

AGENDA
Historic Yorktown Design Committee

York Hall
East Room
301 Main Street, Yorktown
October 16, 2024
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
4. Approval of Minutes
 - a. July 20, 2024
5. Applications for Certificates of Appropriateness
 - a. **Application No. HYDC-260-24, Yorktown Beach Hotel**
 - b. **Application No. HYDC-261-24, 230 Nelson Street**
 - c. **Application No. HYDC-262-24, 120 Ballard Street**
6. Old Business
7. Reports / Member Concerns
8. Adjourn

Historic Yorktown Design Committee

Minutes

July 17, 2024
East Room
York Hall
301 Main Street
Yorktown, Virginia

Members Attending: Margaret Mack-Yaroch
Carol Tyrer - Alternate Member - Voting

Staff Attending: Jeanne Sgroi, Senior Planner, HYDC Staff Liaison
Earl W. Anderson, AICP, CZA Chief of Development
Services
Darren Williams, Deputy Director of Economic & Tourism
Development
Madison Scaf, Planning Intern
Jude Meadows, Planning Intern

Ms. Margaret Yaroch called the meeting to order at 7:00 PM.

New Business

None

Approval of Minutes

The minutes of the March 20, 2024 meeting were approved unanimously.

Applications for Certificates of Appropriateness

Application No. HYDC-254-24; Yorktown Apartments

Ms. Jeanne Sgroi submitted the staff report, which stated that this application, submitted by Yorktown Apartments, is requesting to replace sign faces for two existing freestanding signs with the same size faces on their property at 311 Ballard Street, which is located in the Historic Core. The posts of the signs are to be reused and not moved. The apartment buildings were built in 1966, and therefore are non-contributing.

The first sign faces Ballard Street and is sixty inches (60") or five feet (5') in width by forty-eight inches (48") or four feet (4') in height. The area of the sign is twenty (20) square feet. The new sign would have two burgundy horizontal strips of color on the top and the

bottom of the sign. The middle strip would be white. The top strip would read, “Yorktown Village Apartments”, while the bottom strip would read, “FOR LEASE 2 Bedroom Apartments”, both emblazoned in white text. The middle strip would have the Howard Hanna logo and would have green text below that reads, “Property Management 757-499-5688 HowardHannaRentals.com”. The Howard Hanna logo has yellow text with a green background and a yellow border.

The second sign faces Read Street and is thirty-six inches (36”) or three feet (3’) in width by thirty-two inches (32”) or two and sixty-seven hundredths feet (2.67’) in height. The area of the sign is approximately eight (8) square feet. The new sign would have a similar design to the one described above, with two burgundy horizontal strips of color on the top and bottom of the sign. The middle strip would be white. The top strip would read, “Yorktown Village Apartments” in white text. The bottom strip would read, “No Soliciting Designated Parking. Towing Enforced.” in white text. The middle strip would have the Howard Hanna logo and would have green text below that reads, “Property Management 757-499-5688 HowardHannaRentals.com”.

The YVA Zoning District regulations set forth in Section 24.1-703 of the York County Code stipulate that signage is to be in accordance with the requirements of the Yorktown Design Guidelines and must be approved by the Historic Yorktown Design Committee.

While the proposed sign on Ballard Street would advertise a service, it would primarily serve to identify the business, which satisfies the standards of the Design Guidelines. The sign facing Ballard Street is larger than the standard outlined in the Guidelines; both signs feature a double-post design, though a single-post design is recommended; and the sign on Read Street is not perpendicular or parallel to the street as recommended by the Design Guidelines. However, Google Street View images show that the existing signs have been there since at least 2007. Section 24.1-703 of the York County Code was changed in 2018 to require signs in the YVA Zoning District to comply with the standards set forth in the Yorktown Design Guidelines. Therefore, any sign in the YVA Zoning District erected before 2018 that does not meet the Design Guidelines is a lawfully, nonconforming sign. By updating only the signs’ faces, rather than replacing them altogether, the signs remain lawfully nonconforming and are not required to adhere to the standards set forth in the Guidelines.

The white, green, and yellow colors proposed for the new signs do not match the colors in the Yorktown Color Palette but are similar to them. Furthermore, while four colors are proposed, rather than the three recommended by the Design Guidelines, staff believes the dominant colors on the sign are white, burgundy, and green. The yellow is proposed only for a small portion of the sign and would be contained within the Howard Hanna logo.

Based on the considerations and conclusions as noted, staff recommends the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following condition:

1. If illumination of the signs is desired in the future, ground-mounted fixtures that are low-intensity, and narrowly focused shall be approved by the Zoning Administrator prior to their installation.

Ms. Mack-Yaroch thanked Ms. Sgroi for the presentation and asked the applicant, Ms. Robin McManama, if the signs would be permanent.

Ms. McManama said yes.

Ms. Mack-Yaroch stated that the Howard Hanna logo concerns her because it is an advertisement for a real estate company. She stated that she believes the logo is unnecessary because the intent of the sign is to identify the apartments. She asked Ms. McManama if the apartments had recently switched management companies and why both Howard Hanna and Yorktown Apartments need to be advertised.

Ms. McManama stated that the existing signs have the old property management company listed on them and that people need to know who to call to lease one of their apartments

Ms. Mack-Yaroch asked why the sign could not read, "Yorktown Village Apartments call leasing/management office" with the phone number listed below, without advertising Howard Hanna.

Ms. McManama responded by saying that the sign was designed by her boss and she did not have a good answer for that.

Ms. Mack-Yaroch reiterated her position.

Ms. McManama stated that every sign she has seen in front of an apartment complex has the company that manages the apartment written on it. She said she believed that was her boss' thought process when he added the Howard Hanna logo to the proposed sign design. She also pointed out that the existing signs have the previous company's name that was managing the apartment complex written on them and that they have been there for a long time.

Ms. Tyrer asked if the temporary Howard Hanna sign next to the existing signs would be removed if this application were approved.

Ms. McManama replied, yes.

Ms. Tyrer asked if Howard Hanna had an office at Yorktown Apartments or if the public could only reach them by phone.

Ms. McManama replied, there is an office at Yorktown Apartments but no one works there. The public must call to reach them.

Ms. Sgroi stated that the Guidelines do not recommend against having company names on signs.

Ms. Mack-Yaroch stated that in other areas of the village that is not allowed unless it is temporary. She asked again why the public needs to know that Howard Hanna manages the apartments. She said if the phone number is on the sign, people will know how to reach them. She added that if they left the management company name off the sign, they wouldn't have to change the sign again if the management company changed.

Ms. McManama reminded Ms. Mack-Yaroch that the sign would still list the Howard Hanna phone number. Therefore, if the management company were to change, the sign would need to change, regardless of whether the logo was included on the sign.

Ms. Tyrer asked how the previous company had their name displayed on the sign and she asked if it was written in black text.

Ms. McManama responded that it was the company name.

Ms. Tyrer asked if it was written in color or just black paint.

Ms. McManama was not sure.

Mr. Jack Davis, a resident of Chischiak Watch, attempted to answer that question, stating that they do not want to spend their money. They can spend up to \$2,000 per month on MLS systems to advertise these units. He asked if Ms. Mack-Yaroch would have a problem with only their email address on the sign.

Ms. Mack-Yaroch responded by saying that her concern is the advertising of Howard Hanna in addition to the advertising of the Yorktown Apartments—she said she feels that advertising for Howard Hanna is unnecessary. She also stated that the green and yellow Howard Hanna logo stands out too much but that she would be okay with a contact phone number and email address on the sign.

Ms. Tyrer asked Ms. Mack-Yaroch if she would be okay with “Howard Hanna” appearing on the sign in black text, rather than the green and yellow logo.

Ms. Mack-Yaroch said she would want something that fits with the sign and matches the building. She reiterated that her problem is with advertising both the apartments and the real estate company. She asked Ms. McManama to confirm that if a member of the public uses the contact information on the proposed sign, they will reach Howard Hanna.

Ms. McManama responded, yes, but she added that they would have to put their company name on the sign, as well. She asked how the last company that managed the apartments was able to have their name on the sign.

Ms. Sgroi interjected by saying that she believed the signs had been there since before Historic Guidelines were implemented.

Ms. McManama said Howard Hanna is proposing to have the same information on their sign that the previous management company had on the existing sign.

Ms. Tyrer agreed and added that they could do that without the logo. This would make their proposal consistent with the Design Guidelines because the sign would only have three colors.

Ms. McManama asked if the logo was the problem to clarify her understanding.

Ms. Mack-Yaroch said yes, because the sign is advertising two businesses—one advertisement for the apartments (Yorktown Village Apartments) and one advertisement for the leasing agent (Howard Hanna).

Mr. Jose Longoria, a resident of Chischiak Watch, suggested they include the name “Howard Hanna” in plain text, instead of in logo form. This is how the existing sign displayed the company name.

Ms. Mack-Yaroch responded that she thought Mr. Longoria’s suggestion was a great idea because the sign would match the color guidelines and it would not be advertising two different companies.

Mr. Longoria agreed.

Mr. Davis stated that the real estate industry has strict regulations that require agents to list their name and phone number on anything they sell or lease.

Ms. Mack-Yaroch agreed that real estate agents must include their name but clarified that they do not have to include their logo. She added that Mr. Longoria’s suggestion solves the issue. She stated that her real problem is with the green and yellow logo because it stands out as an advertisement for Howard Hanna. She said that if the applicant’s sign was laid out like the existing sign, which shows the name of the company in plain text and not as a logo, she would vote to approve it.

Ms. McManama asked what green shades are in the Guidelines.

Ms. Sgroi offered the color palette but clarified that the Committee’s problem was not with the shade of green, but rather with the number of colors on the sign.

Ms. Mack-Yaroch suggested the sign have the green, red, and white colors on the sign and exclude the yellow. She reiterated that the Guidelines limit signs to three colors and that the sign should have the company name but not the logo.

Ms. McManama asked the Committee to confirm that the limit is three colors.

Ms. Sgroi confirmed that the Guidelines recommend a limit of three colors per sign.

Ms. McManama asked the Committee to confirm that the problem is with the logo and the fourth color.

Ms. Sgroi and Ms. Tyrer responded yes.

Ms. Tyrer suggested the applicant list their phone number, HowardHannahRentals.com beneath it, then the property management company beneath that, to get their name on the sign and their phone number more prominent.

Ms. Mack-Yaroch stated that if the Committee were going to vote for the sign as proposed, she would vote against it. However, she would be willing to approve if the Committee added conditions to the approval to require the logo be removed and the sign limited to white, red, and green.

Mr. Earl W. Anderson suggested the Committee make a motion to approve it with conditions. He added that if the company can't live with the conditions, the applicant can come back to the Committee with a different proposal.

Ms. Mack-Yaroch made a motion to approve the sign without the logo and limiting it to green, red, and white colors.

Mr. Anderson asked the Committee to clarify if the sign could say Howard Hanna in green above where the logo is currently located on the sign.

Ms. Mack-Yaroch replied no, and said she would like the sign to have only the phone number and Howard Hanna rentals. She reiterated that the logo should be removed.

Mr. Anderson clarified his previous statement by saying he was not asking about the logo—rather, he was asking only about the plain text words Howard Hanna.

Ms. Mack-Yaroch replied that she did not think it needed to be duplicated. She said if the sign says the property management company, the phone number, and Howard Hanna rentals, then the public will know who the rental agency is.

Mr. Anderson asked Ms. Mack-Yaroch to clarify that she wanted to keep the words property management.

Ms. Mack-Yaroch replied that would be fine if the applicant wanted it. She said she could take or leave that part. She reiterated that the logo and the duplication of advertising Howard Hanna was her problem with the sign. She said the sign should really be advertising Yorktown Village Apartments.

Ms. McManama said she was sure she would need to keep the name because it's part of the website address.

Ms. Mack-Yaroch replied that the address is fine.

Ms. McManama said she understood, but said she would need to include the name Howard Hanna and the phone number above where the logo is. She said the website address is not the company's name. If the logo were removed, her company would want the sign to say Howard Hanna, property management, and then the phone number.

Ms. Mack-Yaroch replied that her motion would be to approve the sign without the words Howard Hanna. If the company cannot work with that, the Committee will reevaluate it.

Ms. McManama asked if having the words Howard Hanna on the sign would not be in line with what the existing sign has, because it lists the previous rental agency's name on it.

Ms. Mack-Yaroch explained that this Committee cannot speak for what was approved before them, and the existing sign may have been there since before the Historic Guidelines were created. She went on to say the point of the Guidelines is to maintain conformity within the village and the sign proposal does not conform. She added that the colors are not within the Guideline recommendations, and businesses in the village should not advertise two businesses on their signs.

Mr. Anderson asked if it would be okay if they moved the phone number and website up and listed Howard Hanna property management below that in smaller or the same size font.

Ms. Mack-Yaroch said she would be satisfied with that.

Mr. Anderson clarified that he meant without the logo.

Ms. Mack-Yaroch said she was fine with that.

Mr. Anderson said to Ms. McManama that this solution might give her what she needs. The name would be on there, but it may just be smaller. He then suggested to Ms. Mack-Yaroch that they amend their motion.

Ms. Mack-Yaroch said she was amending her motion to limit the sign to three colors—the green, red, and white colors. The Howard Hanna logo will be removed. The phone number will start on the first line, Howard Hanna rentals will be on the second line, and the third line will say Howard Hanna property management.

Ms. Mack-Yaroch moved approval of Application No. HYDC-254-24 involving the designs for two new sign faces to replace the existing signs at 311 Ballard Street, subject to the following conditions:

1. If illumination of the signs is desired in the future, ground-mounted fixtures that are low-intensity, and narrowly focused shall be approved by the Zoning Administrator prior to their installation.
2. The signs shall be limited to three of the colors shown on the sign proposal submitted by the applicant and received by the York County Planning Division on May 7, 2024—forest green, white, and burgundy red. The yellow shall be excluded.
3. The signs shall not display the Howard Hanna logo.
4. The white band in the middle of the proposed sign faces shall have the following items listed in this order: 1. the phone number, 2. “HowardHannaRentals.com”, and 3. “Howard Hanna Property Management” in the small font, which “Property Management” was shown, in the submitted sign proposal.

By voice vote, the motion was approved unanimously.

Application No. HYDC-256-24; Costal Thirst, LLC

Ms. Jeanne Sgroi submitted the staff report, which stated that this application, submitted by Coastal Thirst, LLC, is a request to hang a new sign and change the color of the front doors from white to black on the building at 524 Water Street, which is located in The Waterfront area of the Yorktown Historic District and Design Guidelines. The building was constructed in 1963, and therefore is non-contributing.

The applicant has provided the design for their sign and indicated its proposed location and the proposed door color in the attached documents. The sign would be circular, double-sided, measure eighteen inches by eighteen inches (18” x 18”), constructed of weather-resistant aluminum, and hung from a black steel bracket. The applicants plan to install it on the wall to the right of the doors as shown in the attached sign proposal. It would have four colors—cream, black, mustard, and aqua. It would also feature three font styles. The applicants also stated in their application that they plan to paint the front doors a different color. The building currently has white double doors, but the applicants stated in their application that they would like to paint the doors black.

The proposed door color fits within the Design Guidelines recommendations. While the proposed sign features four colors, rather than the three specified in the Guidelines, the dominant colors are cream, black, and aqua. The sign would be circular. The Guidelines recommend a horizontal layout and most of the text is displayed horizontally and is easy to read. Most of the colors appear to be selected from the Yorktown Color Palette with the exception of the aqua. Furthermore, the sign would be constructed of weather-resistant aluminum, rather than marine-grade exterior plywood or weather resistant composite materials. However, the proposed sign is properly sized, with appropriate hardware, and would be located in a recommended location. The sign does not advertise products, or feature a thematic design, or internal illumination. While the sign does indicate that the business is a delicatessen, staff believes this design element is necessary and not a dominant feature. Because the most prominent colors of the proposed sign are cream and black and the building is also cream and black, staff believes the sign is compatible with the character of the building. Due to its simple design, small size, compatibility with the character of the building, and consistency with the remaining Guidelines, staff believes the sign is appropriate.

Based on the considerations and conclusions as noted, staff recommends the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following condition:

1. The sign design and features shall be consistent with the conceptual renderings entitled “Coastal Thirst Beach Deli Sign” and “Sign Proposal”, and dated June 24, 2024.
2. If illumination of the signs is desired in the future, ground-mounted fixtures that are low-intensity, and narrowly focused shall be approved by the Zoning Administrator prior to their installation.

Ms. Mack-Yaroch asked if the sign would be flush with the wall.

Ms. Sgroi responded that the sign would project out, perpendicular to the wall.

Ms. Mack-Yaroch asked to clarify that the public would not see the sign if their vantage point is facing the middle and would only be visible from the left or the right side of the building and asked if that was correct.

Ms. Sgroi responded, yes.

Ms. Mack-Yaroch stated that the sign would be 18 inches by 18 inches, which is quite small. She asked if there would be additional signage anywhere.

Ms. Sgroi and Ms. Jamie Albertson, the applicant, said there would not be.

Ms. Mack-Yaroch explained that the Committee prefers to make judgements according to the Guidelines, especially in regards to the three-color rule for signs. The proposal for this sign has four colors; however, given the minimalist design and the size, the number of colors did not bother her in this case. She said the blue shade was not offensive and it looked similar to the color of the shutters at Mobjack Petite Cafe, another business in the Yorktown village, so this sign proposal would blend into the area. She added that the sign is not lighted. She asked if beach deli is part of Coastal Thirst's advertisement.

Ms. Albertson responded that Coastal Thirst Beach Deli is their "doing business" name at that location.

Ms. Mack-Yaroch said that her only question was whether the phrase "beach deli" needed to be on the sign, but she understood now that it does need to be on the sign because it's part of the business's name.

Ms. Tyrer asked if the previous business's sign was above the doors.

Ms. Sgroi said yes.

Ms. Tyrer asked if people would be able to walk underneath the new sign where it is attached to the building.

Mr. Williams added that there is a planter directly underneath the sign and there is plenty of sidewalk at that location.

Ms. Mack-Yaroch asked about the tables in the outdoor dining area.

Ms. Albertson stated that the tables are not outside anymore because they have been moved inside.

Ms. Tyrer said she liked the doors painted black.

Ms. Mack-Yaroch agreed and added that it matches the trim and made the building look inviting to out-of-town visitors. She then asked what the hours of operation would be.

Ms. Albertson said they plan, at least in the beginning, to be open from 8:00am to 3:00pm for breakfast and lunch. She said that, as they develop their staff, they will look to expand into dinner hours, particularly on the weekends. She added that she would never be open late and that 8:00pm would be the latest they would be open in the future.

Ms. Mack-Yaroch stated that she had no further questions and opened the floor for the public to speak.

Mr. Davis asked if it would negatively affect the applicant's ability to serve the public if people hit their head on the sign.

Ms. Albertson said she hoped not.

Ms. Mack-Yaroch reiterated that the sign would only be 18 inches in length with a two-inch bracket. She estimated that it would be difficult to hit your head on the sign.

Ms. Tyrer said that it seems like the sign is aligned with the top of the door and it protrudes from the wall.

Ms. Mack-Yaroch asked the applicant if she considered putting the sign on the right side rather than above the doors.

Ms. Albertson asked if Ms. Mack-Yaroch meant the location where the address is currently displayed.

Ms. Mack-Yaroch said yes

Ms. Albertson said they did not discuss that option, but she did not suspect it would be an issue to place it there. She added that her main goal was to have a double-sided sign that could be seen from both sides of the street.

Ms. Mack-Yaroch said she was curious about whether it was a consideration.

Ms. Albertson responded that there was no reason in particular that they had not considered installing the sign on the right side. She said they looked at putting their sign where the former business's sign had been but they preferred the hanging sign because it would be visible from both street directions and it would be more consistent with other signs in the Yorktown village.

Ms. Tyrer said that she preferred that the sign be located to the right of the doors because the proposed location distracts from the entrance.

Ms. Albertson said she would not have a problem with that. She added that she would need to move the address down to make that happen.

Ms. Mack-Yaroch suggested the applicant move the address to the front or the left side. She added that she was not opposed to the location she originally proposed the sign because of the small size of the proposed sign. She asked if any citizens wanted to offer any input.

Teana Longoria, a resident of Chischiak Watch, said she would prefer the sign be in the original proposed location because it would look more balanced and be easier to see from both sides of the street.

Ms. Mack-Yaroch agreed and reiterated that the proposed sign would be fine over the door because of its small size.

Mr. Longoria said he felt the sign was nice.

Ms. Mack-Yaroch agreed and added that the size and the design are tasteful.

Mr. Longoria reiterated that the sign was nice and the proposed location of the sign would be great

Ms. Mack-Yaroch agreed that the sign is nice and added that the proposal ties in with the hotel to the building's right and the renovations to Water Street underway to the left. She said the proposal would not be out of place. She said she was going to make a motion to approve the design and its original proposed location.

Ms. Mack-Yaroch moved approval of Application No. HYDC-256-24 involving the design of a new sign and to repaint the front doors at 524 Water Street, subject to the following conditions:

1. The sign design and features shall be consistent with the conceptual renderings entitled "Coastal Thirst Beach Deli Sign" and "Sign Proposal", and dated June 24, 2024.
2. If illumination of the signs is desired in the future, ground-mounted fixtures that are low-intensity, and narrowly focused shall be approved by the Zoning Administrator prior to their installation.

By voice vote, the motion was approved unanimously.

Reports and Committee Requests

Ms. Sgroi reported that there had been two administrative approvals since the last meeting. Mr. Tragle applied to add a new fence along his northern and eastern rear property lines. Ms. Fenn replaced and changed the orientation of the existing front steps and railings, added new railings in the rear of the home, and a new ramp and railings from the back porch.

There being no further business to come before the Committee, the meeting was adjourned at 7:49 pm.

Respectfully Submitted,

Jeanne Sgroi, Secretary

Approved by HYDC: _____

DRAFT

COUNTY OF YORK

MEMORANDUM

DATE: September 25, 2024 (HYDC Mtg. 10/16/24)

TO: Historic Yorktown Design Committee

FROM: Jeanne Sgroi, Senior Planner

SUBJECT: Application No. HYDC-260-24; Yorktown Beach Hotel, 508 Water Street

This application, submitted by Yorktown Beach Hotel, seeks approval for a new black metal rooftop railing at 508 Water Street. The railing would be added to ensure the safety of guests using the proposed historical observation deck, which would encompass approximately 18% of the roof. The structure was built in 1965 and is considered a Non-Contributing Building.

This application is a request to review the appropriateness of the railing, because it would be visible from adjacent properties or public right-of-ways. The black metal railing would extend beyond the parapet wall and be visible from that street. The Yorktown Beach Hotel is comprised of three buildings connected by breezeways. The observation deck is proposed to be located on the southeast side of the building located along Water Street. From the vantage point of Water Street, the observation would be located on the left side of the building. The proposed observation deck is an accessory use to the hotel and only a minor expansion of a deck that was on the hotel previously; therefore, it will not require review with the Yorktown Village Activity district for the use. The applicant has provided the attached diagrams and renderings of the proposed observation deck and railing, copies of which are attached.

Pertinent Design Guidelines

The subject property is located in the Waterfront area, as defined by the Yorktown Historic District and Design Guidelines and would be subject to the standards set out in Section II, *The Waterfront* (page 55) of the Design Guidelines. The proposed changes should be evaluated in accordance with those provisions.

A summary listing of the relevant standards along with staff comments follows:

Standard	Comments
<u>II. The Waterfront</u> <u>B. Site Planning and Landscape Alterations</u>	
1. Views Scenic and pleasant views to and from the York River and vantage points such as the Coleman Bridge, the bluffs, and	The proposed railings will not obstruct any views of the river from adjacent properties but will contribute to the creation of a scenic

<p>other significant sites should be protected and maintained. The effect of new construction on such views, and on views from surrounding properties, will be considered on a case-by-case basis. Views objectionable in the Historic District from such vantage points should be screened whenever possible.</p>	<p>vantage point of the river. The black railing blends in with the building and would not be obtrusive to those viewing from the beach or the river.</p>
<p><u>C. Architectural Additions, Alterations and New Construction</u></p> <p><u>2. Architectural Elements</u></p>	
<p>b. Building Color</p> <p>(1) Paint colors for all exterior surfaces (excluding fences) should be selected 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>The exterior of the building has two colors—white and black, both of which are in the Yorktown Color Palette.</p>
<p>g. Porches and Balconies</p> <p>(4) Railings should have top and bottom rails and balusters should have a vertical orientation. Wood or wrought iron is an appropriate material for railings.</p>	<p>The railing would be one solid and continuous piece of black metal without balusters; however, the parapet wall would obscure the bottom portion of the railing. The railing would extend one and a half feet (1.5') above the wall and would be the only visible portion.</p>

Recommendation

While the railing would lack balusters, staff believes the proposed rooftop railing fits the character of the building. The railing echoes the look of the balcony railings, which have thick black top rails. Staff believes the proposal is substantially consistent with the Design Guidelines and will improve the overall aesthetic of the building. Therefore, staff recommends approval of the rooftop railing with the design and specifications/details as submitted by the applicant.

Sgroi/6689

Copy to Matt Bowry

Attachments

- Application

Historic Yorktown Design Committee

September 25, 2024

Page 3

- Vicinity Map
- Narrative
- Diagram of proposed railing
- Observation deck plan and renderings
- Letter and photo regarding original sundeck



HYDC #: <u>260-24</u>
Date Filed: <u>9/20/24</u>

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

I/We _____ 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: _____

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): _____

GPIN: _____

Proposed Action(s):

	New Building	Repainting with existing color scheme
	Addition	Repainting with different color scheme
	Relocation	New roof – same color and materials
	Demolition	New roof – different color or materials
	Deck / Porch / Trellis	New / replacement windows
	Garage / Storage Shed	Signs (new or replacement)
	Walls / Fences	
	Other (please describe) _____ _____	

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: _____

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.)

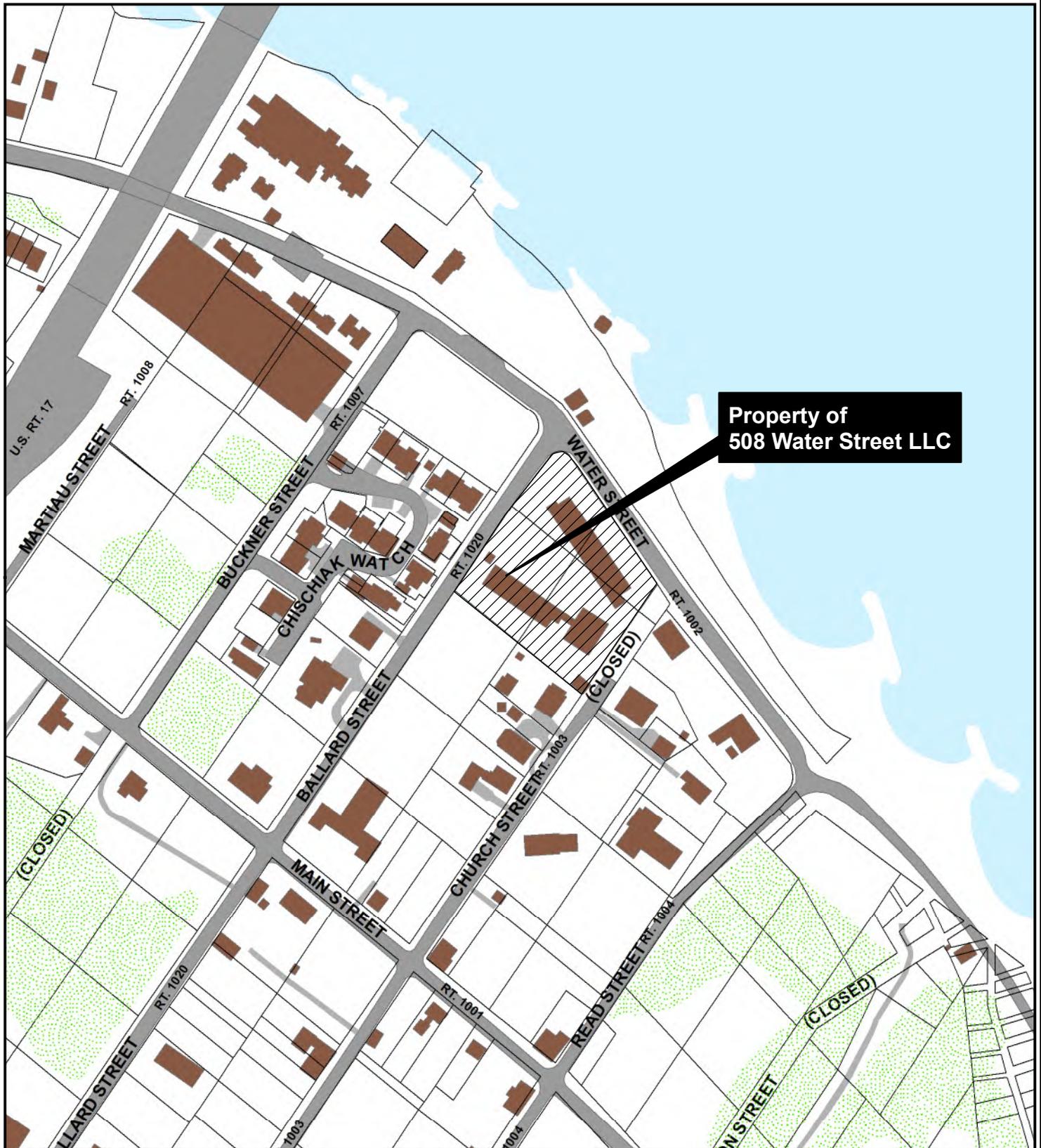
APPLICANT: Matt Bowry

508 Water Street

Request for review of new black metal rooftop railing

VICINITY MAP

APPLICATION NUMBER: HYDC-260-24



★ = 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 October 16, 2024.

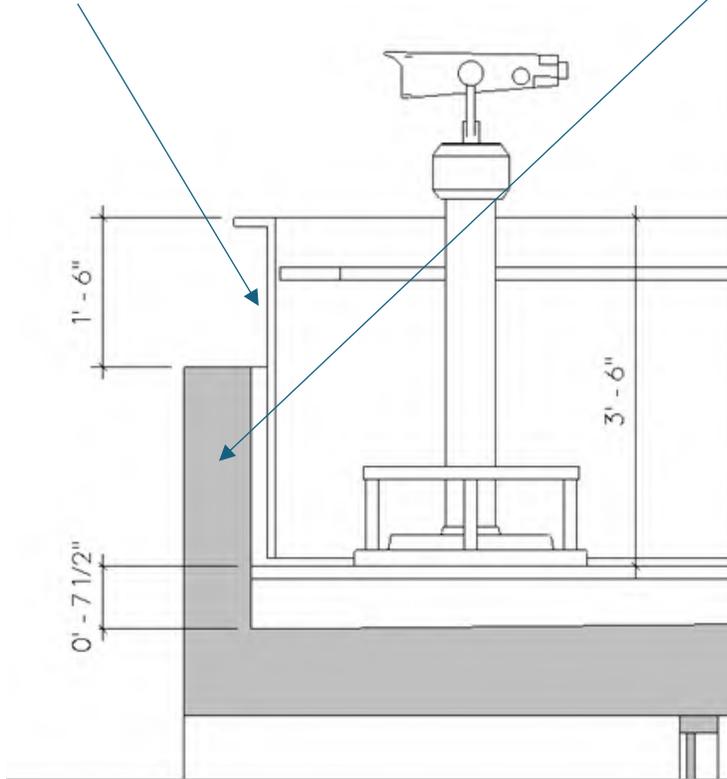
To: Historic Yorktown Design Committee
From: Matt Bowry
Date: September 20, 2024
Re: Historical Observation Deck

I am requesting approval for the addition of a black metal railing to be attached to the roof of the Yorktown Beach Hotel.

The new railing will be attached to ensure the safe operation of a historical observation deck which will encompass approximately 18% of the roof. I plan to work with the County to develop language for a historical placard that guests can reference while viewing the battle sites on the York River. Initially, the deck will be limited to hotel guests only but ultimately may be open to a limited number of membership-only patrons. The deck will be open on a limited basis as weather permits but never later than 10:00PM and more commonly only until 9:00PM. The deck will always be staffed when open. The deck will serve as an extension of the current lobby market and a superior viewing option for guests to enjoy a coffee, muffin, cold beverage and/or snack while learning about Historic Yorktown's role in the Revolutionary War. Beverages will include coffee, beer, wine, water and soft drinks. Snacks will be limited to prepackaged pretzels, chips and nuts. No music will be played on the observation deck and umbrellas will only be used in the back portion of the seating area to reduce/eliminate visibility from Water Street. The deck will be approximately 750sf (30 x 25) and have seating for 50 patrons.

The visible portion of the railing from Water Street.

Existing exterior wall.



OBSERVATION DECK

Yorktown Beach Hotel

508 Water Street Yorktown VA 23690





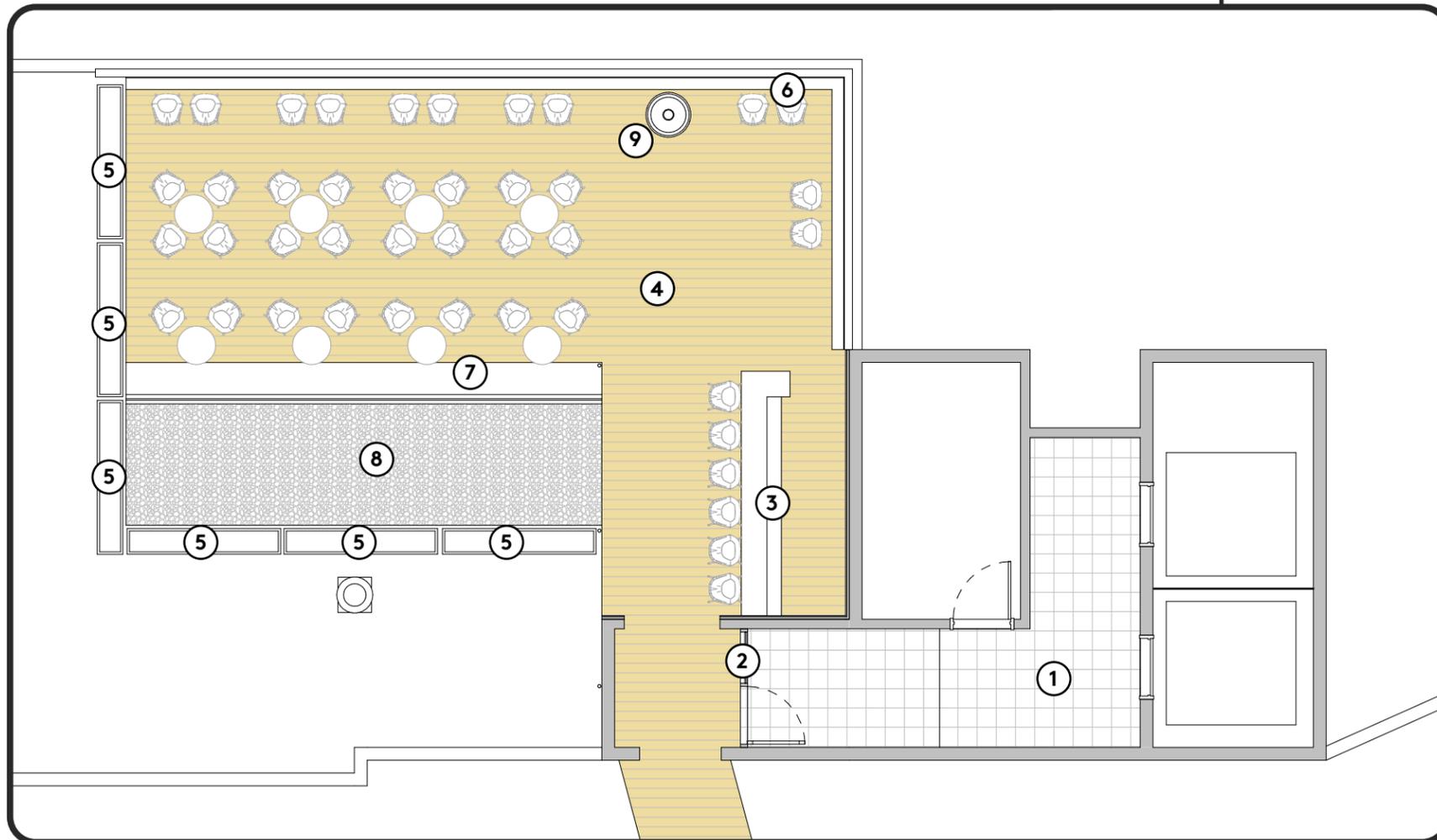
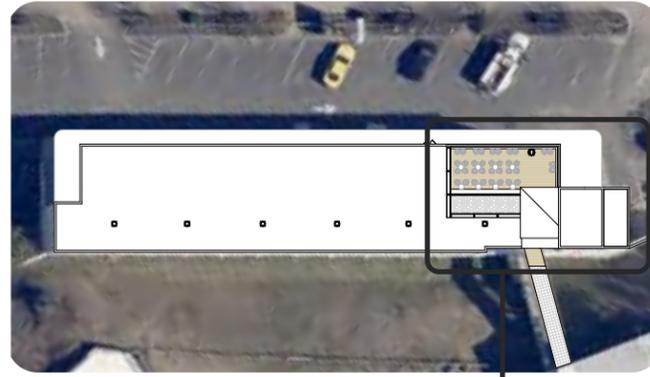
EXISTING CONDITIONS PHOTOS

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024



NOTES

- 1 Ramp
- 2 New storefront wall and door
- 3 Outdoor Sales Counter
- 4 Wood Deck - approx 750 square feet
- 5 Planters
- 6 Guardrail with drink rail
- 7 Banquette
- 8 Gravel
- 9 Binocular Viewing Maching



EXISTING

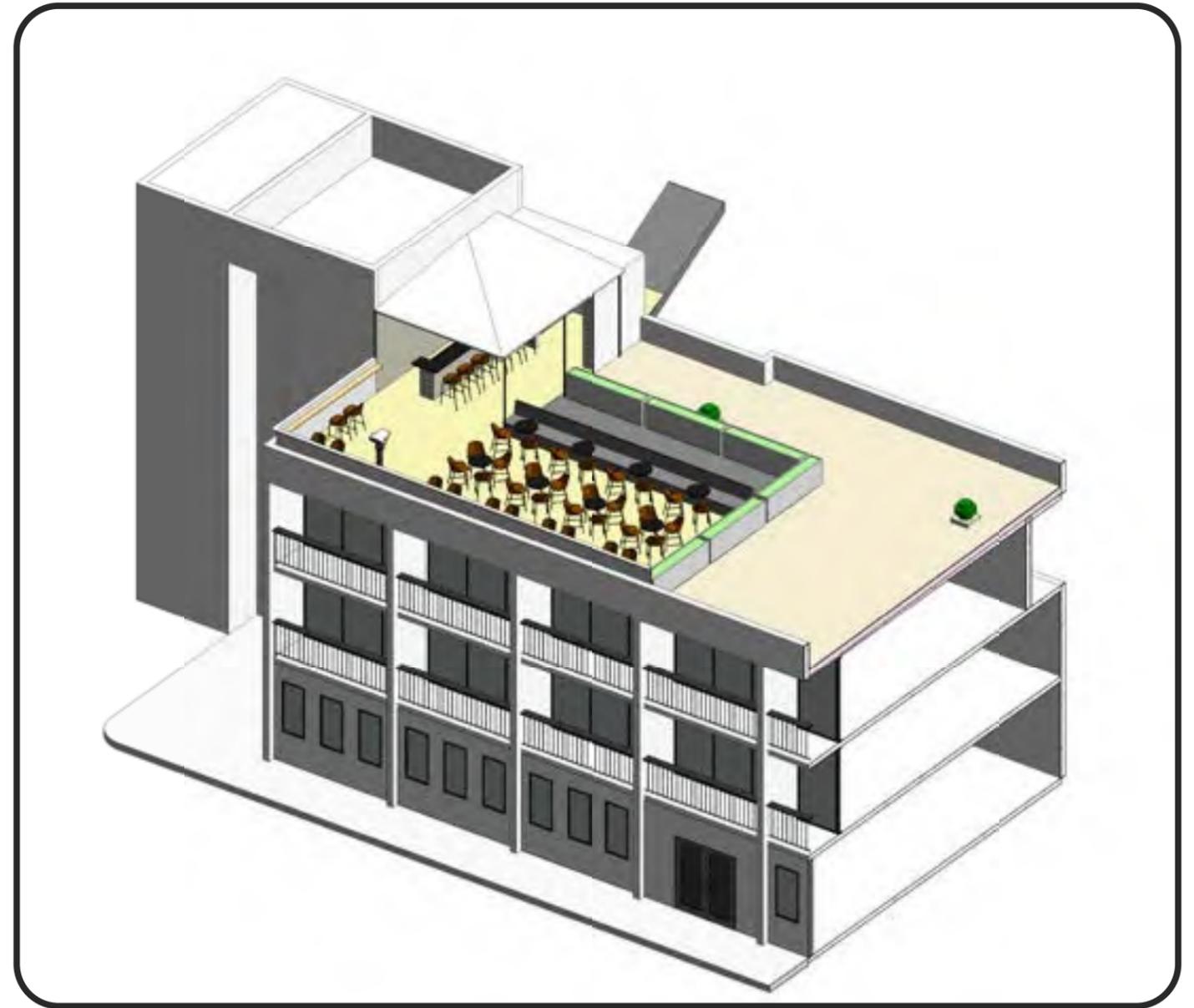


PROPOSED

OBSERVATION DECK PLAN



EXISTING



PROPOSED

OBSERVATION DECK 3D VIEW



OBSERVATION DECK RENDERING

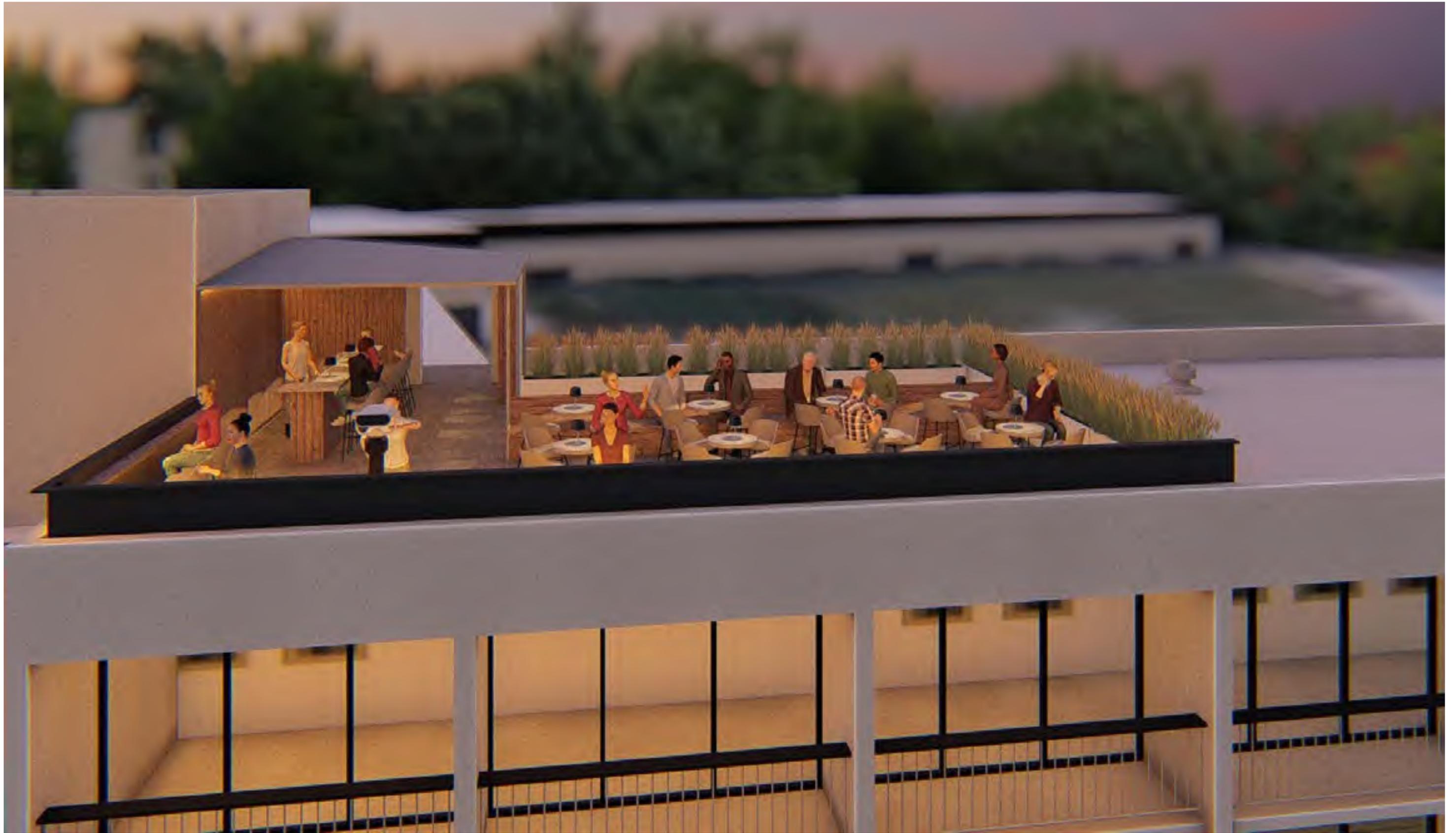
YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024





OBSERVATION DECK RENDERING

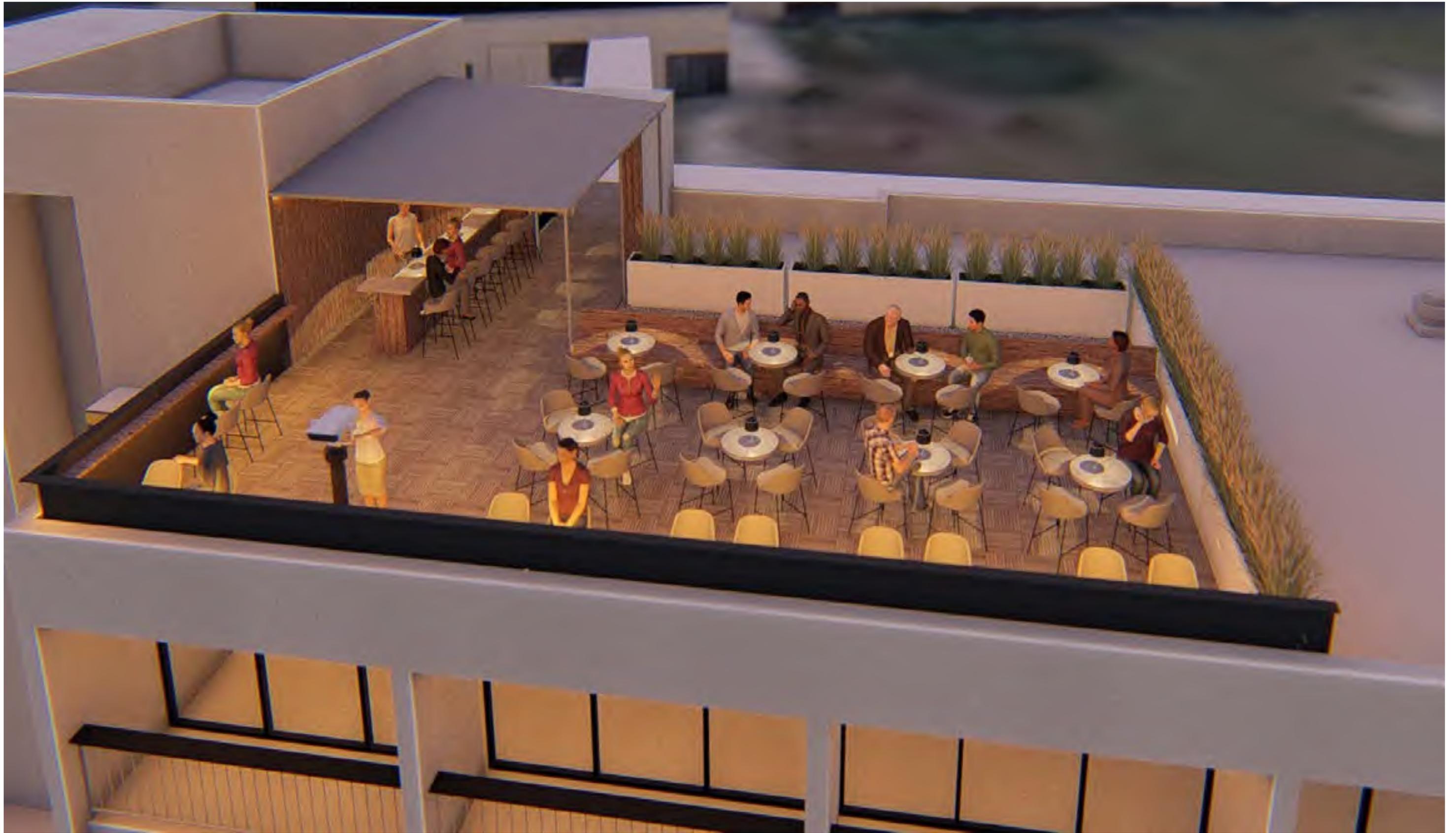
YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024



OBSERVATION DECK RENDERING

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024





OBSERVATION DECK RENDERING

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024



OBSERVATION DECK RENDERING

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024





OBSERVATION DECK RENDERING

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024





OBSERVATION DECK RENDERING

YORKTOWN BEACH HOTEL | OBSERVATION DECK | 06 SEPTEMBER 2024



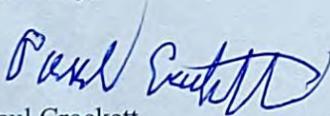
December 9, 2021

Earl W. Anderson, AICP
Senior Planner
York County
100 County Drive
Yorktown, VA 23692

Dear Earl,

I write this letter at the request of Matt Bowry. He mentioned to me that there may be some misinformation floating around about the sundeck that he is trying to reestablish. During the late 70's and 80's, my family operated a sundeck at the Duke of York Hotel. I have provided Matt with pictures of the structure that we had on the roof. We never had any complaints from our neighbors and the guest's loved being able to enjoy the wonderful view. If you have any questions or need further clarification, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Paul Crockett". The signature is written in a cursive style with a large, stylized initial "P".

Paul Crockett



COUNTY OF YORK

MEMORANDUM

DATE: October 4, 2024 (HYDC Mtg. 10/16/24)

TO: Historic Yorktown Design Committee

FROM: Jeanne Sgroi, Senior Planner

SUBJECT: Application No. HYDC-261-24, Chris and Diane Connell, 230 Nelson Street: New black framed divided light windows, new white vinyl siding, and new white gutters

Issue

This application, submitted by Chris and Diane Connell, seeks approval to replace seven existing windows located on the front and left side of the house, the siding, and the gutters and downspouts on their house located at 230 Nelson Street. All windows would be single-casement, have a black exterior with white trim, and have two muntins forming a “+” divided light pattern. These would replace the existing double-hung, white, non-divided-light windows. The proposed changes would remove one window on the right side gable by covering it with siding.

The proposed siding would be a white vinyl clapboard-style and would replace the existing white clapboard-style siding. The existing siding is partially white aluminum and partially white vinyl. According to the applicants, the new siding would mimic the size and look of the original wood siding that was on the home one hundred years ago. Additionally, the applicant is requesting to replace the existing white metal fascia-mounted k-style gutters and downspouts with identical ones. According to Section 24.1-377(e)(2) of the York County Code, “gutter replacement that matches the existing” are exempted from review. Copies of the work orders, a photographic example of the proposed siding 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 1930 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 windows and siding 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	

<p>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 accorded by the basic development standards established for Yorktown.</p>	<p>The windows and siding are visible from Nelson Street. The proposed work will not have an impact on views toward significant features or resources, nor will it affect the views from those resources or other significant vantage points.</p>
<p style="text-align: center;"><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>The current windows are white double hung windows while the new windows would be black divided light single casement windows. The new windows would look different from what is in place now. The existing siding is a mix of white aluminum and vinyl clapboard-style siding, while the new siding would be white vinyl. The owners indicated that the original 1930s siding was wood. The new siding would be clapboard-style white vinyl and would look similar to the existing siding.</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.</p>	<p>The proposed work will not make the house look anachronistic and will blend with the surrounding area.</p>

<p>(5) Façade Arrangement</p> <p>(b) The arrangement of significant windows, doors, and other façade elements on any facades of existing construction that are visible from public rights-of-way should not be altered. Significant elements are those that help define the character and style of the structure or that contribute to its architectural symmetry or form.</p>	<p>The proposal would cover a small existing window in the gable on the right side of the house. It is visible from a public right-of-way but is not a significant or defining feature of the home.</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 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>The proposed siding would be a wood-look vinyl. While the Guidelines call for painted wood clapboarding, it allows the Committee to consider synthetic sidings 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</p>	<p>The proposed windows would be black while the existing windows are white; however, staff believes the color is characteristic of the building's architectural style. Black and white are included in the Yorktown Color Palette.</p>

<p>proposed and will be considered on a case-by-case basis.</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>(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>The proposed windows do not match the existing windows in color or style but the size would remain the same.</p> <p>The proposed windows are single-casement style which are not allowed but staff believes they would be compatible with and characteristic of the architectural style of the structure.</p> <p>The proposed windows would have snap-in muntins. Staff believes these would be appropriate given the house does not have existing divided-light windows.</p>

Recommendation

In staff’s opinion, the proposed divided-light windows would be more characteristic of a contributing building in the historic core than the existing windows. The proposed black color of the windows would change the overall appearance of the home, given the existing windows are white, but staff believes the color is appropriate and it was selected from the Yorktown Color Palette. The Guidelines require all new construction buildings to have double-hung windows but for contributing buildings, like the subject house, the Guidelines recommend against casement windows *only* if they are not compatible with and characteristic of the particular architectural style of the original structure. Staff believes casement windows would be appropriate for the style of the house.

The applicants propose to replace the white aluminum and vinyl siding with white vinyl siding and the Guidelines allow the Committee to consider synthetic sidings on a case-by-case basis. The Guidelines recommend that design features that characterize contributing buildings be retained and maintained; however, it appears the house has not retained its original building materials over the years. Staff believe the wood-look vinyl siding would be an overall improvement compared to the existing siding.

In staff's opinion, the proposal is substantially consistent with the Design Guidelines and the proposed changes would be visually appealing. Given the considerations and conclusions as noted, staff believes 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 condition:

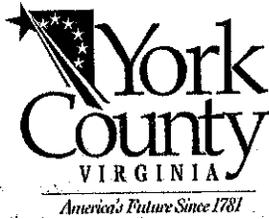
1. The vinyl siding shall have a wood grain surface or "wood-look".

Sgroi/6689

Copy to Chris & Diane Connell

Attachments

- Application
- Paramount Builders work orders
- Narrative description
- Photographic example of siding
- Vicinity Map



HYDC #: 261-24

Date Filed: 9/18/24

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

We Chris + Diane Connell 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: 230 Nelson St.

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): ~~3000~~ 7000

GPIN: P116-2567-4344

Proposed Action(s):

<input type="checkbox"/>	New Building	<input 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 (<i>front windows only</i>)
<input type="checkbox"/>	Garage / Storage Shed	<input type="checkbox"/>	Signs (new or replacement)
<input type="checkbox"/>	Walls / Fences	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Other (please describe) <u>Remove old aluminum siding (and old vinyl siding, house has both) and old front windows and all gutters (all in poor condition) and install new siding, windows, and gutters. See Paramount Builders work order for new product details and color.</u>		

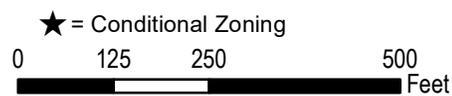
Detailed Description of Proposed Improvements / Actions: please describe the proposed exterior improvements and property modifications that you would like to undertake; attach architectural plans or sketches or photographs to depict the proposal: Same as above

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.)

Listed in "Paramount" details

APPLICANT: Chris & Diane Connell
230 Nelson Street
Request for review of new windows, siding, and gutters

VICINITY MAP
APPLICATION NUMBER: HYDC-261-24



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 October 16, 2024.



A 1-800-HANSONS Company

Window Work Order

Customer Information

Diane Connell
Chris Connell
230 Nelson Street
Yorktown VA 23690

Date: 09/05/2024

Type of House

Type of House: Ranch

Specifications The Contractor Agrees To:

- only the five front windows and the two on the left side front are being replaced at this time. All windows are to be black exterior and white interior. They will all have a grid pattern of one grid down the middle and one grid across the middle forming a +. the trim around the windows will be white.
- In accordance with the attached work order Paramount Builders, LLC will remove the existing units and haul them away.
- If applicable, Paramount Builders, LLC will remove exterior storm windows or shutters.
- Customer is responsible to contact outside third party companies for removal and re-connection of any items not previously discussed including security sensors, cameras, etc.
- If applicable, remove the existing exterior metal trim coil around the openings being replaced.
- Inspect for and replace rotted or damaged wood within the openings listed in the scope of work. Wood replacement includes brick mold, exterior window stop, or any wood on the exterior wall surface within the pocket. Unless otherwise specified, any other wood in the openings including structural framing will be replaced at the current labor and material charge.
- Install custom fabricated Preservation window systems to include 100% pure PVC multi chambered, insulated frames with triple pane, LowE2, Argon gas filled glazing systems utilizing SST Spacer technology.
- All installed window units will be the exterior and interior color indicated below.
- All units will have a standard half screen on double hung or sliding units unless otherwise specified.
- Install G8 Enamel bonded coil to all exterior window systems where applicable. Unless otherwise detailed on the attached work order.
- In the event that Paramount Builders, LLC replaces or installs any new exposed wood such as window stools, window casing or patio door casing as necessary, It will be the homeowners responsibility to paint or stain the wood to their specifications. Paramount Builders, LLC does not paint or stain any wood.
- *Any window measuring 21.999 sq. ft. or more will be double pane glass.
- *Any specialty shape window, Octagon, Hexagon, Triangular, etc... will be double pane glass
- All Colored Exterior Laminate will only have a 10 year limited warranty and comes with full screen if applicable
- Remove all job related debris and clean down work site.
- Customer will receive all applicable warranty documents attached to this work order. If the warranty is missing please reach out to our office.

The following windows will be installed by Paramount Builders, LLC.

Total number of windows in the home	21
Total number of windows being installed	7

Window Trim Coil Color

Color: Glacier White (V1)

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Window Item



Window Brand Preservation
Model # Single Casement - 9071
Quantity 2
Color Colored Exterior Lamination Black Custom

Location Living Room
Size 28 x 48
Grids ColonialContouredTopThere is to be one grid down the center and one grid across the middle, forming a + in the sash

Window Item



Window Brand Preservation
Model # Single Casement - 9071
Quantity 5
Color Colored Exterior Lamination Black Custom

Location Living Room
Size 28 x 48
Grids ColonialContouredTopThere is to be one grid down the center and one grid across the middle, forming a + in the sash

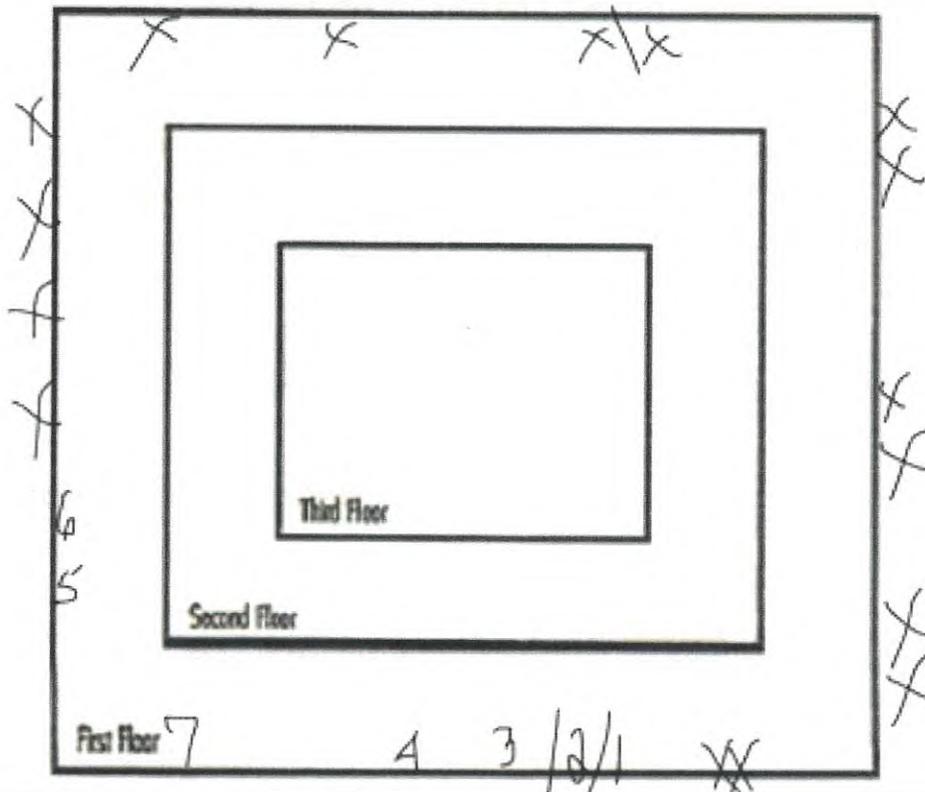
Additional Information

Unforeseen costs that could occur

Items that are not visible and in plain sight within the area where the scope of work is to be completed will be, unless otherwise detailed, evaluated and costed at current market pricing. This includes wood rot or damage that may not be known until materials are removed, to include old roofing materials, siding materials or other products that may be installed in the same area where new materials are being installed. Additional layers of shingles that need to be removed may not be visible to the representative or property owner at the time of the contract, and may add additional labor cost to the project unless otherwise detailed. Additional Materials or labor may require a mutually agreed upon and signed change order / Addendum before the project can be completed.

DR

House Sketch



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A 1-800-HANSONS Company

Siding Work Order

Customer Information

Diane Connell
Chris Connell
 230 Nelson Street
 Yorktown VA 23690

Date: 09/05/2024

Specifications The Contractor Agrees To:

- If applicable, Paramount Builders, LLC will remove the gutters and downspouts.
 - Customer responsible to contact outside third party companies for removal and re-connection of any items not previously discussed including security sensors, cameras, etc.
 - If applicable, remove the existing siding materials to include accessory items to include house numbers, lights, flagpole holders, shutters, storm doors, satellite dishes, etc.
 - Install required Siding installation behind all siding panels that are being installed.
 - Install Siding as indicated below.
 - Install Corner boards on all corners where siding is being installed. (If applicable)
 - Reinstall any previously removed items to include house numbers, lights, flagpole holders, shutters, storm doors, satellite dishes, etc.
 - Remove all job related debris and clean down work site.
- Customer will receive all applicable warranty documents upon completion and funding of the project and after all materials have been registered with manufacturer for warranty coverage.

Job Specifications

Siding Specs			
Charter Oak w/ Fullback Contoured Insulation		Siding Color	Glacier White
Dutchlap & Clapboard Profiles w/ Fullback Contoured Insulation		Corner Post Color	Glacier white
Siding Profile	Clapboard		

Selected Siding Options

Remove Existing Siding	YES
Existing Siding Style	Aluminum

Scope Area is defined by the area of work in which services will not include any excluded areas.

Areas or structures to be EXCLUDED in scope area	All detached buildings
Electrical R&R	Included
Fascia, Frieze, Rakes, Return, Corner Boards, Belly Boards, Band Boards (Wood Replacement ONLY)	Included
Extra Labor	Included
Siding/Trim Remove Old	Included

Additional Information

There is a window on the right side gable that is to be covered over. It's recessed so do not remove the window. Just go over the opening with our siding.



A 1-800-HANSONS Company

Gutters Work Order

Customer Information

Diane Connell
Chris Connell
 230 Nelson Street
 Yorktown VA 23690

Date: 09/05/2024

Specifications The Contractor Agrees To:

- Paramount Builders, LLC will remove the specified gutters and downspouts.
- Customer responsible to contact outside third party companies for removal and re-connection of any items that prevent proper installation of the gutter system including electrical power lines, cables, or other obstructions
- Inspect fascia boards where gutters are to be installed for rotted or damaged wood. If additional wood is required it will be replaced at the current labor and material charge.
- If the current fascia is covered with any type of aluminum or painted finish, and the fascia board requires replacement, the customer will be responsible for the cost of either installing the aluminum trim coil, or painting the fascia boards before the gutters can be installed. Unless the customer has agreed within this project to have the aluminum trim replaced at the time of the gutters removal by Paramount Builders, LLC.
- Gutters will be seamless, continuous run gutters on all fascia boards designated in the scope of work.
- If applicable, in ground drainage adapters will be installed if the downspout size changes from what the customer currently has in place. (Example – changing from standard size downspouts to oversize downspouts)
- If applicable, install LeaFree Protection System to all designated gutters.
- Remove all job related debris and clean down work site.
- Customer will receive all applicable warranty documents attached to this work order. If the warranty is missing please reach out to our office.

Gutter & Downspouts Job Specification

Job Specs	Gutters	Standard Gutters	Color	White
Job Specs	Gutters	Oversized Downspouts	Color	White
Additional Information				0
Warranty Information				
Warranty Details				Gutter Warranty
Manufacturer's Warranty				https://tinyurl.com/leafgutterwarranty

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Sgroi, Jeanne

From: diane.connell [REDACTED]
Sent: Tuesday, September 24, 2024 6:42 PM
To: Sgroi, Jeanne
Subject: [EXTERNAL] Fwd:

Hello Jeanne, I hope this email makes sense with the attachments. The first picture is what our home currently looks like, and the second picture is an example of the siding from Paramount Builders on a home.

Thank you, Diane

Sent from my iPhone

Begin forwarded message:

From: chris connell <connelle[REDACTED]>
Date: September 24, 2024 at 6:17:03 PM EDT
To: diane.connell [REDACTED]
Subject: Re:

Add also installing new white gutters and list 2 photos:

1. Current house with aluminum and vinyl siding
2. Photo of a home renovation with Premium white vinyl siding from Paramount





On Tue, Sep 24, 2024 at 5:09 PM <diane.connell> wrote:

Sent from my iPhone

Begin forwarded message:

From: connelle
Date: September 23, 2024 at 7:21:50 PM EDT
To: Diane Connell <diane.connell>

Historic Yorktown Design Committee, please consider granting approval of our siding proposal. We searched for a reputable, Class A contractor to complete the work. Paramount Builders has an outstanding vinyl product that mimics the original size and look of the original wood siding that was placed on the home one hundred years ago. Their product is guaranteed to withstand our changing climate conditions without becoming worn, dented sagging, cracking, chipping and peeling. The windows we chose as well as the siding are able to withstand wind and hail such as would occur during hurricane conditions. The siding color is arctic white with a wood look finish, much like what the house looks like now. We put a lot of thought into this siding decision. Our goal is to preserve this little cottage for another hundred years. Thank you for your consideration.

Chris and Diane Connell

Sent from my iPhone

COUNTY OF YORK

MEMORANDUM

DATE: October 9, 2024 (HYDC Mtg. 10/16/24)

TO: Historic Yorktown Design Committee

FROM: Jeanne Sgroi, Senior Planner

SUBJECT: Application No. HYDC-262-24, Kennedy Neill, 120 Ballard Street: New white vinyl picket fence

Issue

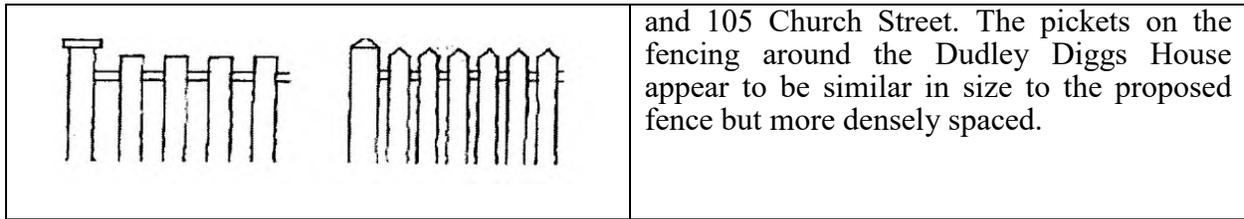
This application, submitted by Kennedy Neill, seeks approval to install a white vinyl picket fence on the left side of his front yard located at 120 Ballard Street. The fence would be approximately three feet in height and twenty-four feet in length (3' x 24') comprised of three eight-foot (8') sections. The pickets are one and a half inches (1 ½") in width and are spaced three and seven-eighths inches (3 7/8") apart. The applicant plans to install the fence at the front of his property along the sidewalk, on the left side, closest to the Post Office. Photographs of the fencing material and the location where it would be installed 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 1999 and, therefore, is considered to be a Non-Contributing Building (1946 or later construction) making it subject to the standards set out in Sections I.B and I.C.2. (pages 28-30 and 37-38) of the Design Guidelines. The installation of the fence should be evaluated in accordance with these provisions. A summary listing of those standards, along with staff comments regarding compliance follows:

Standard	Comments
I.B. Site Planning and Landscape Alterations	
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 accorded by the basic	The proposed fence would be visible from Ballard Street. The home is located across the parking lot of York Hall and next to the Yorktown Post Office. The Post Office also has a white picket fence, which appears to be constructed of white painted wood.

<p>development standards established for Yorktown.</p>	
<p>5. Walls and Fences</p>	
<p>b. Wooden picket fences are an appropriate type of fencing to use when defining property lines and public rights-of-way.</p>	<p>The applicant is proposing to install a vinyl picket fence to define his property line and distinguish it from the adjacent public right-of-way. This does not match the Guidelines.</p>
<p>c. Wrought iron and composite wood or wood-substitute products or synthetic fence materials may be considered on a case-by-case basis.</p>	<p>The proposed fence is constructed of a synthetic fence material and the Committee should decide if it would be appropriate in this case.</p>
<p>C. Architectural Additions and Alterations</p>	
<p>2. Non-Contributing Properties (1946 or later construction)</p>	
<p>d. Color</p> <p>Colors for additions and existing construction should be compatible with the paint colors of surrounding properties and selected 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>The proposed fence is white. The color is compatible with the paint colors of the surrounding properties. The Post Office next door also has a white wooden picket fence. White is included in the Yorktown Color Palette.</p>
<p>APPENDIX 2: ILLUSTRATIONS AND DIAGRAMS</p>	
<p>3. Fences</p>	
<p>Fences should be simple in overall design, painted white, between 36"- 48" in height, and have appropriately sized and spaced pickets with a simple, geometric profile. Pedestrian entry gates should be of the same material, color, and general design as the fence.</p>	<p>The proposed fence is simple in design and constructed of white vinyl. The pickets have a simple geometric profile. The proposed fence packaging says it is both three feet (3') in height and thirty-four inches (34") in assembled height. The pickets appear to be narrower and/or have more space in between them than the picket fencing around the Post Office, Swan Tavern, Somerwell House, Chischiak Watch, and the homes at 114, 112,</p>



Recommendation

Wooden white-painted picket fencing is characteristic of the Historic Core in Yorktown, given the National Park Service has installed long stretches of it in front of the historic buildings on Main Street. The Design Guidelines support a wooden white-painted picket fence but allows the HYDC to review cases on an individual basis. The proposed fence is similar in color and style (white picket) but dissimilar in material (vinyl), size and spacing. The vinyl has a smooth finish and the pickets are narrower and/or more distantly spaced than many other white picket fences in the Historic Core. In staff's opinion, the proposal is not consistent with the Design Guidelines. Accordingly, it is recommended that the Committee deny the proposal as inconsistent with the Guidelines. If the HYDC wishes to approve the application, staff has recommended the approved be subject to the following conditions:

1. The fence posts and caps shall match the vinyl pickets in color.
2. The post caps shall not have internal illumination

Sgroi/6689

Copy to: Kennedy Neill

Attachments

- Application
- Photographs of the proposed fence and location
- Vicinity Map



HYDC #: 262-24
 Date Filed: 9/25/24

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

I/We Kennedy Nejkla, Jr 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: 120 BALLARD ST YORKTOWN, VA 23690

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): _____

GPIN: _____

Proposed Action(s):

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

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: _____

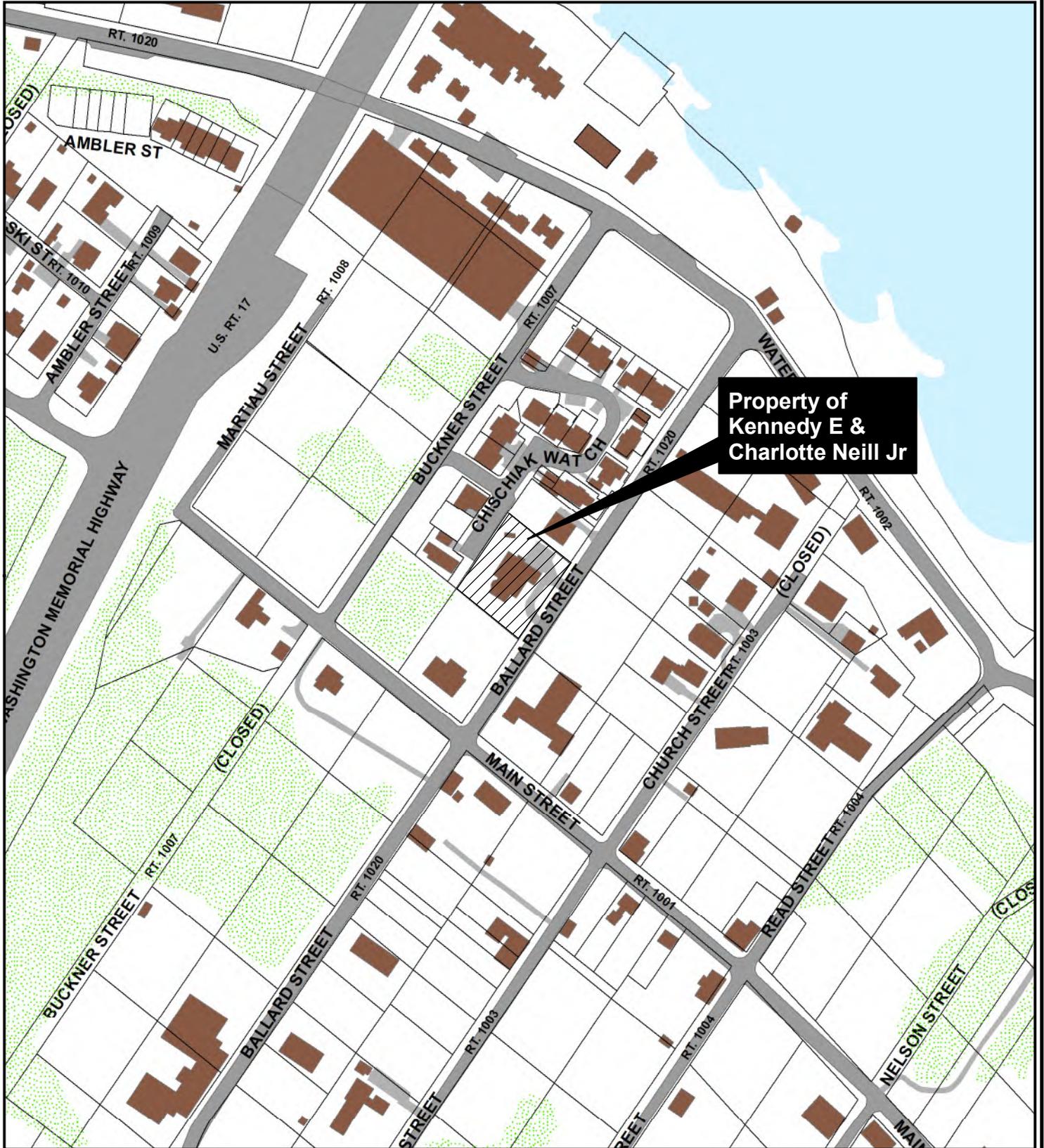
A LIST OF ALL MATERIALS USED AND COLORS PROPOSED MUST BE SUBMITTED

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.)

3 sections of pre fab governing - matches
post office picked fence - professional installed
white vinyl

APPLICANT: Kennedy Neill
120 Ballard Street
Request for review of new white vinyl picket fence

VICINITY MAP
APPLICATION NUMBER: HYDC-262-24



★ = Conditional Zoning



Printed on October 16, 2024.



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.





286 503

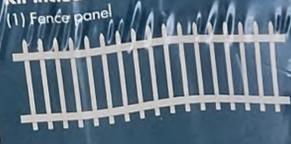


3 FT X 8 FT PICKET FENCE PANEL BRACKETED SYSTEM

CHELSEA

- Heavy duty vinyl, never needs painting or staining
- Can be installed with 4 in fence posts
- Assembled size*: 34 in H x 96.5 in W (86.3 cm H x 2.45 m W)

Kit includes:



You will also need:

- A 4 in vinyl fence posts
- B 4 in vinyl fence post caps
- C Vinyl fence post cap clips or PVC adhesive
- D Vinyl liddlock bracket kits
- E Vinyl fence gate kit

Panel to bracket to post connection



Create Custom Size

Can be cut to size for shorter length or to use with gate kit



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DISTRIBUTED BY
HOMEDEPOT
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Beverly Hills, CA 90210
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HOMEDEPOT.COM/VERANDA

LIMITED LIFETIME WARRANTY
For warranty limitations and exclusions
please call 1-877-277-4496
or visit homedepot.com/veranda
*Measured post center to post center

3411204

VERANDA



Panels can be stepped over varied terrain

3 FT X 8 FT PICKET FENCE PANEL

BRACKETED SYSTEM

CHELSEA

- Heavy duty vinyl, never needs painting or staining
- Can be installed with 4 in fence posts
- Assembled size*: 34 in H x 96.5 in W (86.3 cm H x 2.45 m W)

Kit includes:

(1) Fence panel



You will also need:

- A** 4 in vinyl fence posts
- B** 4 in vinyl fence post caps
- C** Vinyl fence post cap clips or PVC adhesive
- D** Vinyl slidelock bracket kits
- E** Vinyl fence gate kit

Panel to bracket to post connection



Create Custom Size

Can be cut to size for shorter length or to use with gate kit



MADE IN USA
HEADQUARTERS FOR:
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2415 PINEBERRY ROAD
ATLANTA, GA 30338
FOR ASSISTANCE CALL:
5160 HUNTERS AVENUE, LLAME AL
T-877-279-4496
HOMEDEPOT.COM/VERANDA



LIMITED LIFETIME WARRANTY

For warranty limitations and exclusions please call 1-877-279-4496 or visit homedepot.com/veranda

*Measured post center to post center

34113004



SANTAFE



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VIRGINIA IS FOR LOVERS
Williamsburg Hyundai

VERANDA

3 FT x 8 FT PICKET FENCE PANEL BRACKETED SYSTEM

CHELSEA

- Heavy-duty vinyl, superior strength, painting or staining
- Easy to install, no post holes
- Assembled panels - 32 in. H x 96.3 in. W

Includes:

- 32 in. H x 96.3 in. W picket fence panel
- 2 in. x 4 in. x 8 ft. picket fence post
- 2 in. x 4 in. x 8 ft. picket fence rail
- 2 in. x 4 in. x 8 ft. picket fence cap rail
- 2 in. x 4 in. x 8 ft. picket fence end cap
- 2 in. x 4 in. x 8 ft. picket fence corner cap
- 2 in. x 4 in. x 8 ft. picket fence end post
- 2 in. x 4 in. x 8 ft. picket fence corner post
- 2 in. x 4 in. x 8 ft. picket fence end cap post
- 2 in. x 4 in. x 8 ft. picket fence corner cap post

380-503