

Historic Yorktown Design Committee

Minutes

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

Members Attending: Thomas E. Tragle
Margaret Mack-Yaroch
Carol Tyrer, Alternate – Voting

Staff Attending: Earl W. Anderson, AICP

Mr. Anderson called the meeting to order at 7:03 PM.

Approval of Minutes

The minutes of the December 20, 2023 meeting were approved unanimously.

New Business

None

Old Business

None

Applications for Certificates of Appropriateness

Application No. HYDC-246-24, David Bowditch, 606 Main Street

Mr. Earl W. Anderson submitted the staff report, which stated that this application, submitted by David Bowditch, seeks approval for the enclosure of the rear porch to create a sunroom located at 606 Main Street. The applicant submitted a picture of the rear porch being screened in the past, but no date was given. The proposed change would enclose the existing rear porch on the southern side of the existing home with four vertical two-panel 60” by 72” windows on the front and sides, a horizontal two-panel 36” by 80” storm door, and fixed 12” by 60” fixed glass on either side of the door. Any wall area will have Hardie plank siding. All trim and siding are to match the existing trim, siding, and color of the existing home. Black half-shell gutters will replace the existing gutters. The roof shingles

will be replaced with a gray slate shingle. The existing stairs are proposed to be replaced and a black iron handrail will be installed along them.

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

Mr. Anderson stated that in staff's opinion, the proposed enclosure of the rear porch with the proposed windows and door is similar to the previous screened-in porch that was on the structure, and though the windows do not match the existing structure the proposal is generally consistent with the Design Guidelines. Staff believes that the proposed changes will be visually appealing and that it merits approval. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following conditions:

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

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

Mr. David Bowditch said that two trees fell on the home and they had repaired much of the damage and the sunroom would complete the repairs with a new space. He introduced Mr. Tom Mulcahy, who is managing the properties. He had no further comments and asked the committee for approval.

Ms. Margaret Mack-Yaroch asked if the porch had four or five steps.

Mr. Tom Mulcahy stated that it has four steps.

Ms. Mack-Yaroch asked for more clarification on the windows.

The committee discussed the positioning of the windows within the porch's framework. They also discussed the gliding (sliding) nature of the windows and though they did not match the existing windows on the structure they made sense with the sunroom request.

Ms. Mack-Yaroch asked if screens would be on the windows.

Mr. Mulcahy stated that the windows would have screens on half the window.

Mr. Tragle asked if the requirements for the gutters would be a problem.

Mr. Mulcahy stated that they would do whatever the committee approved and did not have a concern with the conditions proposed by staff.

Since there were no other questions, Ms. Mack-Yaroch moved approval of the application to find the proposal consistent with the Guidelines and that the application be approved, subject to the specification and details submitted with the application with the following conditions:

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

By voice vote, the motion was approved unanimously.

Committee Requests

None

There being no further business to come before the Committee, the meeting was adjourned at 7:15 pm.

Respectfully Submitted,

Earl W. Anderson, Secretary

Approved by HYDC: 

Historic Yorktown Design Committee

Minutes

October 18, 2023
East Room
York Hall
301 Main Street
Yorktown, Virginia

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

Staff Attending: Earl W. Anderson, AICP

New Business

None

Approval of Minutes

The minutes of the June 21, 2023 meeting were approved unanimously.

Old Business

Tabled - Application No. HYDC-241-23; G-Square, Inc., 524 & 528 Water Street

Mr. Anderson stated that this application, submitted by G-Square, Inc., requests approval of the design and architectural features of a new 4,100-square-foot restaurant proposed to be located at the intersection of Water Street and Read Street on the hillside to the left of the Pub. The application appeared before the HYDC on September 20, 2023, and was tabled by the committee to allow the applicant to provide renderings showing the view from the Riverview home that sits on the bluff above the proposed location. The applicant submitted the renderings which show the roof from the Riverview home. The renderings show the original roof line (12:12 and 9:12) and a reduced pitch of 9:12 and 6:12.

The proposed restaurant would be placed to take advantage of views of the river and beach with a wraparound porch that will offer three-season dining. The entrance to the restaurant is proposed to be on Read Street with a small porch and stoop. The applicant describes the restaurant building as being residential in scale, with traditional fiber-cement siding, a wrap-around porch, and a standing seam metal roof. Though the rendering shows a ship

and sign on the Water Street side of the building, no details for signage have been proposed. If the applicant wanted to add signage later it would be reviewed by the HYDC.

The proposed restaurant use will need to be reviewed under the YVA – Yorktown Village Activity district permit requirements for the expansion of the restaurant use and was reviewed by the Planning Commission on October 11, 2023. The Planning Commission tabled both applications until their November 8, 2023 meeting to give the applicant time to review the input received from the public during the meeting. The Commissioners asked the applicant to address the scale of the proposal, the possibility of putting the boardwalk fully under roof, and addressing the parking. The Board of Supervisors will make the final determination on the YVA permit.

Mr. Anderson noted that there are several points that the committee should consider in their process. These include landscaping along the hillside, parking, the proposed string lighting on the boardwalk, the low-slope roof over the bar areas, the shade sails, and the balusters on the railings.

In the staff's opinion, the proposed construction with either the original or lower pitch roofline is consistent, subject to certain conditions, with the Design Guidelines and with the character of surrounding structures and the Waterfront sub-district. Staff believes that the proposal is well conceived, improves pedestrian safety, consolidates and organizes the existing parking, and will represent a significant improvement to this segment of Water Street. Accordingly, staff recommends that the Committee find it consistent with the Yorktown Design Guidelines, subject to the following conditions:

1. The architectural design and features shall be consistent with the conceptual renderings entitled "Boardwalk On Water Street" and provided documentation and materials prepared by GuernseyTingle, and dated August 28, 2023 and October 10, 2023.
2. Evergreen shrubs with branching to the ground, but not having a height of more than five feet at maturity shall be planted along the top of the retaining wall to provide screening.
3. Sidewalk materials and design shall match the existing sidewalk on the beach side of Water Street.
4. Parking areas shall be surfaced with and match that of Water Street.
5. Lighting shall be installed and maintained to prevent unreasonable or objectionable glare onto adjacent rights-of-way and properties and shall incorporate the use of "full cut-off" luminaries/fixtures at levels that shall not exceed 0.1 footcandles at the perimeter property lines of the abutting residential property on the bluffs.

6. Parking and pedestrian lighting shall be shielded and down-directed toward pedestrian and parking areas and avoid light trespass toward the rear of the property.
7. Wood siding should be horizontal clapboard (beaded edge or beveled) with approximately six inches (6") exposure. Trim should be made of trim-grade lumber, not to exceed two inches (2") in actual thickness, six inches (6") in width at corners and four inches (4") around openings, except for trim around the main entrance(s) which can be of different sizes and configurations compatible with the building style and features.
8. New retaining walls should be finished in brick or granite. Existing retaining walls that remain shall have an architectural treatment to blend in with the building and/or hillside and not be seen from the beach or river.
9. Any roof vents, chimney caps, and plumbing vents shall match the color of the roof or shall be black, dark gray, or copper/bronze.
10. Any commercial kitchen exhaust vents shall be concealed from view from public streets, walkways, and the river.

Mr. Tom Tragle asked if there were any questions for staff and hearing none he asked the applicant to speak.

Mr. Tom Tingle stated that he is the President of GuernseyTingle Architects working with Mr. Greg Granger, who was out of town at the September meeting on a much-planned family vacation but is here tonight. He also introduced Rick Tanner, who is the purveyor of the Yorktown Pub restaurant. Mr. Granger owns the property that runs from Larry's Lemonade to the property in between all the way to Read Street including the Pub. At the last meeting, the HYDC approved the boardwalk and tabled the restaurant. They heard from the last meeting the concerns about the height of the restaurant roof as it related to the houses at the top of the bluff, and specifically to the views from the Riverview house on the Grace Episcopal Church property. After the tabling of the restaurant at the last meeting they went back and looked at the model view from the top of the bluff, looking at what kind of impedance from the top of the bluff the restaurant's roof may have, and if the roof pitch could be lowered. Originally, they had a traditional 12:12 pitch on the center gables, a 9:12 pitch on the front-to-back gable, and a lower 4:12 pitch on the other roofs.

Mr. Tingle opined that last month there was not much discussion about the roof color, but they certainly heard a lot of conversation about roof color at the Planning Commission meeting, last week. Additionally, Mr. Granger had conversations with several of the neighbors over the last week and they also met with the church and got drawings from them of the Riverview house. This enabled them to model the home and give a good reference

for the elevation relative to sea level and to show it in the model. He showed images that are very accurate as to the viewshed from the bluff. The first image showed the view looking down on the back of the Pub and the storage shed, there are overhead power lines there, but those will eventually be gone. The next image showed a lowering of the roof pitch, with the center gable going down to 9:12 to meet the Design Guidelines. They dropped the front and back pitch on the right part of the roof to 6:12 and the wraparound porches and the entrance down to 3:12. That effectively brings the mass down. He showed other images that illustrated that the center gable will keep the view of the edge of the water on the York beach and with the size reduction of the height you have a three- to four-foot vertical elevation difference and you are still seeing the part of the beach even some of the trees along Water Street. Mrs. Krams who lives on the bluff will not have impacted views, as her house is much further to the west.

Mr. Tingle continued that there was not much talk last month about color, but some of the conversations that Mr. Granger had with neighbors showed that they needed a different color other than IHOP blue. He showed images showing the metal finish being tan color and a seal gray color. He then showed an alternative with architectural shingles, a weather wood blend color, like many roofs in the Village have, and started to reinforce the residential scale of the building. In response to some of the things heard at the Planning Commission meeting about the architecture, they are trying to match the traditional architectural character that is in the village of Yorktown. The building has siding that is weatherboard siding, with six-inch exposure, similar to what you find in Georgian and Colonial homes. The windows are double-hung windows, with the wraparound windows on the porch being triple-hung allowing those windows to open vertically when the weather's nice. The base of the building is about six feet above grade at Water Street and that is the other reason that they don't have a door on Water Street. ADA access would require a very long and winding handicap ramp. There will be ADA parking off Read Street which is at grade. The building has a brick foundation, much like a house, and is sitting on a crawlspace. He said they attempted to use materials that are certainly residential in character that are Neo-Colonial or Neo-Georgian and tried to keep the roof such that the gables are relatively small and are about 24 feet in width. They attempted to make the building look smaller in scale and mass and more in keeping with the architecture of the traditional buildings in the Village.

Mr. Greg Granger added that the other advantage to the pitched roof is it allows the HVAC equipment not to be exposed to the view from above, which is currently something that I think Mrs. Krams and the church would prefer not to see on the top of Larry's or the Pub. Aesthetically it is a much better view with the HVAC equipment and refrigeration equipment concealed in what would be the attic or workspace above there. That is one of the other things that is important to point out because a flat roof or a pitch that is just a shed roof does not allow for that HVAC equipment to be concealed.

Mr. Tingle noted that there will be some rooftop exhausts and other appurtenances above the kitchen. Also, there is landscaping around the top of the retaining wall.

Mr. Tragle asked if they had time to go over the height and colors with the church.

Mr. Tingle stated that Mr. Granger and he met with David O'Brien and the Rector yesterday and they took these slides presented tonight to the Vestry meeting last night. But they have not heard back from them.

Mr. Granger opined that after the Planning Commission meeting last week, he came away with the impression that he needed to find out whether this was something that the community wanted or whether there were elements that they wanted to be changed. He met with Mrs. Krams individually for about two hours and received some great feedback as to changes that she would like to see on both elements. Then he spent about an hour plus yesterday at Grace Episcopal Church to ask for their input and encouraged them to go back to some of the members and find out what things they liked and disliked. He hopes to have a conversation with the community here to see how they feel about the proposal. He wants this building to be functional, practical, and a true asset to the community. He would like the Committee to table the request so he can speak to everyone and leave here with some additional ideas and things that can be changed. However, if the notion is that there is no way the roof can be low enough, or there is no color that can be put on the roof to make most happy, then that is fine. However, if there is some middle ground to be achieved with the roof, the color, the roof pitch, or possibly scaling things back, he is here to listen. He would love to see a path forward on the roof or the roof color and other elements of the restaurant. They will revise the drawings for the Planning Commission, and then for next month's HYDC and hopefully, all the changes that can be incorporated can be approved.

Ms. Margaret Mack-Yaroch stated that she would love to hear from everyone. There is concern in the community about whether the structures fit within the scope and the sequence of the community. This committee is taking the time, as well as the builder, to speak and talk with the neighbors and community about the changes that would be made and what would be beneficial to the community. She does think that as a committee, there is a responsibility to see that what is presented is in congruence because it would be a great improvement for the community. Many questions come to her mind when thinking about this application. Should this be more in line with the hotel, doing more of a black-and-white color scheme? Does this fit within the community? We are not going for a Myrtle Beach or Florida look. How does it play out to allow this improvement, which would improve pedestrian and vehicular safety on Water Street? The committee isn't considering a historic building but something that is more in line with what is there and a better fit with the beach area.

Mr. Tragle opened up the meeting to discussion from the community.

Mr. Jacque van Montfrans stated that he lives at 220 Church Street. He appreciates the willingness to hear from folks and he thinks everybody has their view of this issue. There is a lot of interest in this locally and he would suggest that Mr. Granger gather folks that have an interest in this issue together to get their input.

Mr. Granger said that this request was exactly what he wanted to do tonight. Get the input from those who are interested and then take those ideas, make revisions, and resubmit those changes to the Planning Commission and this Committee. He would be happy to share his email address if someone wanted to send comments. He is here to listen, tonight.

Mrs. Betsy Taylor thanked Mr. Granger for his sensitivity and openness. She felt that the softer roof colors felt more comfortable. She suggested using the seal color to blend better with the water.

Mr. Granger said they went with the standing seam to match what was on the Water Street Grill. They were trying to tie in the pieces of Water Street Grill with a mix of exterior architecture. Their building has some brick and siding and they were trying to tie that into this proposal. Some people have asked why not add on to Larry's or the Pub and the biggest hurdle there is complying with the current fire code. Everyone knows that the bathroom in the Pub is not ADA compliant and it would be difficult to make that happen. That is why there are separate structures; however, they are a complement to what is there. He is thinking that Larry's could be more of a hamburger and pizza place, with the deck as a bridge between and where you could order from either restaurant. Then there would be the Pub, where there will be a nicer product with crab cakes and seafood, and then the new restaurant would be another tier up on the food quality and service, so the three hit various markets.

Mr. Seldon Walker stated that last night the Grace Episcopal Church vestry reviewed the proposal and the consensus was that they liked the gray color of the roof, with a close second being the tan color. The height was not an overall concern for the vestry. He felt the biggest concern was figuring out the parking and capping the noise.

Ms. Angier Brock thanked Mr. Granger for his willingness to listen and implement what he had heard. She has not weighed in on the aesthetic and her concerns are with the noise and parking. On the other end of Water Street, Riverwalk wants to seat 500 people and now you want to seat 300 and no significant parking is being added. That puts pressure on the area and backs cars to parking up in the neighborhood. Read Street is one-way and if people are stopping to let people off it will cause traffic problems. If the restaurant were smaller, with fewer seats, adding some drop-off areas or handicap parking on the Read Street side could alleviate that concern.

Mr. Granger explained that they made a mistake because the numbers included were based on what the fire code allows. Previously, it was calculated that 130 seats could be on the

deck. That is too crowded. When you look at how many seats the existing outdoor seating area can hold the new deck would only increase by 18 seats. The deck will cap at 110 seats. He recognized that what the Pub has is temporary, but the desire for outdoor seating is not a temporary situation, since COVID the demand for outdoor seating is tremendous. He also noted that they can scale the new restaurant from originally 4,200 square feet to about 3,500 square feet. He observed that when you take a picture of a fish, you hold it out, and it looks bigger and the pictures for the restaurant show it being held out making it visually big; and huge by comparison to the Pub. When this is brought back the pictures will be from different angles. Therefore, reducing the scale of the building and the number of seats on the deck can be done. He added that overall they have gained one net parking space between the two products and adding more parking there is not possible, even if they did not do the two products. There is not a way to add parking there.

Ms. Brock asked if you shorten the building by chopping off one set of windows and making 45-degree angled parking so you could get a few more spaces. She is concerned about the Read Street backup, as people are dropping off.

Mr. Granger stated that there is a pull-off behind the building, where there are two handicap spaces and the dumpster. So there is space for somebody to pull in behind the restaurant, when dropping somebody off, with room to turn around. He is also in the process of working on a draft remote parking agreement. The goal is to make Water Street a destination, not just one restaurant. This is about enhancing all of Water Street and its walkability. The restaurants could provide remote parking service with a golf cart or a shuttle. When you park in Williamsburg it is not that they have a parking problem, what they have is a signage problem, because people don't know where to go. If you know where to go to park, then you go there, so you need to educate the clientele. There could be signage that asks them to send a text and be picked up and dropped off. You need to educate the people on where to park and they will not drive around looking for parking. Just tell them where it is and then they don't go around looking.

Ms. Elizabeth Wilkens opined that as long as there is parking right there, people are going to drive there to get as close as they can, making two or three passes to see if somebody's going to leave. She likes to walk but most people are not as apt to do that when they are hungry.

Mr. Granger opined that he also wanted to propose a full roof over the deck to help dampen the noise. The outside seating has been there since 2020 and Mr. Tanner can confirm that there has never been a noise complaint made about the outdoor dining.

Mr. Tragle stated that this came up last time and Mr. Tanner said he was fine with the time cut-off of 9:30 pm.

Mr. Rick Tanner agreed.

Mr. Tragle said that they also talked about indirect lighting. In the scenario where the deck would begin to close at 9:30 pm then that would cut down on anyone running around drinking at 10:00 or 11:00 pm.

Mr. Granger noted that York County has a noise ordinance and if they were to violate it, then they would be in trouble. They plan on adhering to the noise ordinance and the light restrictions. That is why there are rules, policies, and ordinances in place to control.

Ms. Brock stated that the Village streets are pretty dark and she finds that to be wonderful. Another factor when thinking about off-site parking and people walking is that there are not many street lights. That may make walking unappealing to some people.

Mrs. Terri Hodson said she walked home for the Board of Supervisors last night and it was very dark down Main Street. The County could consider some enhanced lighting that goes on and off and is not on all night long along Main Street. She applauded Mr. Granger for coming back to the table and giving them the chance to voice opinions and suggestions in a very respectful manner on both sides. She agreed with squishing the new restaurant just a little bit to provide additional parking. She may be in the minority, but she would love Yorktown to be considered a walking village where people walk everywhere. She understands the handicapped issues and that is being taken into consideration. If there is no parking, then she will park where she can and walk. When there are concerts or markets, people do the same thing and park up the hill and walk down. She thinks people will do that with the new deck and restaurant. She thinks there is a need to be cognizant of both types of people and if more parking can be added that is good, but also creating a safe walking space would be great. She liked the gray roof color. She asked if it is possible to show more continuity between the Pub and Larry's, as the whole area now is a hot mess.

Mr. Tragle asked if Mr. Tingle could give some perspective about the architectural term "squish". Can you give an idea of the difference or scale between the proposed and the existing buildings?

Mr. Tingle said he would estimate the Pub is about 2000 square feet and the new restaurant is about 70 feet on Water Street and about 50 feet on Read Street.

Mr. Jacque van Montfrans stated that you would be essentially scaling down by 600 square feet. This could then open up parking along Read Street.

Mr. Granger opined that this could open up parking on that side.

Mr. Kennedy Neill, Jr. stated he lives across the street between the post office and the Black Dog Gallery. He has no ideas for adding more parking, but he has a solution for traffic. Read Street is coming to pieces on the left side going up the hill and needs to be

resurfaced. If Read Street could be used as a two-way street, then people would be able to access the waterfront easier. Bacon Street measures 13 feet wide and has two-way traffic and there are several other streets in the Village the same way. Some are not more than 14 to 15 feet max.

Mr. Anderson said that when the consultant did the work on Water Street at the end of last year, they received feedback from people in the Village that they did not want two-way traffic on Read Street. The County is looking to invest in Read Street. Currently, they are working with the National Park Service to exchange property behind this site to be able to expand the road and extend a water line down Read Street.

Ms. Brock opined that when cars pass each other on Bacon Street, somebody has their tire either on somebody's property or on the NPS property. The size road you are proposing is not practical.

Mrs. Beverly Krams stated that the streets are legally platted at 33 feet wide, so that is the problem. If they took everybody's yard and put in sidewalks, then there would be a character-altering problem. When the streets are narrow and there are no sidewalks, there is a lot of character added to the Village.

Mr. Tragle commented that he lives on Bacon Street, which they call the narrowest two-way street in America. The County is working on doing something with Read Street and hopefully, it gets a sidewalk and improvements to the road.

Ms. Wilkens commented about the building aesthetic and not just scale which she feels should be smaller, maybe half the size. Some of the IHOP comments came from the fact that it looks so much like a pancake house. It has a suburban shopping center anchoring restaurant feel. Perhaps part of the reason might be that the entrance is not on Water Street and the Historic Guidelines clearly say that the primary building should have an orientation and entrance to Water Street. Her concern is with the aesthetic. She would prefer the entrance to be on Water Street to match the other buildings. She keeps asking what would make this building fit better, as it is a mishmash of building types.

Ms. Brock asked if architectural shingles would help.

Ms. Wilkens said that she thought it would. There is something about all the glass and she likes to have light on inside of a restaurant. It just does not seem to fit with the other building types.

Mr. Tragle asked if the ADA situation trumps putting the entrance in the front.

Mr. Tingle stated that ADA access can absolutely trump. They must have ADA access to the new restaurant and deck. It is not impossible to use the entrance on Water Street;

however, it is not practical and two entrances become an operational issue. So from a functional aspect, he hears the concern and from an aesthetic standpoint, an entrance on Water Street would mean a very large ramp.

Ms. Wilkens asked how the new restaurant and deck could be tied in with the existing buildings.

Mr. Granger clarified if she wanted them to look more like the Pub or Larry's.

Ms. Mack-Yaroch stated she had a similar concern with neither the deck nor the new restaurant matching the buildings there. Is what is proposed supposed to be a modern or colonial version? She was not keen on the modern blue compared to the black on the hotel. She felt the new buildings should be congruent. However, the committee is evaluating what it looks like in the community and in doing that how the proposed buildings match with the neighboring buildings.

Ms. Brock suggested that if you cut off some of the side on Read Street and put more parking that would make it somewhat better. She liked the analogy about the fisherman. The drawing does look larger in that context.

Mrs. Taylor opined that there is something about the expanse of the six sets of windows and an odd number would be more intriguing. If the windows on Water Street were broken up by a central entrance, with balance on either side it would help make the new restaurant look better.

Ms. Wilkens suggested using heavier mullions to give it a more colonial look.

Mr. Granger stated that right now, all the windows on the restaurant's porch are open. When they are closed the windows would be divided light.

Mr. van Montfrans asked if the steepness from Water Street was the reason you could not have an entrance.

Mr. Granger stated that there is an issue with the elevation and the ability to get to and from a handicapped parking space. The last five years of his dad's life were in a wheelchair, so he became very sensitive to moving someone who was handicapped. So he has become very sensitive to curb cuts and proximity to parking spaces. Having that parking space as practically close to the door as is conceivable is what makes sense.

Mr. Ron Struble stated that he is with the Conserve York County Foundation, based mainly up in upper York County, so he will defer on design to the Yorktown folks. Their group got involved in government with the Fenton Mill rezoning, three years ago and he has not seen an example of better governance than he has seen from Mr. Granger and Mr. Tingle.

Taking the time to listen to the people and come back with true genuine concern and taking in ideas and suggestions is astounding. His group has dealt with many developers and business people and they give a lot of lip service. Thank you for what you're doing tonight. Your dad would be proud of the engagement you are having with the community. His group shares the same concerns discussed at the Planning Commission meeting: parking, scale, colors, roofline, and height. You have addressed all of these as far as taking them back and trying to incorporate them.

Mr. van Montfrans opined that looking at the new restaurant there are a couple of parking spaces that are near the center of the front of the building. Those could be reserved for ADA purposes.

Mr. Tingle stated that the challenge with this site is that it sits at a minimum of six feet above Water Street. A handicap ramp to get from these parking spaces up to the floor level at 1:12 would require a 72-foot-long ramp plus landings. This would make it probably 85 to 90 feet of ramp. The entrance on Read Street will be level and there will only be a slight angle to enter the building.

Mr. Neill asked if a lift could be used.

Mr. Tingle said you can retrofit an old building with a lift.

Mr. Steve Ormsby opined that The Watermens Museum had a lift, but it didn't last and kept rusting out.

Mr. Anderson asked if there was a way to redesign the front to give some kind of central design that would draw the eye and make it look like it has an entrance on Water Street, but not necessarily an actual entrance.

Mr. Tingle said that originally the main gable came forward and there were three window openings on one side and the wraparound porch on the other side. There was no door on Water Street, but it achieved the same thing. The reaction that they had was that it looked too big on Water Street and that pulling the gable back and wrapping the porch all the way around gave the feeling of a wraparound porch. With the traditional columns, it gave the feeling of a traditional screened porch and gave views of the river. There are some options and he appreciated the good ideas from tonight.

Ms. Mack-Yaroch opined that this community has an aging population, with disabilities on the rise. If citizens want to have tourism then there needs to be places that are accessible, not just for residents, but for families. The average age of a resident in Yorktown is well over 60 and the average age of living is well beyond that. People need places that are accessible for them to come out and enjoy with their families, whether they live here or are coming from other places. She would be remiss if she did not include accessibility in any

planning for development. The handicap ramp described would make it difficult to get a wheelchair up or for a family member to push somebody up. So you are not just talking about the person in the wheelchair, you are talking about the health of the person behind them that is pushing. There needs to be considerations as everyone discusses how buildings should be modified.

Mr. Tragle asked if there could be a real non-ADA entrance on the Water Street frontage.

Mr. Tingle said they could look at that. There are many functional issues with having that entrance, but he hears the comments from the community. He will take those back and try to see what he can do.

Mrs. Krams stated that she and Mr. Granger had a very interesting and productive conversation, a history lesson and he was interested in Yorktown. He realizes the importance of Yorktown and wants to do the right thing for everybody here. The only comment she had was on the standing metal seam roof. The historic stairs that go down from Church Street are in proximity to her two homes and there is nothing between the river, Water Street, and her except the roof lines, and the color of them currently is disjointed. She felt these new structures needed to have an architectural shingle that made the rooflines softer and eliminated glare from the reflection of the sun. It was her idea to use architectural shingles on the boardwalk and to have the new restaurant's roof be the seal color. Additionally, the equipment on the Pub and Larry's is close to the color of that seal gray, so if both those roofs were painted that seal gray it all would blend and not be an eyesore. This would create a nice line of sight for everybody, not just here, but the tourists using the stairs.

Mr. van Montfrans asked if the proposed trees are going to grow in that marl bank. There is not much soil there and he is concerned they will not grow there.

Mr. Granger stated that he is not an authority on landscaping, but there are different parts of the marl bank where there is rock and where there is soil. There is more soil behind the church and between the church and the Pub than there is immediately adjacent to the existing seating by Larry's. Whatever is planted would have to be something that would not have a deep root base and not drill down into the marl. He will use a specialist.

Mr. van Montfrans suggested using native plants.

Mrs. Krams stated that the rock below her home is called coquina rock, which is made up of tiny oyster shells and limestone. If it is planted on, as was discovered at Cornwallis' Cave, and what Grace Church is made out of, the water goes down into the coquina rock and falls apart and slides off. The Park Service found that trees were growing wild on top of Cornwallis' Cave near the Archer Cottage, and the water got down and collapsed portions. The proposed plantings will collapse the hillside in front of her home. St.

Augustine, Florida during the early Revolutionary War built a 12-foot wide wall around the town and a cannonball would not penetrate it, but roots of a tree would break it apart.

Mr. Granger asked if Mr. Tingle knew what the minimum pitch could be on a shingled roof and still keep the warranty.

Mr. Tingle said the pitch can only be as low as 2.5:12 if you double the film underneath.

Mr. Granger stated that he would want a similar roof product on the roof over the deck as would be on top of the Pub and he does not want too much of a pitch over the deck.

Mrs. Krams stated that the Pub's roof has the seal gray color, so if all the roofs were painted gray instead of white on Larry's then with the architectural shingles, it would be a nice line of sight from the bluffs.

Mr. Tingle asked Mr. Seldon Walker if the Grace Episcopal Church vestry discussion last night touched on the color preference or if they liked the shingles.

Mr. Walker stated that the clean roof line and the similarity between the rooftops would look nice. He thought you probably get by with fewer plantings that way. He thought part of the concern was looking down at the inconsistency.

Mr. Tragle asked if there were any more comments. Hearing none, he thanked everyone for all the thoughts, ideas, and comments. Yorktown is a great place to live and he considers it a privilege to know other people here because people can get together and talk and even if there is disagreement. But the input everyone gave and having someone who will listen and do what they hear is special. So thank you to everyone.

Ms. Mack-Yaroch moved to table Application No. HYDC-242-23 for the new restaurant at 540 Water Street to the November 15, 2023 meeting of the HYDC to allow the applicant to revise the plans per the comments received.

By voice vote, the motion was approved unanimously.

Applications for Certificates of Appropriateness

None

Reports and Committee Requests

Mr. Anderson reported that there had been one administrative approval since the last meeting. Mr. and Mrs. Connell of 230 Nelson Street added a new driveway onto their property where there was not one before.

There being no further business to come before the Committee, the meeting was adjourned at 8:28 pm.

Respectfully Submitted,

Earl W. Anderson, Secretary

Approved by HYDC: 