

Historic Yorktown Design Committee

Minutes

June 20, 2018
East Room
York Hall
301 Main Street
Yorktown, Virginia

Members Attending: Carolyn Weekley, Chairman
Robert Andrade, Vice Chairman
Robert Hodson
Belinda Willis, alternate
Jose Longoria, alternate

Staff Attending: Earl W. Anderson, AICP

Mr. Andrade called the meeting to order at 7:00 PM.

Minutes

The minutes of the March 21, 2018 meeting were approved unanimously.

New Business

Election of Officers

Mr. Hodson nominated Carolyn Weekley for Chairman and moved approval of the motion. By voice vote, the motion was approved unanimously.

Ms. Weekley nominated Robert Andrade for Vice-Chairman and moved approval of the motion. By voice vote, the motion was approved unanimously.

Applications

Application No. HYDC-140-18, Larry's Lemonade, 524 Water Street

Mr. Anderson stated that this application, submitted by Larry's Lemonade, seeks approval to authorize a new sign at 524 Water Street. The proposed sign is 60 inches by 23.5 inches (5' by 1.95') or 9.75 square feet and will be hung above the main entrance off Water Street. The sign will be illuminated by two flood lights on

either side of the entrance. The business is allowed to have up to 50 square feet of signage, but is only requesting the ten square feet at this time. The sign will have black lettering on a white background.

Staff recommends approval of the sign design and specifications/details as submitted by the applicant, with the following proposed condition:

1. Any hardware used to hang the sign must be hidden or painted black.
2. The light fixtures being used to illuminate the sign shall be concealed in some way so that the light bulbs are not visible from Water Street.

Ms. Weekley asked if the applicant had any comments.

Mr. Vic Reynolds discussed the recent renovations of the structure for his new business and the black and white paint scheme used on the sign and structure.

There being no further discussion Mr. Andrade moved approval of the application for the new sign at 524 Water Street, subject to the following conditions:

1. Any hardware used to hang the sign must be hidden or painted black.
2. The light fixtures being used to illuminate the sign shall be concealed in some way so that the light bulbs are not visible from Water Street.

By voice vote, the motion was approved unanimously.

Application No. HYDC-141-18, Tom and Liz Tragle, 208 Bacon Street

Mr. Anderson stated that this application, submitted by Tom and Liz Tragle, seeks approval for the design of a new single-family detached dwelling with detached garage and shed to be constructed on property located at 208 Bacon Street. The applicant intends to occupy the proposed residence. The proposed three-story structure with unfinished third floor attic will be located on the western side of Bacon Street between the existing single-family detached dwelling at 210 Bacon Street and the vacant property at 206 Bacon Street. The proposed construction is considered to be a matter-of-right development requiring no special approvals by the Board of Supervisors.

In staff's opinion, the proposed structure is generally consistent with the Design Guidelines; however, the height and scale of the proposed dwelling is out of proportion with the adjacent structures and other dwellings along Bacon Street.

June 20, 2018

Minutes

Historic Yorktown Design Committee

Page 3

The Guidelines stipulate that new residential construction “height should not exceed two stories above grade at the principal façade” and the proposed structure is three stories and 35 feet in height, which is allowed within the Yorktown Village Activity district. The adjacent dwelling at 210 Bacon Street is approximately 20’ in height and the dwelling at 706 Main Street is approximately 25’. Additionally the dwelling to the rear (115 Smith Street) is single-story structure and is approximately 20’ in height. The other dwellings on Bacon Street appear to be no more than 25’ in height.

The illustrations in Appendix 2 provide guidance as to how structures should scale, mass, and form together. Illustration #5 shows how the building height should be equal to the surrounding structures. The proposed structure would not meet this illustration as it is 15’ taller than the most adjacent structure.

Consistency and compatibility of appearance among neighboring properties has been a factor in all HYDC reviews and actions and, in that regard, staff believes that incompatibility with the size of the other adjacent structures and those along Bacon Street should carry considerable weight. Therefore, staff is recommending denial of the application.

However, if the Committee finds that the proposal is consistent with the Guidelines and wishes to approve the application, the staff has provided the following conditions, which could be applied to the approval:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings and with the supplementary information presented with the application.
2. Any new residential walks or paths shall be constructed of brown pea stone, river stone, brick, bluestone or other monolithic stone.
3. The driveway shall be surfaced with brown pea stone/gravel, exposed aggregate concrete, or brick pavers.
4. Any future patios or terraces shall be located in side or rear yards and surfaced with brown pea stone, river stone, brick, bluestone or other monolithic stone.
5. No mail or newspaper boxes shall be allowed.
6. The structure shall use wood composite siding and composite trim boards for all exterior walls on all structures. Trim and soffit materials shall be painted wood or cellular PVC.
7. Any brick shall be laid with a Common or American bond with a mortar color that is beige-to-tan in color range.

June 20, 2018

Minutes

Historic Yorktown Design Committee

Page 4

8. Shingles shall be architectural shingles that are black or gray in color in a similar style to those shown on the drawings.
9. All door hardware shall be simple in design and appropriate to the character of the building and the district, and shall be subject to approval by the Zoning Administrator.
10. Railings and balusters shall either be square or turned pickets.
11. Exterior ground-level utilities must be screened with solid fencing or evergreen plantings.
12. The garage door shall have the appearance of a standard wood-paneled door.
13. Exterior colors of all siding, trim, windows, doors, and shingles as presented in the application materials shall be from the Yorktown Color Palette.

Ms. Weekley asked if the applicant had any comments.

Mr. Tom Tragle stated that he and his wife want to be good neighbors and they are very familiar with Yorktown and are looking forward to being able to live there. He spent a lot of time in Yorktown during his life and one of his wife's ancestors had a house across from this location near the National Park Service Visitor Center.

Mr. Tragle showed the committee a new design which reduced the roof pitch and lowered the overall height two feet. He stated that he has designed three homes and one office building and there are reasons for why they want the style and size of this house. In considering the design he looked at the surrounding lots, the views from the property, and his family lifestyle. They have a big family and want to be able to accommodate all of them at the house. He appreciated all the initial comments that the committee gave them in their first look at the design. He thought that he addressed all of their concerns before they submitted this specific plan. They plan to use Hardiplank siding for the house and the accessory structures.

Mr. Tragle continued that he worked with the architect to get the new design lowered from 32 to 30 feet. When you look around Yorktown there are many houses that are of this size. The Hornsby House is one example. Another example is the Raithel's house at 114 Church Street which is 33 feet and is a similar style of house to the one they are proposing. There are differences in house sizes throughout Yorktown and especially the contrast between the Clayton's and Bennett's houses (115 and 119 Smith Street) which is directly behind this property.

Ms. Angier Brock, 220 Bacon Street stated that she is resistant to allowing a three-story home and that if we allowed three story houses it would not be consistent with Yorktown. Many of these homes Mr. Tragle named are grandfathered or historical structures and the guidelines were made to stop those inconsistencies between structures. If this size structure is allowed it would lead to more exceptions to the guidelines. The Raithel's home sits next to parking lots and is really not comparable.

Mr. Tragle said that he tried to make accommodations to lower the height and the new design is much shorter. He did not feel it was fair to limit the development of his property based on the size of the adjacent house. The new proposal is a two-story with an attic.

Mr. Andrade asked the Tragles if they would be open to removing the dormers. This would help not make it look like three stories.

Mr. Tragle stated that they like the dormers, because you see so many around Yorktown. He wanted to make the structure look nice and similar to others in Yorktown. He figured that about fifty percent of the houses in Yorktown had dormers.

Ms. Brock opined that many of those are one and a half story homes and this proposal is for a three-story home.

Mrs. Marion Clayton, 115 Smith Street stated that this proposed house would be higher than the Bennett's house (119 Smith Street), which is next to hers. She was concerned that if you avoid what is written in the guidelines, it would threaten the guidelines. She built a small house by design and if she wanted to expand up, she would worry about setting a precedent. She felt the proposed design of the home was beautiful and it would be great to have Mrs. Tragle, a master gardener, next door; however, she felt the guidelines should be upheld.

Ms. Weekley asked what the proposed ceiling heights were.

Mr. Tragle said they wanted ten feet to accommodate the double porch, but have reduced the first floor to nine feet and the second to eight feet.

Mr. Andrade stated that he lives in a three-story, where the third story is a walk up attic.

Mr. Tragle stated that there are several two-story homes with walk-up attics in Yorktown. He asked if the committee would be happier if they removed the dormers.

Ms. Brock asked if the attic would be eight feet in ceiling height.

Mr. Tragle stated that with the new slope the attic would be shorter and would come to about a foot below where the dormers are currently shown on the drawings.

Mr. Andrade asked about the height of the dormers.

Mr. Tragle stated that the height is going to make it taller than a one and a half story house. The most important part to them is the two porches on the front. He said they could live without the dormers.

Ms. Brock stated that eliminating the dormers would allow the pitch of the roof to be lower.

Mr. Hodson stated that he is happy to compromise and lose the dormers, which would allow them to reduce the pitch of the roofline and make it shorter.

Mr. Andrade made a motion to table the request until the applicants can have the drawings updated to show the house without the dormers and to lower the roofline as much as possible.

The committee discussed how removing the dormers and lowering the roofline would give the perception of a shorter structure and how there could still be space for an attic on a two-story house.

Mr. Tragle stated that they would be fine with looking at removing the dormers and lowering the height, as long as they could still keep the double porches.

Ms. Weekley opined that the compromise would make the neighbors feel more comfortable with the height.

Mr. Hodson thanked the Tragles for all the work they did to address concerns before this was brought to the meeting. He wanted to ask about adding some architectural features to the left side of the house, as it seems a bit bland and it needs to be broken up more.

Mr. Tragle said that there is an elevator on this side so it would be harder to break up, but they could do something around the doorway in the back.

The committee discussed how best to break up the left side to make it more interesting.

Mr. Hodson asked why they wanted to have such a large driveway space along the house.

Mr. Tragle stated that he only wanted enough room to park two cars side by side and not have to move cars to get them in and out of the property.

Mr. Hodson suggested that he could have a wide driveway nearer the garage and slide the driveway away from the house making it narrower and giving more area for landscaping between the driveway and the house.

Mr. Tragle recapped what changes the committee was looking for stating that they would remove the dormers and lower the height, make the driveway narrower, and break up the left side of the house.

The committee agreed.

There being no further discussion Mr. Andrade's motion to table the request until July 25, 2018, which will be the Historic Yorktown Design Committee's next meeting, was taken up.

By voice vote, the motion was approved unanimously.

Old Business

None

Staff Reports

Mr. Anderson discussed the few administrative approvals that had been granted since the last meeting.

Committee Requests

None

June 20, 2018
Minutes
Historic Yorktown Design Committee
Page 8

There being no further business to come before the Committee, the meeting was adjourned at 8:38 pm.

Respectfully Submitted,

Earl W. Anderson, Secretary

Approved by HYDC: 

Historic Yorktown Design Committee

Minutes

July 25, 2018
East Room
York Hall
301 Main Street
Yorktown, Virginia

Members Attending: Carolyn Weekley, Chairman
Robert Hodson
Belinda Willis, alternate - voting
Jose Longoria, alternate

Staff Attending: Earl W. Anderson, AICP

Ms. Weekley called the meeting to order at 6:57 PM.

Minutes

Mr. Anderson apologized for not having the minutes from the June 20th meeting ready in time for this meeting. He had his notes available if the committee needed to refer back to them.

Old Business

Application No. HYDC-141-18, Tom and Liz Tragle, 208 Bacon Street

Mr. Anderson stated that this application was reviewed at the June 20, 2018 meeting of the committee. At that meeting, the applicants and the HYDC discussed changes to the height and design of the proposed dwelling. The Committee indicated that revised drawings were needed to make an evaluation of the design changes. The committee decided with the applicants' acceptance to table the request to give the applicants time to work with their architect to adjust the design.

The new proposal reduced the structure from a three-story to a two-story with finished attic, removed the three dormers, and reduced the height from 35 feet to 31 feet, changing the design of the roof slope. The applicant has added further design features on the left side of the structure and offset the rear sunroom. Lastly,

the new sketch plan narrows the driveway and offers more green space between the structure and the driveway.

In staff's opinion, the proposed structure is generally consistent with the Design Guidelines; however, the height and scale of the proposed dwelling is still out of proportion with the adjacent structures and other dwellings along Bacon Street. The Guidelines stipulate that new residential construction "height should not exceed two stories above grade at the principal façade" and the proposed structure is two-stories with finished attic and 31 feet in height, which is allowed within the Yorktown Village Activity district. The adjacent dwelling at 210 Bacon Street is approximately 20' in height and the dwelling at 706 Main Street is approximately 25'. Additionally the dwelling to the rear (115 Smith Street) is single-story structure and is approximately 20' in height. The other dwellings on Bacon Street appear to be no more than 25' in height.

The illustrations in Appendix 2 provide guidance as to how structures should scale, mass, and form together. Illustration #5 shows how the building height should be equal to the surrounding structures. Although, the height of the proposed structure has been lowered by four feet, the design does not comply with the Guidelines as it pertains to its surrounding structures.

Consistency and compatibility of appearance among neighboring properties has been a factor in all HYDC reviews and actions and, in that regard, staff believes that incompatibility with the size of the other adjacent structures and those along Bacon Street should carry considerable weight. Therefore, staff is recommending denial of the application.

However, if the Committee finds that the proposal is consistent with the Guidelines and wishes to approve the application, the staff has provided the following conditions, which could be applied to the approval:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings dated July 11, 2018 and with the supplementary information presented with the application.
2. Any future patios or terraces shall be located in side or rear yards and surfaced with brown pea stone, river stone, brick, bluestone or other monolithic stone.
3. No mail or newspaper boxes shall be allowed.
4. Any brick shall be laid with a Common or American bond with a mortar color that is beige-to-tan in color range.

5. Exterior colors of all siding, trim, windows, doors, and shingles as presented in the application materials shall be from the Yorktown Color Palette.

Ms. Weekley asked if the applicant had any comments.

Mr. Tom Tragle stated he has answered and completed all the committee's requests. He dropped the height four feet and they are pleased with the new design. At this point, it may or may not be a finished attic. The height of the foundation is three feet, the 1st floor is nine feet, and the 2nd floor is eight feet. With these changes they have been able to drop the height to 31 feet while still maintaining the slope requirements. They removed the dormers, so the appearance would not look like a three-story home. Although there are quite a few one story homes next to two story homes in the village. The Raithel's house (114 Church Street) is an example where the house next door is smaller and they are not disrupting the village.

Mr. Tragle continued stating that staff's concern about the house next door being twenty feet and twenty-five feet is inaccurate. He did some approximations using door heights, which are approximately 80 inches in height and made some measurements for house height. For example, the O'Hare house (706 Main Street) is approximately twenty eight feet and the house next door at 210 Bacon Street is twenty two feet. These are not huge numbers and these houses are one-and-a-half stories next to him. The Hornsby House (702 Main Street) is another example, which is approximately 50 feet in height. The Bennett's home at 119 Smith Street is twenty eight to thirty feet, if you do not count the chimney and the roost at the top.

Mr. Tragle opined that he did not believe a property should be restricted because of what was already built on the adjacent lot. He has complied with all that he has been asked to do and he wants to be a good neighbor in this historical area and not have to squish the house down any further. When you look at the drawings it looks like a monster house, but it is not as big as you think. The house does not take up the whole lot, even though the lot is small. They have cut the house down from 34 feet to 32 feet and made it smaller by going from 32 feet to 30 feet in width.

Mrs. Linda Bennett, 119 Smith Street asked about how proposed structures would be located on the lot.

Mr. Anderson pointed out the sketch plan which showed how structures would be laid out on the lot.

Mr. Tragle stated that they moved the shed over to keep the tree that is already in the backyard.

Mrs. Bennett asked how far structures would be from the property lines.

Mr. Tragle stated that the garage and shed would be eight to ten feet from the property line, but it could be as close as five feet according to the Yorktown Village Activity zoning district. He moved them up to give more room.

Mr. George Bennett, 119 Smith Street asked if the garage would be a one or two car garage.

Mr. Tragle said that the garage door would only be ten feet wide so it would be a one car garage.

Mrs. Marion Clayton, 115 Smith Street asked how far the shed would be from the rear property line.

Mr. Tragle stated the shed would be eight feet from the property line.

Mr. Bennett asked if the new proposed home would be oriented parallel to Bacon Street.

Mr. Tragle said that the home is designed to be slightly tilted but parallel. There is about a two foot difference between the front line and the back line.

Mr. Hodson stated that he wrestled with this orientation problem when he built his house, but the builder did not align the house and garage correctly. However, you cannot see the difference.

Mrs. Willis stated that she feels very positive about the new design and how it all fits on the property.

Mr. Longoria stated that the committee gave the Tragles many changes at the last meeting and he likes the new design and that it would not be a three-story structure. He felt like this new design would fit well within the village and is not cookie-cutter.

Mr. Hodson stated that the Tragles did a great job incorporating the changes the committee asked for and he feels like the process the committee used worked. This

new structure will fit in beautifully with Yorktown and is in compliance with the guidelines.

There being no further discussion Mr. Hodson moved approval of the application for the design of a proposed single-family detached dwelling with detached garage and shed to be constructed on property located at 208 Bacon Street, subject to the following conditions:

1. The building shall be constructed in accordance with the exterior features depicted on the architectural renderings dated July 11, 2018 and with the supplementary information presented with the application.
2. Any future patios or terraces shall be located in side or rear yards and surfaced with brown pea stone, river stone, brick, bluestone or other monolithic stone.
3. No mail or newspaper boxes shall be allowed.
4. Any brick shall be laid with a Common or American bond with a mortar color that is beige-to-tan in color range.
5. Exterior colors of all siding, trim, windows, doors, and shingles as presented in the application materials shall be from the Yorktown Color Palette.

By voice vote, the motion was approved unanimously.

New Business

Application No. HYDC-142-18, Catherine Hedley Fletcher Ducoff, 223 Nelson Street

Mr. Anderson stated that this application submitted by Fred Robertson, the applicant's representative, seeks approval for the design of the proposed renovations to an existing single-family detached home and a detached garage on property located at 223 Nelson Street.

The proposed renovations would consist of:

- Removing the existing stairs, a door, and a window on the rear side of the detached garage;
- Replacing the two existing windows on the north side of the detached garage with a new window and a new door;
- Constructing on the north side of the detached garage a new 93 square foot second-story deck and stairs;

- Installing a new door into the first floor of the detached garage, under the carport;
- Removing existing chimney on detached garage; and
- Replacing the roof shingles and repainting the principal structure and detached garage within the next 24 months.

Front and side yard setbacks for the detached garage comply with the minimums specified for the YVA – Yorktown Village Activity district; however, the rear northeast corner of the detached garage, not including the existing stairs, has a minor encroachment of the five foot rear setback by a little over an inch. The applicant has proposed two alternatives to the location of the stairs. The first alternative is to keep the stairs where the existing stairs are located, which would be approximately a foot from the rear property line. Alternative ‘A’ would place the stairs out toward the rear of the home, which would eliminate the further encroachment of the stairs into the rear setback. No matter which location is chosen for the stairs, the renovations to the existing detached garage are a matter-of-right development requiring no special approvals by the Board of Supervisors. Mr. Hodson opined that not seeing the stairs, because they were in the back would be better.

In staff’s opinion, the proposed renovations to the detached garage and repainting and reroofing of both the principal structure and garage are fully consistent with the Design Guidelines and with the character of surrounding structures and the Historic Core. Staff believes that the proposed construction will be visually appealing and that it merits approval. Due to the encroachment of the stairs on the rear yard, staff recommends that the Committee approve Alternative ‘A’, which would construct the stairs on the north side of the detached garage. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following conditions:

1. The renovation shall be constructed in accordance with the exterior features depicted on the architectural renderings (Alternative ‘A’) and with the supplementary information detailing proposed materials and colors presented with the application and received July 5, 2018.
2. The carport flooring shall be constructed of brown pea stone/gravel, exposed aggregate concrete, or brick pavers materials.
3. Repainting and replacing the shingles on the principal structure and garage shall be completed within 24 months of the approval.

Ms. Weekley asked if the applicant had any comments.

Mr. Robertson stated that the area under the carport is to be a potting shed and having an aggregate concrete surface would be harder to maintain than a concrete slab. The proposed concrete slab would match the existing apron outside of the garage door. He also felt that pea gravel would be too rough; however, brick pavers could be the best to use under the carport.

Mr. Longoria agreed, stating that you would have to make sure to angle the brick pavers so that water runs off. He felt that brick pavers would be the best option and is in keeping with other patio areas he has seen within the village.

Mrs. Willis stated that they have aggregate in their yard and it is slightly hard to clean and walk on.

Mr. Hodson agreed that the aggregate is hard to walk on with bare feet.

Ms. Weekley stated that for a potting shed the aggregate would be hard to maintain because the dirt would sit in the crevices.

Mr. Hodson asked about using stamped concrete.

Mr. Robertson stated that with aggregate or stamped concrete you would be required to power wash it frequently to keep it clean.

Ms. Weekley stated that she felt brick pavers would be the best alternative.

Mr. Longoria pointed out that brick pavers are more costly; however, they are very durable.

Mrs. Willis stated that you can put in brick pavers without having to put a slab on and her preference would be brick pavers.

Mr. Hodson asked about the stone on the existing patio.

Mr. Robertson stated that it was bluestone and they would be happy to use that kind of material under the carport.

The committee members agreed.

Ms. Weekley asked about the location of the stairs.

Mr. Longoria stated that alternative 'A' was what the staff was recommending, which had the stairs coming out toward the rear of the house. The applicant wanted to keep the stairs to the rear, where the footings were already in place.

Mr. Robertson stated that the stairs will blend in no matter what location is chosen. They did not want to encroach on the Rice's who were the most impacted by the rear location, but they did prefer to maintain the footings.

Mr. Hodson stated that his preference would be that the stairs remain at the rear and are out of sight and not visible

Mrs. Willis agreed.

There being no further discussion Mr. Hodson moved approval of the application for the renovations to an existing single-family detached home and a detached garage at 223 Nelson Street. The proposed renovations consist of:

- Removing the existing stairs, a door, and a window on the rear side of the detached garage;
- Replacing the two existing windows on the north side of the detached garage with a new window and a new door;
- Reconstructing the stairs in the existing location;
- Constructing on the north side of the detached garage a new 93 square foot second-story deck;
- Installing a new door into the first floor of the detached garage, under the carport;
- Removing the existing chimney on the detached garage; and
- Replacing the roof shingles and repainting the principal structure and detached garage within the next 24 months.

Subject to the following conditions:

1. The renovation shall be constructed in accordance with the exterior features depicted on the architectural renderings keeping the stairs in the existing location and with the supplementary in-information detailing proposed materials and colors presented with the application and received July 5, 2018.
2. The carport flooring shall be constructed of brown pea stone/gravel, exposed aggregate concrete, brick pavers materials, blue stone, or other blended material.

3. Repainting and replacing the shingles on the principal structure and garage shall be completed within 24 months of the approval.

By voice vote, the motion was approved unanimously.

Staff Reports

Mr. Anderson discussed the few administrative approvals that had been granted since the last meeting.

Committee Requests

None

There being no further business to come before the Committee, the meeting was adjourned at 8:11 pm.

Respectfully Submitted,

Earl W. Anderson, Secretary

Approved by HYDC: 