

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

York Hall  
East Room  
301 Main Street, Yorktown  
December 18, 2024  
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
  - a. Approval of 2025 meeting schedule
  - b. Election of officers
4. Applications for Certificates of Appropriateness
  - a. **Application No. HYDC-264-24, 606 Main Street**
5. Old Business
6. Reports / Member Concerns
7. Adjourn

## **HISTORIC YORKTOWN DESIGN COMMITTEE 2025 Meeting Dates and Deadlines**

<b>Meeting Date</b>	<b>Application Due</b>
<b>January 15, 2025</b>	<b>December 23, 2024</b>
<b>February 19</b>	<b>January 29</b>
<b>March 19</b>	<b>February 26</b>
<b>April 16</b>	<b>March 26</b>
<b>May 21</b>	<b>April 30</b>
<b>June 18</b>	<b>May 28</b>
<b>July 16</b>	<b>June 25</b>
<b>August 20</b>	<b>July 30</b>
<b>September 17</b>	<b>August 27</b>
<b>October 15</b>	<b>September 24</b>
<b>November 19</b>	<b>October 29</b>
<b>December 17</b>	<b>November 26</b>
<b>January 21, 2026</b>	<b>December 30, 2025</b>

Meetings are held the 3<sup>rd</sup> Wednesday of each month and applications are due by 5:00 pm three weeks before each meeting. When an application is due on a County holiday, the due date has been changed to the nearest earlier business day.

All meetings begin at 7:00 pm in the East Room, York Hall, 301 Main Street at Ballard, unless noted otherwise in the public notice. Meetings will be cancelled in the absence of application(s) and other business needing the attention of the HYDC.

Meeting cancellations or other notices will be posted 24 hours before the scheduled date in the Administration Center, 224 Ballard Street and on the York County website at [www.yorkcounty.gov/planning](http://www.yorkcounty.gov/planning)

Staff contact: Jeanne Sgroi, Senior Planner  
757-890-6689 • [Jeanne.Sgroi@YorkCounty.gov](mailto:Jeanne.Sgroi@YorkCounty.gov)

# COUNTY OF YORK

## MEMORANDUM

**DATE:** December 13, 2024 (HYDC Mtg. 1/18/24)

**TO:** Historic Yorktown Design Committee

**FROM:** Jeanne Sgroi, Senior Planner

**SUBJECT:** Application No. HYDC-264-24, David Bowditch, 606 Main Street: New front porch addition

### Issue

This application, submitted by David Bowditch, seeks approval to add a new front porch onto the existing house located at 606 Main Street. The proposed porch would face Main Street and would be covered but not enclosed. It would have no windows, walls, or doors, and the roof would have the same slate-shaped shingles as the rear porch. The porch is proposed to be approximately twelve by thirty feet (12' x 30') in size. The foundation would consist of treated wood posts in concrete. The applicant proposes to paint the front porch with the same colors as the back porch. The existing house is approximately 42 feet from Main Street. The Zoning Ordinance, Section 24.1-327(b)(5) requires single-family detached dwellings to have a front yard setback of twenty-five feet (25'). The proposed twelve-foot (12') porch would not encroach into the twenty-five foot setback requirement.

Copies of the drawings of the proposed front porch addition 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. A summary listing of those standards, along with staff comments regarding compliance follows:

Standard	Comments
<b><u>B. Site Planning and Landscape Alterations</u></b>	
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	The proposed front porch would have a significant impact on the overall look of the house and would be visible from the National Park Services properties on Main Street.

<p>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>No new ground-level utilities are proposed; however, a recently installed HVAC unit on the northwest side of the home will need to be screened from view.</p>
<p><b><u>C. Architectural Additions and Alterations</u></b></p> <p><b>1. Pivotal and Contributing Building (earlier than 1945)</b></p>	
<p>a. Existing Materials and Features</p> <p>Design features that characterize <b>pivotal</b> 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 brick front steps would be removed and the front basement windows would be removed or covered over if the porch was installed. Sections of the dentils (the tooth-like decorative blocks under the soffit) would be covered over as well. These features would not be retained and maintained. The proposal is not consistent with this guideline.</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</p>	<p>The subject building was constructed in 1943. Front porches of the proposed style were not uncommon during that time. Therefore, the addition would not make the building appear older or newer than it actually is, nor would it include features that are incompatible with the architectural period. The porch would be smaller than the main building, constructed of the same materials and painted with the same colors as the rear sunroom. Therefore, staff believes the porch would harmonize with the surroundings and be compatible in terms of style and materials. The</p>

<p>terms of style and materials. The following principles should be observed.</p>	<p>proposal is consistent with this guideline.</p>
<p>(1) Size and Scale</p>	
<p>(a) Additions should not exceed and, preferably, be lower in height than the existing construction.</p>	<p>The porch addition would be lower in height than the existing construction. The proposal is consistent with this guideline.</p>
<p>(a) Additions should have an overall size and scale that is clearly subordinate to that of existing construction.</p>	<p>The porch addition would be smaller than the existing building. The proposal is consistent with this guideline.</p>
<p>(2) Form and Massing</p>	
<p>(a) Additions should have a simple, rectangular form similar to that of existing construction.</p>	<p>The porch addition would have a simple rectangular form that is similar to that of the existing building. The proposal is consistent with this guideline.</p>
<p>(a) Additions should not consist of unusual geometric forms or consist of complex massings of several forms. Specifically not appropriate are round structures, geodesic domes or other unusual or uncharacteristic designs.</p>	<p>The porch addition would not consist of unusual geometric forms or consist of complex massings of several forms. The proposal is consistent with this guideline.</p>
<p>(3) Roof Form</p>	
<p>(a) The roof of additions or dependencies should be compatible in type, slope, materials and detailing with that of existing construction, and appropriate to the use and architectural character of the new construction itself.</p>	<p>The roof of the proposed porch addition would have the same shingles as the rear porch (slate-like shingles). The roof of the existing construction uses slate shingles. The slope of the roof would be 4:12 and would match the slope of the rear sunroom. The proposal is consistent with this guideline.</p>
<p>(b) The roof pitch should be the same as or shallower than that of the main building.</p>	<p>The roof pitch will be shallower than that of the main building. The proposal is consistent with this guideline.</p>
<p>(4) Façade Arrangement</p>	

<p>(b) The arrangement of significant windows, doors, and other façade elements on any façades 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>Two basement casement windows on the front of the house facing Main Street would be covered over by the proposed porch; however, these windows are not a significant design feature, in staff's opinion. Therefore, the proposal is consistent with this guideline.</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 foundation will be constructed of treated wood posts in concrete and there would be no walls. The porch would have a skirt constructed of woven lattice secured between square brick support columns. The lattice would be painted to match the trim on the existing building and the brick would match that of the existing building as well. The proposal is consistent with this guideline.</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>The deck of the porch would be stained to match the rear steps to the sunroom or painted to match. The proposed stain color is unknown, but the paint would be appropriate. The proposal for paint is consistent with this guideline. A condition of approval to paint the deck to match the trim color has been proposed.</p> <p>No painting of brickwork is 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>The proposed porch would be rectangular in form and simple in character. It would have a gabled roof that would be compatible with the existing structure and style of the existing building. The porch supports are proposed to be constructed of wood. No railings are proposed. The steps are proposed to be constructed of stained wood. The proposal is consistent with this guideline.</p> <p>In staff's opinion, the proposed porch would be appropriate to the architectural style of the structure. No front porch exists now; however, the house has a small brick landing at the top of the steps to the front door that would be removed or covered over; however, no front porch exists and the front steps do not represent a significant element of the structure. Therefore, the proposal is consistent with this guideline.</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>Fascia-mounted 5" half-round gutters with 3" diameter downspouts are proposed. They will be painted to match the house's trim. A condition of approval has been added that would require the downspouts to be of a round cross-section style. The proposal is partially consistent with this guideline.</p>

### **Recommendation**

The proposed front porch addition would significantly alter the look of the house. It would also remove or cover some features of the structure including the brick steps to the front door, the dentils along the eaves, and the basement casement windows. However, front porches were not uncommon on home built in the 1940s in this area and would be compatible with the architectural period of the structure. In staff's opinion, the proposed front porch addition is substantially consistent with the Guidelines. 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. Except as set forth herein, the porch shall be constructed in accordance with the drawing and supplementary information provided by the applicant and received by the York County Planning Division on November 1 and December 5, 2024, copies of which shall remain on file in the office of the Planning Division.
2. All utilities shall be screened from the view of public rights of way.
3. All exposed wood, including but not limited to the porch support columns, steps, the porch skirt, and deck should be painted to match the trim on the rest of the house.

#### Attachments

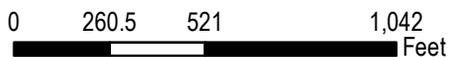
- Application materials and plans

**APPLICANT David Bowditch**  
606 Main Street  
Request for review of the  
addition of a new front porch

**VICINITY MAP**  
APPLICATION NUMBER: HYDC-264-24



★ = Conditional Zoning



Printed on December 2, 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.



HYDC #: 264-24  
 Date Filed: 11/1/24

## 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 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:** P11-3190-4741

**Proposed Action(s):**

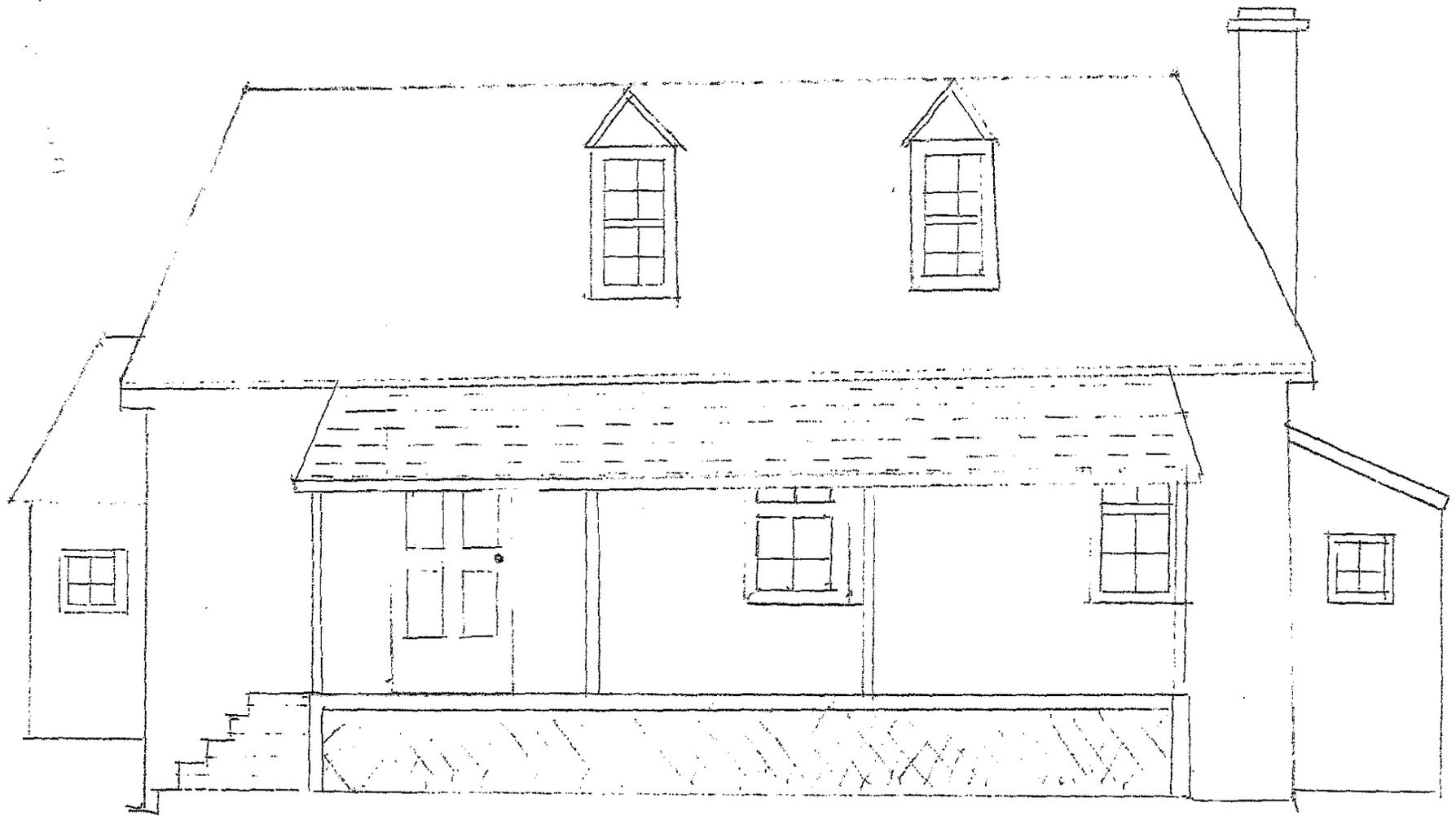
<input type="checkbox"/>	New Building	<input type="checkbox"/>	Repainting with existing color scheme
<input type="checkbox"/>	Addition	<input type="checkbox"/>	Repainting with different color scheme
<input type="checkbox"/>	Relocation	<input checked="" type="checkbox"/>	New roof – same color and materials
<input type="checkbox"/>	Demolition	<input type="checkbox"/>	New roof – different color or materials
<input checked="" 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 type="checkbox"/>	Walls / Fences	<input type="checkbox"/>	
Other (please describe)			
<u>SEE DRAWINGS</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:

ADD FRONT PORCH TO HOME AT 606 MAIN ST  
APPROXIMATELY 12' x 30', OPEN, AND COVERED AREA  
WE WISH TO HAVE 4 ROCKING CHAIRS ON FRONT PORCH

**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.)

FOUNDATION: TREATED WOOD POSTS IN CONCRETE  
SAME PAINT COLORS AS REAR PORCH  
NO WALLS, DOORS OR WINDOWS  
NEW ROOF USING SAME SHINGLES (SLATE SHAPED) AS REAR PORCH





FRONT  
PORCH  
AREA  
(OPEN)  
COVERED

MAIN  
ST  
→



606





## Sgroi, Jeanne

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**From:** David Bowditch <[REDACTED]>  
**Sent:** Thursday, December 5, 2024 2:21 PM  
**To:** Sgroi, Jeanne  
**Cc:** Tom Mulcahy  
**Subject:** Re: [EXTERNAL] 606 main st

All stains will match trim color or possibly, the back step stain color. We can discuss with HYDC.

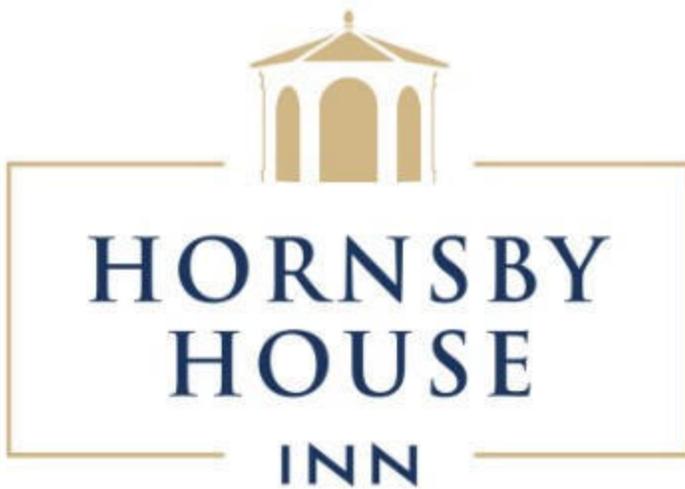
And yes, 3 risers plus deck will be needed to get to the existing brick deck.

Hope this helps

On Dec 5, 2024, at 1:37 PM, tom [REDACTED] wrote:

David,

Not sure if you got this today, but forwarding this to you. Wanted to get your thoughts or have you answer them. The idea being the riser quote is a conflict with whatever you drew for the plans. May just explain to them that you had over anticipated the risers needed to the grade. It likely will take 3 risers @ 7 ¾ with the final step being the deck height.



**TOM MULCA**  
*General Manager*



[REDACTED]



[REDACTED]



702 Main Street, Yorkto



[hornsbyhouseinn.co](http://hornsbyhouseinn.co)

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**From:** Sgroi, Jeanne <Jeanne.Sgroi@yorkcounty.gov>

**Sent:** Thursday, December 5, 2024 8:34 AM

**To:** 'dadpilot' <[REDACTED]>

**Cc:** 'Tom [REDACTED]'

**Subject:** RE: [EXTERNAL] 606 main st

Mr. Bowditch,

Thank you for getting this information to us so quickly. I have some follow-up questions and comments for you:

2. You said the deck and stairs would be stained lumber.
  - a. What color will the stain be?
  - b. Will it match the stain on the back steps to the sunroom?
6. The building code requires handrails on stairs with four or more risers. The drawings you submitted show five risers, therefore handrails will be required on the stairs. For more information on building code requirements, call the Building Safety Division at (757) 890-3566.
  - a. What material will the handrails be constructed of?

- b. Please describe the design.

Thank you,

*Jeanne Sgroi*

Planner II

York County, Virginia

Desk: (757) 890-6689

Cell: (757) 912-4719

Jeanne.Sgroi@YorkCounty.gov

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**From:** dadpilot <[REDACTED]>  
**Sent:** Thursday, December 5, 2024 11:05 AM  
**To:** Sgroi, Jeanne <Jeanne.Sgroi@yorkcounty.gov>  
**Subject:** [EXTERNAL] 606 main st

**From:** tom [REDACTED]  
**Date:** November 30, 2024 at 11:09:53 AM EST  
**To:** David Bowditch <dadpilot [REDACTED]>  
**Subject:** Re: Review 📌 Info Needed for HYDC App

1. What is the proposed pitch of the roof?

The proposed roof pitch will match that of the rear Sunporch, which is 4:12.

2. What material will the porch deck be constructed of?

The porch deck will be constructed from traditional treated decking lumber, specifically 5/4 x 6, which will be stained.

3. What material will the porch skirt be constructed of?

The porch skirt will be a woven lattice secured between square brick support columns. The brick will match that of the house, and the

lattice will be painted to match the trim on the house.

4. There appear to be two windows or vents underneath both windows to the right of the front door.

- a. Would you explain what those are?

These are casement windows designed to provide natural light and ventilation to the basement.

- b. Do you plan to remove them?

The new structure will obscure these windows from view, and therefore, we do not plan to remove them at this time.

5. What will the new steps be constructed of?

The new steps will be constructed from treated lumber, compliant with building codes, and will be stained to match the decking.

6. The image of the proposed porch you submitted doesn't show guard rails around the raised deck or along the stairs; however, the building code will likely require them. The stairs will need railings and if the deck will be more than thirty inches from the finished grade, railings will be required around the deck as well.

- a. What material will the guard rails be constructed of?

Since the deck's height will be less than 30 inches from the finished grade, matching the height of the existing steps, guard rails are not planned.

- b. Please describe the design.

As the deck will not exceed 30 inches in height above the finished

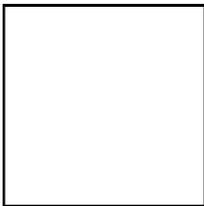
grade, no railings are necessary  
according to current building codes.

7. What material will the steps be constructed of?

Repeat question to #5

8. What design and type of downspouts and gutters are you proposing?

We plan to use the existing 5" half-round gutters and 3" diameter downspouts, which will be relocated to the front of the new porch structure. These will be painted to match the house trim.



[Sent from Yahoo Mail for iPhone](#)

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