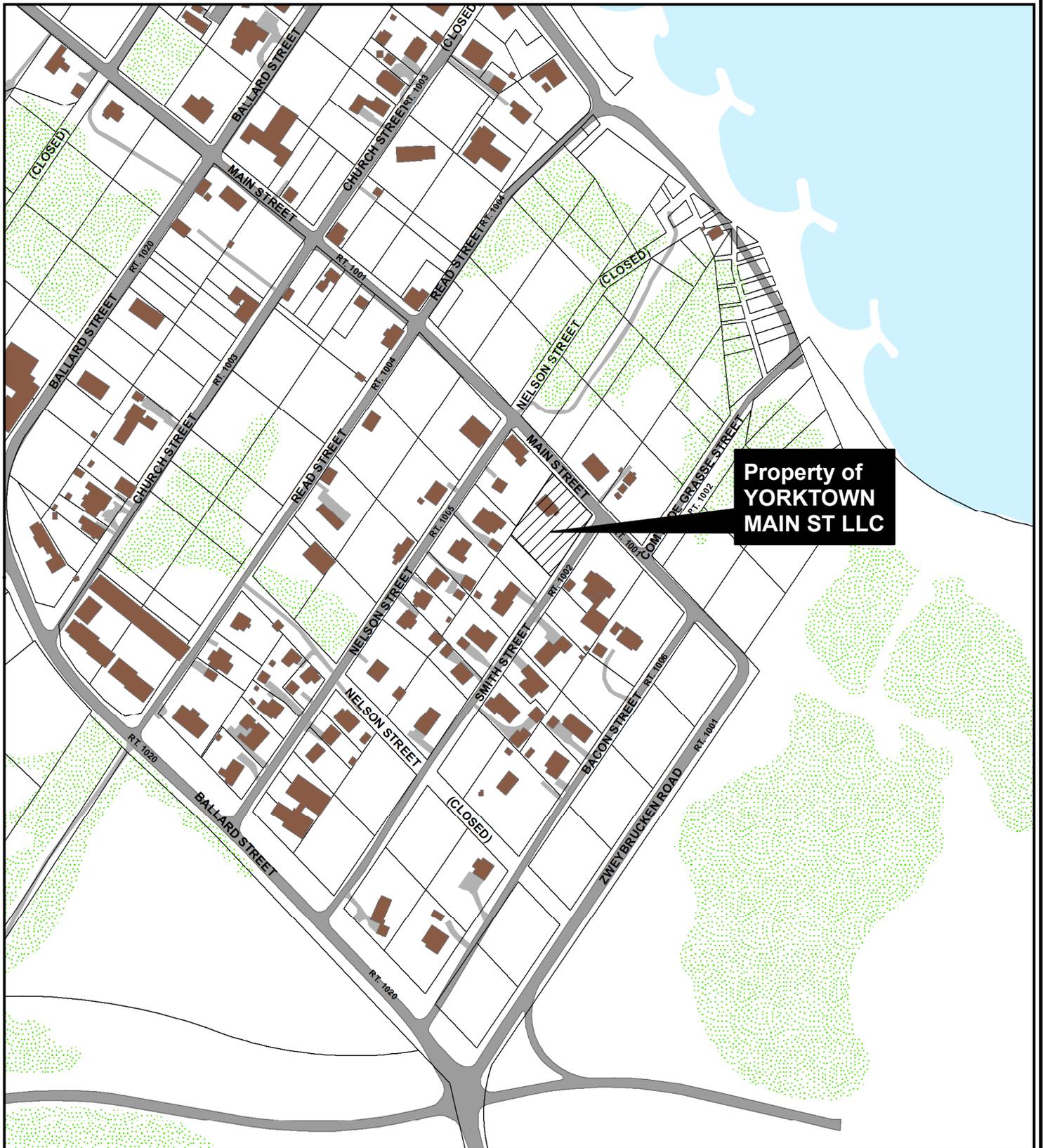
Respectfully Submitted,

Earl W. Anderson, Secretary

Approved by HYDC: _____

APPLICANT
David Bowditch
606 Main Street
Request for review of a new rear porch sun room.

VICINITY MAP
APPLICATION NUMBER: HYDC-246-24



**Property of
YORKTOWN
MAIN ST LLC**

★ = Conditional Zoning



**SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING DATA**

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.

Printed on January 9, 2024.

COUNTY OF YORK

MEMORANDUM

DATE: January 9, 2024 (HYDC Mtg. 1/17/24)

TO: Historic Yorktown Design Committee

FROM: Earl W. Anderson, AICP, Chief of Development Services

SUBJECT: Application No. HYDC-246-24, David Bowditch, 606 Main Street: Enclose the rear porch to create a sunroom

Issue

This application, submitted by David Bowditch, seeks approval for the enclosure of the rear porch to create a sunroom located at 606 Main Street. The applicant submitted a picture of the rear porch being screened in the past, but no date was given. The proposed change would enclose the existing rear porch on the southern side of the existing home with four vertical two-panel 60” by 72” windows on the front and sides, a horizontal two-panel 36” by 80” storm door, and fixed 12” by 60” fixed glass on either side of the door. Any wall area will have Hardie plank siding. All trim and siding are to match the existing trim, siding, and color of the existing home. Black half-shell gutters will replace the existing gutters. The roof shingles will be replaced with a gray slate shingle. The existing stairs are proposed to be replaced and a black iron handrail will be installed along them.

Copies of the drawings of the proposed rear porch sunroom and other supporting materials provided by the applicant are attached.

Pertinent Design Guidelines

The subject property is located in the Historic Core, as defined by the Yorktown Historic District and Design Guidelines. According to County property records, the existing structure was constructed in 1943 and, therefore, is considered to be a Contributing Building (constructed between 1866 and 1945) making it subject to the standards set out in Sections I.B and I.C.1. (pages 28-37) of the Design Guidelines. The installation of the doors and windows should be evaluated in accordance with these provisions. A summary listing of those standards, along with staff comments regarding compliance follows:

Standard	Comments
<u>Site Planning and Landscape Alterations</u>	
1. Views	
New construction and alteration of existing construction should be undertaken with appropriate recognition of its impact on views toward significant features and resources, as well as impacts on views from those resources and other vantage points. However, although such considerations are important, they should not be deemed so controlling as to limit the construction rights	The rear porch is not fully visible from Main Street with only the side able to be seen from the road. Mature trees along the frontage of Hornsby House Inn and the subject property somewhat screen the view. The rear porch will be fully visible from Smith Street.

<p>accorded by the basic development standards established for Yorktown.</p> <p>Views from public rights-of-way to ground-level utilities such as air conditioning units, trash and recycling containers, and satellite dishes should be screened using appropriate evergreen plant materials or compatible, solid fencing as the preferred approaches. In general, such utilities and appurtenances should be located in side or rear yards to minimize visibility. Other acceptable alternatives – either on their own or in combination with plant materials or fences – include the construction of compatible outbuildings to house such utilities, or the use of walls, provided they are in character with the primary building or outbuildings on the site.</p>	<p>No new ground-level utilities are proposed.</p>
<p><u>Architectural Additions and Alterations</u></p> <p>1. Pivotal and Contributing Building (earlier than 1945)</p>	
<p>a. Existing Materials and Features</p> <p>Design features that characterize pivotal and <i>contributing</i> buildings and make them unique should be retained and maintained. Repair and rehabilitation of such features is considered preferable to replacement. However, where repair is impractical, the feature should be retained by a replacement constructed of an appropriate material compatible with the element itself and the remainder of the structure.</p>	<p>Design features of the sunroom are similar to the previous screened-in porch and the trim and color will match the existing structure.</p>
<p>b. Planning for Alterations and Additions</p> <p>Each building should be recognized as a product of its own time and architecture. Buildings should not be altered to look newer or older than they actually are or to include features that are incompatible with their architectural period. Additions, alterations and new dependencies should be designed to ensure compatibility with existing construction in terms of location, size, scale, color and materials and architectural period. In general, alterations and additions should be designed to harmonize with surroundings and maintain compatibility in terms of style and materials. The following principles should be observed.</p>	<p>The proposed sunroom is somewhat similar to the previous screened-in porch, though the windows are larger than the divided screens previously used. The sunroom will be the same size as the existing rear porch and not change the overall size and scale of the structure. The sunroom will use the same materials and colors used on the subject house.</p>
<p>c. Architectural Elements</p>	
<p>1. Wall Materials</p> <p>Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance. Brick and painted wood clapboarding are appropriate materials for</p>	<p>No change to the foundation is proposed. The wall materials will be mainly glass windows with Hardie plank siding in areas without windows. The materials would be similar to the existing and the trim would match.</p>

<p>residential buildings within the Historic District and brick is an appropriate material for civic and institutional buildings. Differences in the detailing of such materials are acceptable to help distinguish new from existing construction. Composite wood products, and other wood substitute or synthetic sidings, can be considered on a case-by-case basis.</p>	
<p>2. Color</p> <p>(a) In general, the present color of exterior painted materials and features - especially for pivotal buildings - should be retained when repainting. Changes in color are acceptable, provided that the new color scheme is characteristic of the building's architectural style and is comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.</p> <p>(b) Unpainted brickwork on pivotal or contributing buildings shall not be painted.</p>	<p>Colors proposed would match that of the existing structure.</p> <p>No painting of brickwork is proposed.</p>
<p>3. Doors, Windows, and Shutters</p> <p>(a) Doors and windows proposed for additions or alterations should be of the same type, size or proportion, material, and color as those of existing construction. The arrangement of new doors and windows should be compatible with the existing pattern of openings.</p> <p>(b) Door or window types, such as sliding glass doors, or bay, sliding, or casement windows that are not compatible with and characteristic of the particular architectural style of the original structure will not be considered appropriate. Sliding doors that are indistinguishable in appearance from divided-light French-door styles may be considered.</p> <p>(c) Windowless side or rear elevations that are visible from public rights-of-way should be avoided.</p> <p>(d) The use of windows with snap-in muntins will be considered on a case-by-case basis to ensure an appropriate match or compatibility with existing divided-light windows. In some cases, such as new windows on the same façade as existing ones, compatibility and appropriateness will be achievable only through the use of actual divided-light windows.</p> <p>(e) The use of exterior storm doors or storm windows on the principal façade(s) of a building should be avoided, and, particularly in the case of pivotal buildings, preference should be given to interior storm windows. In other locations/applications, exterior storm windows can be considered appropriate if they are of wood or other approved synthetic materials painted to match the window sash, and repeat the windows pattern of principal muntins and meeting rails.</p>	<p>The proposed windows do not match that of the previous screened-in porch or the existing windows and doors of the structure. The arrangement does represent compatibility with the existing openings of the porch as though they were open to the outside.</p> <p>The proposed gliding (sliding) windows are not reflected in the existing structure. The windows on the home all appear to be double-hung divided light windows. None appear to slide open. No divided light are proposed and may not be appropriate for a sunroom. The original storm door on the screened-in porch would be similar to the proposed one.</p> <p>No windowless areas are proposed.</p> <p>The proposed door and windows are not shown to be divided-light and are open, except for the center sash.</p> <p>A storm door is proposed, but is on the rear façade of the structure. The storm door would be visible from Smith Street. No storm windows are proposed.</p>

<p>(f) Shutters should not be used on additions/alterations to pivotal buildings unless there is documentation of their historic use. Shutters should be constructed of painted wood or other wood-like synthetic or composite material, sized to fit the windows or doors they are intended to cover.</p>	<p>No shutters are proposed.</p>
<p>4. Porches, Railings and Steps</p> <p>(a) Porches should be rectangular in form and simple in character, with gabled or hipped roofs compatible with those of existing construction, and appropriate to the architectural character and style of the existing building. All porch supports, columns, posts, and railings should be constructed of wood or wood-like synthetic or composite material that is painted and should be compatible with the overall design of the porch and existing construction. Railings and balusters should employ wood or wood-like square or turned pickets, or wrought iron where determined appropriate based on the architectural style of the existing construction. All steps leading to porches should be of brick or painted wood or wood-like synthetic or composite construction.</p> <p>(b) Just as new porches that are inappropriate to the architectural style of a structure should not be added, neither should porches be removed or altered if they are located on the front façade and represent a significant element of or contribute to the architectural style of a structure.</p> <p>(c) Decks should be located in rear yards only where they are not visible from public rights-of-way. In the case of corner lots or through lots, views to decks located in rear yards should be screened by appropriate plant material from the adjacent right-of-way.</p>	<p>The form of the porch is not changing and there are no proposed changes to the roof other than adding slate shingles. The stairs will be repaired with wood material.</p> <p>The sunroom is on the rear.</p> <p>No deck is proposed.</p>
<p>8. Gutters and Downspouts</p> <p>(a) The use of ground gutters is encouraged. If exposed, fascia-mounted guttering is used, it should be metal with a half-round configuration, painted to match the color of the eave fascia, or such other style deemed appropriate to the architectural style of the structure. Downspouts should be of a round cross-section, or other shape appropriate to the style of the structure, and painted to match/be compatible with the wall surface to which they are attached.</p>	<p>The existing white gutters will be replaced with black half-shell gutters. The painted surfaces of the structure are a creamy tan color. Downspouts are not proposed, so a condition has been added to require the round style.</p>

Recommendation

In the staff’s opinion, the proposed enclosure of the rear porch with the proposed windows and door is similar to the previous screened-in porch that was on the structure, and though the windows do not match the existing structure the proposal is generally consistent with the Design Guidelines. Staff believes that the proposed changes will be visually appealing

and that it merits approval. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following conditions:

1. The sunroom shall be constructed in accordance with the features depicted on the drawings and with the supplementary information presented with the application.
2. The gutters and downspouts shall be painted to match the color of the eaves. Downspouts shall be round.
3. Exterior colors of all siding, trim, doors, and roofing materials as presented in the application materials shall match the color of the existing structure.

Attachments

- Application materials and plans



HYDC #: 246-24
 Date Filed: 12/10/23

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

I/We DAVID BOWDITCH request authorization under the terms of the Yorktown Historic District (Section 24.1-377 of the York County Zoning Ordinance) and the Yorktown Design Guidelines to undertake the property improvements described in this application.

Property Location/Address: 606 MAIN STREET

NOTE: If property is located within the Chischiak Watch (CW) homeowners association, be advised that approval from the CW Architectural Control Committee may also be required before any changes or improvements to the property can be made.

Tax Assessor's Parcel Number(s): 18A-1-60

GPIN: 0116-3190-4741

Proposed Action(s):

<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Repainting with existing color scheme
<input type="checkbox"/> Addition	<input type="checkbox"/> Repainting with different color scheme
<input type="checkbox"/> Relocation	<input type="checkbox"/> New roof - same color and materials
<input type="checkbox"/> Demolition	<input type="checkbox"/> New roof - different color or materials
<input type="checkbox"/> Deck / Porch / Trellis	<input checked="" type="checkbox"/> New / replacement windows
<input type="checkbox"/> Garage / Storage Shed	<input type="checkbox"/> Signs (new or replacement)
<input checked="" type="checkbox"/> Walls / Fences	
Other (please describe) <u>Re-enclosing back porch to create a "sun porch"</u>	

Detailed Description of Proposed Improvements / Actions: please describe the proposed exterior improvements and property modifications that you would like to undertake; attach architectural plans or sketches or photographs to depict the proposal: encapsulate the back porch with sliding windows. siding will be HARDIE Board under windows SAME custom beige color of siding in T/I on that is on the adjacent property of 702 Main Street.

A LIST OF ALL MATERIALS USED AND COLORS PROPOSED MUST BE SUBMITTED WITH THE APPLICATION: (include information for foundation, walls, doors, windows, trim, gutters/downspouts, roofing, lighting, sidewalks, mechanical equipment, decks, rails, chimney, walls, fences, and others as applicable; include samples of materials and color charts.)

Applicant/Property Owner

Printed Name DAVID BOWDITCH
Address 702 MAIN STREET
City/State/Zip YORKTOWN / VA / 23690
Phone/Fax No. 757-869-5222
E-mail dadpilot@cox.net

Representative

Printed Name Thomas Mulcahy
Firm YORKTOWN MAIN LLC
Address 702 MAIN STREET
City/State/Zip YORKTOWN / VA / 23690
Phone/Fax No. 757-369-0200
E-mail tom@hornsbyhouseinc.com

The above named person/firm has permission to represent me regarding this request for architectural review. I understand that approval by the Historic Yorktown Design Committee (HYDC) of any construction, reconstruction, alteration, demolition or other modification of a building, structure, sign or exterior architectural feature shall expire 12 months from the date of approval.

Property Owner Signature: David Bowditch Date: 11/23/23

Signing this application form shall constitute the granting of authority to County officials and HYDC members to enter onto the property for the purposes of conducting the analysis of the application, taking photographs and posting signs to notify the public of the application.

PLEASE NOTE THAT CONSIDERATION WILL NOT BE GIVEN TO INCOMPLETE APPLICATIONS.

Application was:

- Approved
- Approved with Conditions
- Denied

Date of HYDC Action: _____

Materials List - Proposal for Historic Yorktown Design Committee

Screen Porch to be turned into Sun Porch 606 Main Street

- Foundation- Unchanged, remains brick.
- **Walls** – 2x4 walls with Hardie Plank siding in the areas that aren't comprised of The large Anderson windows. The color Scheme will remain the Same.
- **Doors** – 36" Anderson Storm door to replace the once existing Screen door
- **Windows** – 4 60x72 Anderson windows to be symmetrically placed around enclosure. One on each end and one on either side of the centered door in the rear. Color to match existing trim.
- **Trim**- Minimal Trim – Will be similar in style and with matching color to the rest of the house.
- **Gutters** – Replace existing damaged gutters from fallen tree to updated version of the black half shell gutters that were existing.
- **Roofing** – Repair the damaged Slate with new slate, *IF POSSIBLE* OR REPLACE WITH "SLATE LIKE" SHINGLES
- **Sidewalks** – Existing brick walkway shall be repaired and replaced in rear of house.
- **Mechanical** – N/A
- **Decks** – N/A
- **Railing** – Black iron handrail to be built onto repaired terraced steps leading into porch.
- **Stairs** – Terraced steps to be rebuilt (tree damaged them) Similar in design with slightly enlarged, safer landing outside the door entry.

PREVIOUS SCREEN PORCH



SCREEN PORCH → SUN PORCH



ANDERSON
SCREENED
WINDOWS
ANDERSON
400
SCREENS
60" L
72"

FIXED
GLASS

36"
Door

FIXED
GLASS

ANDERSON
WINDOW
60" L
72"

EXISTING BRICK WALKWAY

400 SERIES GLIDING WINDOW

LEARN

DESIGN IT

TECH SPECS



~ 1,889 ea. (No trim)
Trim => 600+

INTERIOR

EXTERIOR

Excellent choice

We like your style

Clear my choices x

Sizing

Interior

Hardware

Grilles

Exterior

Trim

Glass

Summary

All of your window details

Share My Design Print

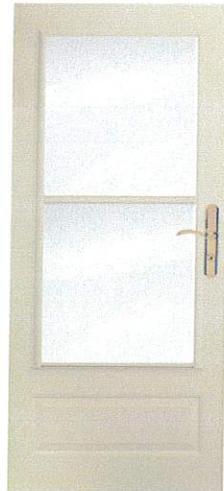
Product ID#	G65
Unit Width	71 1/4"
Unit Height	59 1/4"
Interior Color	White
Glass	SmartSun™ Glass
Hardware	Rotating Sash Handle, White
Grille Pattern	None
Exterior Color	Canvas
Exterior Trim Profile	3.5" Flat w/ 2" Cornice Top
	Canvas

Previous

We're here to help.

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10 SERIES 3/4 LIGHT PANEL VENTILATING STORM DOOR



Exterior

Summary

Color	Almond
Width	36"
Height	80"
Operation	Right
Hardware Options	Mortised Lever, Brass
Glass	Clear Glass
Grille Style	No Grilles
Grille Width	3/4"



Looking for more inspiration?