

**AGENDA**  
**Historic Yorktown Design Committee**

York Hall  
East Room  
301 Main Street, Yorktown  
November 20, 2024  
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
4. Applications for Certificates of Appropriateness
  - a. **Application No. HYDC-263-24, 114 Ballard Street**
5. Old Business
6. Reports / Member Concerns
7. Adjourn

# COUNTY OF YORK

## MEMORANDUM

**DATE:** November 14, 2024 (HYDC Mtg. 11/20/24)

**TO:** Historic Yorktown Design Committee

**FROM:** Jeanne Sgroi, Senior Planner

**SUBJECT:** Application No. HYDC-263-24, Jeffrey Vance, 114 Ballard Street: New 6 ft. wooden picket backyard fence

### **Issue**

This application, submitted by Jeffrey Vance, seeks approval to install a new six-foot (6') wooden double-sided, offset picket-style fence in the backyard of the home located at 114 Ballard Street. The backyard of the property is open to the private street and parking areas behind it within Chischiak Watch, and the applicant wishes to install the fence to create a safe backyard environment for his children and dog to play.

The fence would be comprised of tall pickets installed on both sides of the horizontal rail, offset from one another, and feature a scalloped top. The wood would remain natural in color with a clear stain to seal it and maintain the overall appearance of the fence. The fence would be approximately 70-feet wide at the back of the property, and 80-feet long on both sides of the property between adjacent lots, with 10 to 12-foot sections connecting the house to the perimeter of the fence. The fence would have a small gate on the south side of the property and a large gate on the north side over the driveway, both of which would open and close manually. There is an existing backyard fence at 120 Ballard Street and the proposed fence on the subject property would be installed next to the existing fence. A narrative description, photographic example of the proposed fence style, and sketch plan showing the proposed location of the fence are attached.

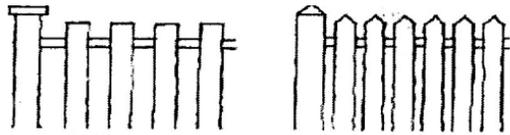
### **Pertinent Design Guidelines**

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 28-30) 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   |
|---|--|
| <p><b>I.B. Site Planning and Landscape Alterations</b></p>  |  |
| <p><b>1. Views</b></p>  |  |
| <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>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>The proposed fence would be visible from Ballard Street and Chischiak Watch. The 10 and 12-foot sections that connect the fence to the house would not be visible from the vantage point of Ballard Street, directly in front of the home, because they are proposed to be installed toward the rear of the house. They would be visible to passersby viewing the home from the left or right side of the house. The property's backyard abuts Chischiak Watch and the fence would be visible from that private property. It would also be somewhat visible from the adjacent properties at 120 Ballard Street and 115 Chischiak Watch, but remain largely obscured from view by adjacent vegetation and fencing. The existing backyard fence at 120 Ballard Street is also a tall wooden fence with natural wood color.</p> <p>The proposed fence would serve to screen the trash receptacles and air conditioning units on the property from view from Ballard Street.</p> <p>The proposal is consistent with this guideline.</p> |
| <p><b>5. Walls and Fences</b></p>   |  |
| <p>a. Existing boundary walls, fences and hedges that contribute to the character of the Historic District should be retained and maintained.</p>   | <p>The existing vegetation that defines the property line between the subject property and 115 Chischiak Watch is proposed to remain and the fence is proposed to be constructed behind the vegetation so the landscaping remains visible to the public. The proposal is consistent with this guideline.</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 wooden double-sided offset picket-style fence to define his property line and separate it from the adjacent properties at 120 Ballard Street, 115</p>   |

|   |   |
|---|---|
|   | <p>Chischiak Watch, and Chischiak Watch common area.</p> <p>The applicant's proposal is consistent with this guideline.</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 fence is proposed to be constructed of wood. The proposal is consistent with this guideline.</p>                       |
| <p>d. Chain link, unfaced concrete, concrete block, or plywood fences are not considered appropriate in the Historic District.</p>            | <p>The fence is proposed to be constructed of wood, which will be sealed. The proposal is consistent with this guideline.</p> |

**APPENDIX 2: ILLUSTRATIONS AND DIAGRAMS**

|   |   |
|---|---|
| <p><b>3. Fences</b></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 would have a scalloped top design and would be finished with a clear stain, rather than painted white. The height would be 72" or six feet (6') in height. The size and spacing of the pickets is unknown. The pickets of the proposed scalloped style fence would not be geometric in profile. The pedestrian entry gate is proposed to be of the same material, color, and general design as the fence. The proposal is not consistent with this guideline.</p> |

**Recommendation**

White-painted wooden picket fencing, notably installed by the National Park Service in many locations along Main Street, is characteristic of Yorktown's Historic Core. The County Code allows fences located in rear yards to be eight feet (8') in height or less and fences located in side yards to be six feet (6') in height or less. The Design Guidelines support a three to four-foot white-painted traditional picket fence, with pickets that have a simple, geometric design. The applicant proposes a six-foot, natural wood, double-sided, offset picket-style fence with a scalloped top in the rear and side yards. The backyard of the subject property is open to the Chischiak Watch common area which contains a private street and parking spaces. The applicant wishes to install the fence to create a safe backyard

environment for his children and dog. The proposal meets the criteria of the County Code, but in staff's opinion, the fence should be a traditional picket fence, rather than a double-sided offset picket fence. It should be painted white, and designed with a straight top, rather than the proposed scalloped top design, to meet the guideline recommendation that the picket fences have a simple, geometric profile. Because the fence would be located in the side and rear yards, staff believe the fence could be constructed at the proposed six-foot (6') height and be substantially consistent with the Design Guidelines. Accordingly, it is recommended that the Committee approve the proposal with the following conditions:

1. Except as set forth herein, the fence shall be constructed in accordance with the sketch plan and narrative description provided by the applicant and received by the York County Planning Division on September 27, 2024, copies of which shall remain on file in the office of the Planning Division.
2. The fence shall be painted white on or before November 20, 2025.
3. The fence shall not have a scalloped top design and shall feature a flat or straight top ridge.
4. The fence shall not be double-sided or feature offset pickets. The fence shall be constructed with a traditional picket fence design.

Sgroi/6689

Copy to: Jeffrey Vance

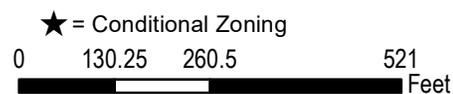
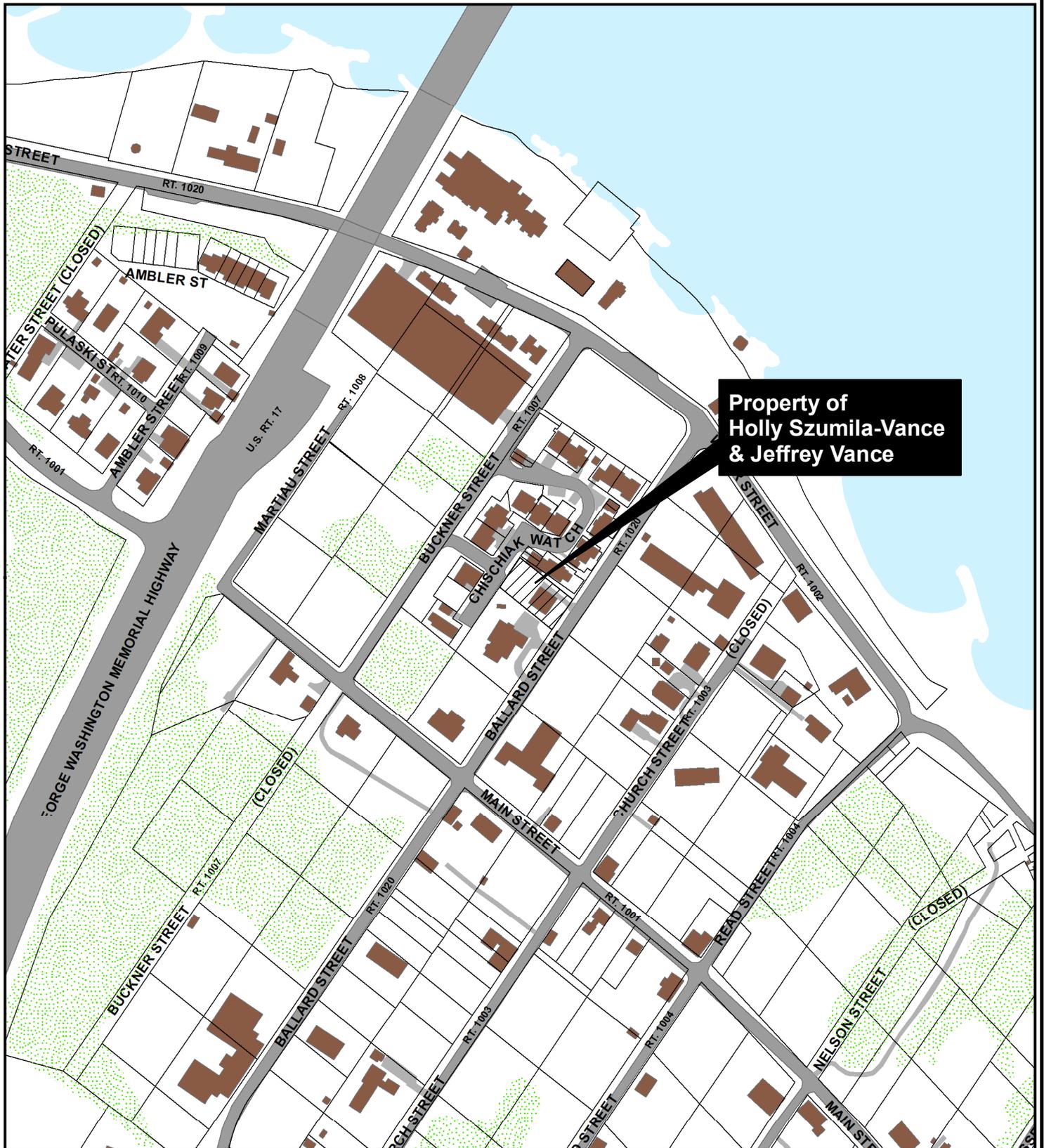
#### Attachments

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

**APPLICANT Jeffrey Vance**  
114 Ballard Street  
Request for review of  
new 6 ft. backyard fence

# VICINITY MAP

APPLICATION NUMBER: HYDC-263-24



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 November 6, 2024.



HYDC #: 263-24  
 Date Filed: 9/27/24

## Historic Yorktown Design Committee

### APPLICATION FOR ARCHITECTURAL REVIEW

I/We Jeffrey Vance 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:** 114 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:** P12d-2574-0926

**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 type="checkbox"/> | New / replacement windows               |
| <input type="checkbox"/>            | Garage / Storage Shed                     | <input type="checkbox"/> | Signs (new or replacement)              |
| <input checked="" type="checkbox"/> | Walls / Fences                            | <input type="checkbox"/> |   |
| <input type="checkbox"/>            | Other (please describe)<br>_____<br>_____ |                          |   |

**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: \_\_\_\_\_

Wooden fence enclosing the backyard area of the property. Please see attached narrative.

**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.)

## 114 Ballard St - Fence Description / Narrative

Wooden fence enclosing the backyard area of the property. Fence will generally remain toward the back of property and will not cross over to the front half.

### Measurements:

- 6 feet tall
- 70 ft wide at the back of property
- 80 ft long down both sides of the property between adjacent lots.
- 10-12 foot sections connecting the house to the perimeter fence

### Color:

- Wood will remain natural / stained clear and sealed to maintain its appearance, unless otherwise directed.

### Gates:

- Small gate on the south side (non driveway)
- large gate on the driveway to open and close manually as necessary.

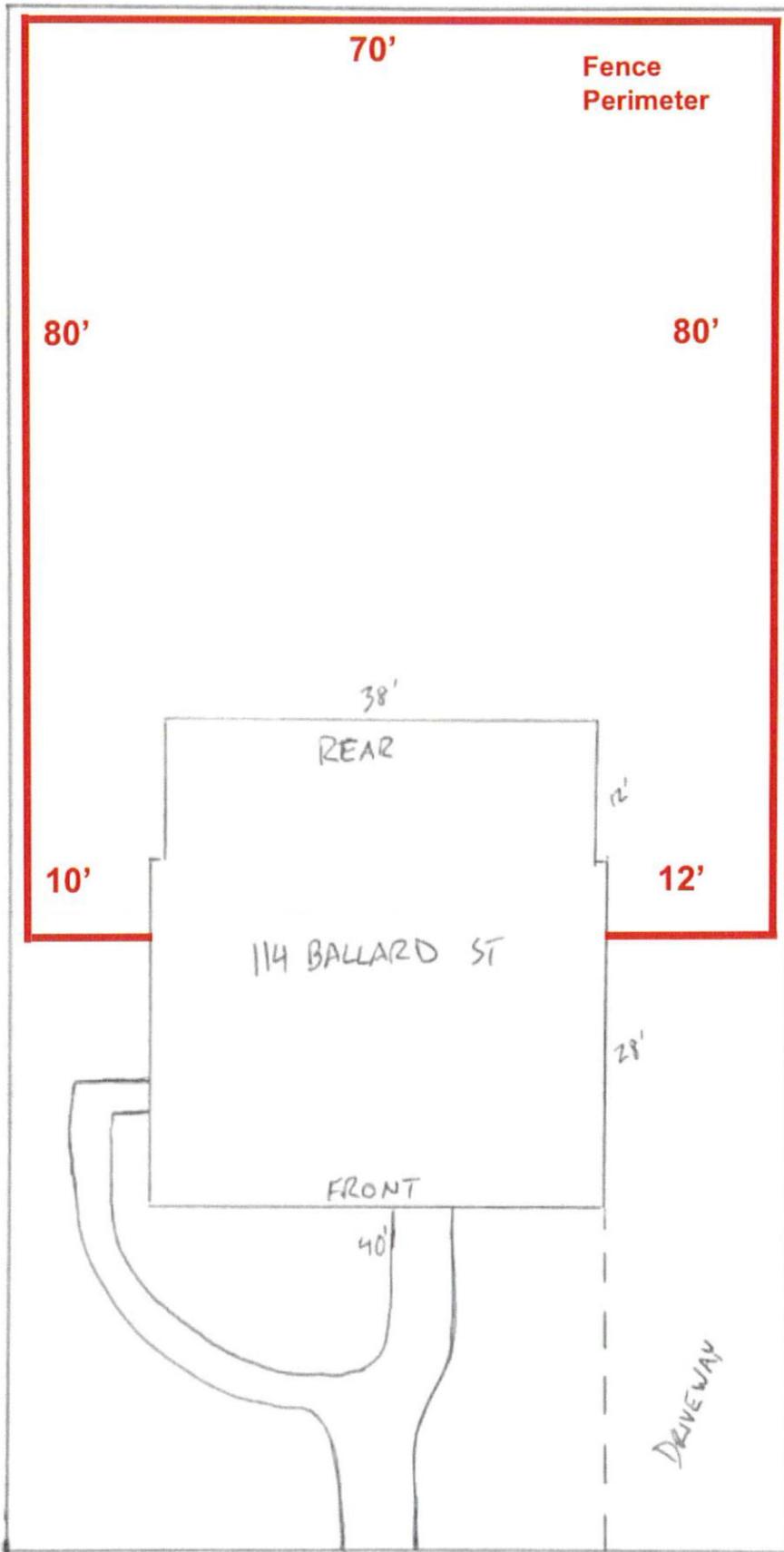
The fence will not change the existing character of the home or the property in any way. All hedges and bushes will remain, and the existing fence between 120 and 114 Ballard street will remain, with the new fence will be placed up against that fence as appropriate.

### Design:

- The fence will be designed as a tall picket fence with a scalloped top (see pic)



70 CHISCHIAK WATCH



115 CHISCHIAK WATCH

132'

132'

120 BALLARD ST.

10'

12'

28'

FRONT

40'

DRIVEWAY

PROPERTY LINES

70'

BALLARD ST

