

AGENDA
Historic Yorktown Design Committee

York Hall
East Room
301 Main Street, Yorktown
May 21, 2025
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
4. Approval of Minutes
 - a. October 16, 2024
5. Applications for Certificates of Appropriateness
 - a. **Application No. HYDC-270-25, 101 Chischiak Watch**
6. Old Business
7. Reports / Member Concerns
8. Adjourn

Historic Yorktown Design Committee

Minutes

October 16, 2024
East Room
York Hall
301 Main Street
Yorktown, Virginia

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

Staff Attending: Jeanne Sgroi, Senior Planner, HYDC Staff Liaison
Earl W. Anderson, AICP, CZA, Chief of Development
Services

Ms. Jeanne Sgroi called the meeting to order at 7:00 PM.

New Business

None

Approval of Minutes

The minutes of the July 20, 2024, meeting were approved by Tom Tragle and Carol Tyrer.

Applications for Certificates of Appropriateness

Application No. HYDC-260-24; Yorktown Beach Hotel

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

This application is a request to review the appropriateness of the railing, because it would be visible from adjacent properties or public rights-of-way. The black metal railing would extend beyond the parapet wall and be visible from that street. The Yorktown Beach Hotel is comprised of three buildings connected by breezeways. The observation deck is proposed to be located on the southeast side of the building located along Water Street. From the vantage point of Water Street, the observation would be located on the left side

of the building. The proposed observation deck is an accessory use to the hotel and only a minor expansion of a deck that was on the hotel previously; therefore, it will not require review with the Yorktown Village Activity district for the use.

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

Carol Tyrer asked about the existing deck.

Matt Bowry stated there was a sun deck on the roof in the late 1970s and 1980s that operated for one or two years. He said there is access to the roof, which will have to be configured for ADA compliance.

Tom Tragle confirmed the umbrellas would be located in the back portion of the rooftop deck.

Mr. Bowry said he met with one resident who was concerned that the umbrellas would be visible from the street, so the umbrellas were moved toward the back of the deck.

Mr. Tragle asked if hotel guests would be able to enjoy the deck.

Mr. Bowry said those guests will not have keycard access; however, once it is opened by staff, hotel guests can utilize the deck. He said future goals include selling memberships to Village residents and friends of the County. Due to parking limitations, members could walk down to the deck, have a glass of wine, and walk home. There are 59 parking spaces with 57 guest rooms.

Ms. Tyrer asked how many people the deck can accommodate.

Mr. Bowry said fifty people.

Diane Connell thanked the applicant for addressing the noise level and asked if radios had been addressed as well. She said there are times they cannot sit on their deck because the radios from the pool deck are so loud.

Mr. Bowry said they have had some complaints; however, it wasn't from the pool area but from someone in the grassy area near the beach. He said if they call the front desk, it will be stopped because it is for the enjoyment of all the guests. Mr. Bowry said there would be no radios allowed, and there would always be a staff member on the rooftop deck.

Mr. Tragle asked if there were going to be any boom boxes or bands on the deck. He also asked if there could be someone playing guitar.

Mr. Bowry said no. He said they respond to complaints about the street noise more than anything.

Margaret Mack-Yaroch said she is happy to hear that it's limited, that it will be open to residents in the area. She is extremely pleased that the applicant is keeping the aesthetics the same, because that hotel looks 100% better. With what has been done with the black and white, she said, trying to entertain any other visual options would be a mistake. We have other things that we have looked at in the neighborhood, and for different reasons, those have been accepted. It makes sense to support business owners who are in this area and make sure those businesses don't fail or become vacant. She complimented the applicant on the significant improvements to the hotel and on offering extended services to the hotel guests and possibly the residents within the area.

Mr. Bowry stated that currently, Village residents are using the pool and mentioned that when the rooftop deck is complete, there will be more options. He said that has been the plan since the hotel was bought was to sell memberships to the rooftop which would include the pool.

Ms. Mack-Yaroch asked if there is an age restriction for those allowed on the rooftop.

Mr. Bowry said if mom and dad are coming up for a beer and a glass of wine, I don't think I would say you can't have your five- or six-year-old child with you, but that five- or six-year-old child certainly is not up there unattended by an adult.

Mr. Tragle said that the issue is covered by the building code for the height of the rails.

Ms. Mack-Yaroch asked about the space between the railings because she was concerned about liability.

Mr. Bowry stated that the wall of the deck is solid metal, and there are no spindles, so no one can get through it.

Ms. Mack-Yaroch asked about access to the rooftop deck.

Mr. Bowry said when you get off the elevator, there is a door right there that steps out onto the roof, or you walk up a little breezeway up to the back of the hotel.

Mr. Tragle stated there is no external scenario to access the rooftop deck.

Mr. Bowry invited everyone to look at the design of the hotel.

Ms. Mack-Yaroch asked how access would be restricted.

Mr. Bowry stated he would use large immovable planters to partition the space and prevent people from accessing the remainder of the roof.

Ms. Mack-Yaroch asked what staffing would be in the area.

Mr. Bowry said there is one point of entry, which would be covered by an awning, and one staff person would monitor the rooftop area.

Ms. Mack-Yaroch asked what color the awning would be.

Mr. Bowry said black or white, but black ages better.

Ms. Mack-Yaroch asked if there is a gate that will be locked near the hedge area.

Mr. Bowry said there is no access whatsoever.

Ms. Mack-Yaroch asked if there would be any age restrictions.

Mr. Bowry said that when you go to Yorktown pub, you can have beers at your table with a small child, but cannot sit at the bar, and I'll have to check specifically about that, because there will be some bar seating.

Ms. Mack-Yaroch asked if he would install bar or table seating. She also asked what the hours of operation would be and if there would be food served on the deck.

Mr. Bowry said he would have to double-check with ABC, but that he was 99% certain that children cannot sit at the bar with alcohol. He said there would be pre-packaged foods, the same things that are currently served at Madison's market. There isn't a commercial kitchen, so no food can be prepared onsite. He said his vision is perhaps with communication with either the Pub or Coastal Thirst, they may want to have some sort of delivery service to the rooftop. The rooftop lounge would probably be open from sunrise to sunset. He said he would like to stay open later on special nights like the Fourth of July until 10:30 PM and that their quiet hours start at 11:00 PM.

Mr. Tragle asked Ms. Sgroi what the restrictions were for the raised bar at the Yorktown Pub. He said he thought the restriction was 10:00 PM.

Ms. Mack-Yaroch asked what the Yorktown Beach Hotel's policy will be on alcohol. Can guests bring it to their room or outside of the hotel?

Mr. Bowry said his current ABC license allows on- and off-site alcohol; however, he doesn't sell beer to-go because it could create liability issues for him. He said the license

allows guests to buy alcohol from Madison's Market and take it to their room, which is considered walking off-site, but his license covers the entire area so they could purchase buy a beer in the market and go up to the pool.

Ms. Mack-Yaroch asked if you could buy alcohol and take it off the premises.

Mr. Bowry said his license allows for that, but they don't allow it.

Ms. Connell stated that the letter she received illustrated the fence going around the front of the building.

Ms. Sgroi stated that the picture illustrates the property line boundaries.

Mr. Tragle thanked the applicant for speaking to the neighbors.

Mr. Bowry said that Mrs. Beverly Krams asked him about the umbrellas and requested the wall be taller than 18 inches than planned because she was concerned about people sitting at the edge, and all you would see is their heads from the beach.

By voice vote, the motion was approved unanimously.

Application No. HYDC-261-24; 230 Nelson Street

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

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

In staff's opinion, the proposed divided-light windows would be more characteristic of a contributing building in the historic core than the existing windows. The proposed black color of the windows would change the overall appearance of the home, given that the existing windows are white, but staff believes the color is appropriate and it was selected from the Yorktown Color Palette. The Guidelines require all new construction buildings to have double-hung windows, but for contributing buildings, like the subject house, the

Guidelines recommend against casement windows *only* if they are not compatible with and characteristic of the architectural style of the original structure. Staff believes casement-style windows would be appropriate for the style of the house.

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

In staff's opinion, the proposal is substantially consistent with the Design Guidelines and the proposed changes would be visually appealing. Given the considerations and conclusions as noted, staff believes that it merits approval. Accordingly, it is recommended that the Committee find the proposal consistent with the Guidelines and that the application be approved, subject to the following condition:

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

Ms. Mack-Yaroch asked why the applicant was looking to replace the siding with plastic siding. She said people who live in Chischiak Watch replace their old siding with Hardiplank. She stated that she believed Hardiplank would be a more viable option for the applicants. "It would be better for the owners long-term", she stated. "And certainly, for their insurance costs because Hardiplank is considered to be similar to brick when it comes to insurance." She stated vinyl doesn't represent the area and asked why the existing siding is not being replaced with Hardiplank and why the existing windows aren't being replaced with standard double-hung windows.

Ms. Connell said her husband was diagnosed with ALS and has little strength in his arms, so cranking at this point is easy for both of them. Regarding Hardiplank, she stated they had lived in homes that had Hardiplank in the past and encountered a lot of maintenance issues with that product. She stated that they had researched the effects of salt air, are very respectful of the historic nature of Yorktown, and are seeking a product that would be easy for me to maintain throughout the years, as well as hurricane-proof, dent-proof, or something of that nature.

John Connor stated that the owners tried to keep the siding looking exactly like the current siding, and that is the reason they chose the profile of "Charter Oak". He said it has a wood grain built into it, and it is an insulated product and 100% PVC. It is warranted as long as they own the house, and they are free to transfer the warranty to the next owner. It's also category five hurricane wind rated. It has got a 340 pounds per square inch impact rating to it, so hail, tree branches, things just can't punch holes in it. The siding is going to be white, but it's warranted not to fade. It is a product that we have been installing and carrying since 2000, so we've been putting this product on for 24 years, and it's warranted by the manufacturer, who's been in business since 1947.

Ms. Mack-Yaroch said she has owned two homes within this area, both with wood and with Hardiplank, and is one of the few homeowners who haven't ever had to get flood insurance or hurricane insurance. The committee has tried to prevent bringing in any type of plastic replacement facades. She appreciated the concerns with the window casings and said, as somebody who has also owned those casings, those aren't the easiest to open as well. And said the lift-up option is easier than the crank option, but that's an individual right to people's abilities. She said she can see that the sample siding is plastic.

John Connor said there is aluminum and vinyl siding already on the house where the gable connects to the rest of the house. He said he doesn't know why they did that, but thought that someone wanted to fix the damaged wood, and that's how they fixed it.

Ms. Mack-Yaroch asked if Hardiplank would carry those boards across the house.

Mr. Connor replied no, the previous owners just repaired it there.

Ms. Mack-Yaroch stated that if they were to replace the siding with Hardiplank, the house would be a more natural-looking structure and that the siding would look original to the home with the addition of the improvement of the windows.

Ms. Connell said Hardiplank is not the same size as the current siding.

Ms. Mack-Yaroch said what is currently there doesn't match the neighborhood, and what is proposed doesn't either.

Mr. Connor said Hardiplank is a cement board and questioned why that would have anything to do with flood insurance. He stated that Hardiplank is 16 feet long. It is a cement product. He said when you cut Hardiplank, you should wear a respirator, and when you attach it, you must put flashing behind every joint, you must hand seal every joint, you must paint it, and then it still becomes a maintenance issue.

He said the Connells were trying to keep the appearance that they have right now. It's a phenomenal product that's been developed in place of Hardiplank, which is designed to do the same thing.

Mr. Tragle asked if it is a composite material.

John Connor said it is a composite and insulated material. It is the same seven-inch kind of profile that you would get with the Hardiplank. It does look like real wood when you look next to it, and it is category five hurricane-rated. He stated another feature of their insulation is that it has a boron derivative, which prevents carpenter ants, termites, and bugs from coming into the home. The owners were given this option, but they were trying not to change the appearance of the house, so they went with the original four-inch siding.

Mr. Tragle asked if these products come in a double like what is on the house now.

John Connor said they have a seven-inch profile, and they are 16 feet long.

Mr. Tragle said the Committee should focus on visual appearance and aesthetics. He asked if the committee is concerned that the siding is four or seven and a half inches thick.

Jeanne Sgroi said there is nothing in the guidelines about the size of the plank.

Ms. Mack-Yaroch said it's important that the houses in the area look similar. She said the proposal isn't similar to what we currently have.

Mr. Tragle said that was the point.

Ms. Tyrer asked if vinyl and aluminum replaced what was there before.

Mr. Connor said it is hard to say.

Ms. Connell said it is the original wood, and it has always been small.

Mr. Tragle asked if it matters visually whether it is smaller or larger.

Ms. Connell said the smaller size would be more appropriate.

Ms. Tyrer said that is probably why they chose the smaller size siding because the larger boards were not up to scale.

Ms. Connell said it is a one-story cottage.

Mr. Tragle asked staff if there were any vinyl-sided houses in the historic district.

Mr. Anderson said he didn't know. He said there has not been an assessment of every structure. He agreed that the smaller size works best, however, the Hardiplank only is available in the larger size.

Mr. Conner said the old shiplap boards were usually about eight-inch boards, and then they overlapped them by one inch to get the seven-inch profile. He said they did have some smaller products that they could use back then, but it depended on what the mill had available. Sourcing wood has gotten more difficult. The wood today is not as good as the wood that was available 50 years ago because of how they grow it is grown. He stated he sees many homes constructed of wood and built in the 2000s that are rotting now.

Ms. Tyrer asked if the windows are vinyl.

Mr. Conner said the windows are vinyl replacement windows.

Mr. Conner said Paramount only carries one product line and that their windows are 100% pure PVC, category five, hurricane wind rated, double lifetime warranty, and designed to last.

Mr. Tragle opened the meeting to community comments.

Maureen Moss said she lives next door to this lovely couple, and they love what they want to do. They owned the subject house at one time, and so they're very familiar with the siding. The siding has been on there for years, part aluminum, part vinyl, and anything they do is going to enhance it and make it look sweet. They went through the design committee when they renovated their house. They have crank-out windows, and that was perfectly acceptable at that time. How a window opens should be a personal preference. She said they are very close neighbors and support this move.

Herbert Moss said it would be a tremendous enhancement to what it is now.

Mr. Conner said from the street, nobody is going to see a wood grain. It is not visible unless you are walking to the front door.

Ms. Mack-Yaroch said their role on the Committee is to evaluate how well proposals follow the guidelines, and when she looks at the aesthetics of the siding and windows, everything that they're proposing is an improvement, but are they following the guidelines as a committee? As far as the windows are concerned, she said she would agree that they'd be more aesthetically pleasing and in line with the area. She said the siding needs to look like Hardiplank. She said she loved everything that they're proposing, and it's an improvement, but based on her understanding, siding must look like Hardiplank.

Mr. Anderson said that was pointed out in the memo. Every structure is individual, and you must look at the structure to see if they are maintaining most of the existing character. If you put that large, wide Hardiplank on the structure, it's going to look different. I think preserving the four-inch profile is probably something the Committee would want to do. He said there are houses on the street that have siding, and the Committee must decide if it's going to be vinyl or some other product.

Mr. Tragle said in his opinion, it's not going to be the same. The larger board would change the character of that house.

Ms. Tyrer said Williamsburg does not allow Hardiplank or vinyl siding in its historic district.

Mr. Tragle said we have more flexibility than they do.

Maureen Moss said the brown house down the street has aluminum siding.

Mr. Conner said the house on the right looks like vinyl.

Ms. Moss said it is aluminum siding that was painted.

Ms. Mack-Yaroch said the right side of the house has aluminum siding, but the original face that's running in front of the house is probably wood, which a lot of the homes in this area have started to do.

Mr. Tragle said double four-inch is only available in this product, so the Committee must decide which is most important: the look of wood or the size, because we can't have them both.

Ms. Mack-Yaroch moved approval of application HYDC-254-24 involving the replacement of siding and windows at 230 Nelson Street, subject to the following conditions:

1. The siding shall be ASCEND Composite Cladding 7" plank in Glacier White color and Cedar Mill Grain texture.

By voice vote, the motion passed unanimously.

Application No. HYDC-262-24, 120 Ballard Street

This application, submitted by Kennedy Neill, seeks approval to install a white vinyl picket fence on the left side of his front yard located at 120 Ballard Street. The fence would be approximately three feet in height and twenty-four feet in length (3' x 24'), comprised of three eight-foot (8') sections. The pickets are one and a half inches (1 ½") in width and are spaced three and seven-eighths inches (3 ⅞") apart. The applicant plans to install the fence at the front of his property along the sidewalk, on the left side, closest to the Post Office.

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

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

Charlotte Neill said they love their home, take good care of it, and will not do anything to hurt the County. She said they picked vinyl because they are in their 80s and there is less care involved, and she is concerned about people getting splinters if they touch the fence.

Mr. Tragle said people shouldn't be touching the fence.

Mr. Neill said people shake it to see how sturdy it is.

Mr. Tragle asked if the reason they chose the vinyl fence was for maintenance purposes.

Mr. Neill said the wood fence would need maintenance over time.

Mrs. Neill said the vinyl fence looks as good as wood.

Mr. Neill said three panels span 25 feet, including the posts.

Mr. Tragle said there are no other vinyl fences in the entire Village except a six-foot piece by the Post Office that got installed without a permit.

Mr. Neill said that on Main Street and Ballard Street, there is a split rail fence down to the Administration building. He said he thinks split rail fences are ugly.

Mr. Tragle said the entire village has strict guidelines and uses wood fences that have been stained. He said he is concerned about the prominence of the house on Main Street. He said the textures are more defined, and it would be obvious that the fence was vinyl compared to the rest of the historic district.

Mr. Neill said that when he read the guidelines, it listed several materials, including composite materials.

Ms. Mack-Yaroch said a composite material is a pressurized wood product, but it is not plastic.

Mr. Tragle asked what the fences in the backyard and side yard were made of.

Mr. Neill said those fences are made of wood.

Ms. Mack-Yaroch said the applicant's house is amazing and immaculate. She said there is something to be said about uniformity. She said the wood fencing would be more aesthetically pleasing and that vinyl takes on green mold.

Mr. Neill said vinyl is a lot easier to clean and that part of the fence is exposed to the sun.

Ms. Mack-Yaroch said everything that has been done on the property is outstanding, but a wood fence would look better.

Mr. Neill asked how far away the fence must be from the sidewalk.

Mr. Tragle said the County will help with the easement. He said a wooden fence would be more compatible with the area.

Mr. Neill said he was disappointed but is appeased.

Mr. Tragle moved to deny application HYDC-262-24 involving the installation of a vinyl picket fence at 120 Ballard Street.

By voice vote, the motion passed unanimously.

Mr. Tragle thanked the committee for their thoughts, feelings, and ideas.

Old Business

Mr. Tragle asked when the tent at the Yorktown Pub was coming down. He said County Administration told him it would happen right after Labor Day 2024. It has been another year and another season with the tent. He stated he heard that concerns with VDOT were preventing the outdoor seating deck planned for the Yorktown Pub and Coastal Thirst from coming to fruition.

Ms. Tyrer said it was Dominion Power they were having problems with, and the Waterman's Museum agreed to allow people to park and transport people to the Yorktown Pub via golf cart.

Ms. Sgroi said that to fit the required parking and landscape provisions, the property owner needed to encroach into the public right-of-way and will need to maintain the area of encroachment along with the portions of his own property. She said VDOT manages the public rights-of-way in the rest of the County but does not maintain encroachments of this kind. The County is entering into an agreement with VDOT to take over maintenance of the improvements within the right of way. In turn, the property owner will enter into an agreement with the County to maintain the improvements VDOT is installing in the right-of-way. The agreement between the County and VDOT has been drawn up and agreed

upon. She said VDOT still must sign the agreement, which could occur in the next week or two.

There being no further business to come before the Committee, the meeting was adjourned at 8:45 pm.

Respectfully Submitted,

Jeanne Sgroi, Secretary

Approved by HYDC: _____

COUNTY OF YORK

MEMORANDUM

DATE: May 16, 2025 (HYDC Mtg. 5/21/25)

TO: Historic Yorktown Design Committee

FROM: Jeanne Sgroi, Senior Planner

SUBJECT: Application No. HYDC-270-25, Kori L Brewer & Gilbert K Jones, New Single-Family Attached Dwelling, 101 Chischiak Watch

Issue

This application, submitted by Kori Brewer and Gilbert Jones, seeks approval for the design of a proposed single-family attached dwelling to be constructed on property located at 101 Chischiak Watch. The applicant intends to occupy the proposed residence. The proposed two-story structure will attach to the existing residence at 103 Chischiak Watch. The proposed construction is considered to be a matter-of-right development requiring no special approvals by the Board of Supervisors.

Copies of the architectural drawings of the proposed structure and other supporting material provided by the applicant are attached.

Pertinent Design Guidelines

The subject structure is located in the *Historic Core*, as defined by the Yorktown Historic District and Design Guidelines and should be evaluated for conformance with the standards for Site Planning and Landscape Alterations and New Construction – Residential Construction (see standards beginning on pages 28 and 38 of the Design Guidelines). A summary listing of those standards, along with staff comments regarding compliance follows:

Standard	Comments
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I. Historic Core

B. Site Planning and Landscape Alterations

1. Views

New construction and alteration of existing construction should be undertaken with appropriate recognition of its impact on views toward significant features and resources, as well as impacts on views from those resources and other vantage points. However, although such considerations are important, they should not be deemed so controlling as to limit the construction rights accorded by the basic development standards established for Yorktown.

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.

The proposed attached single-family dwelling is consistent in height and size with the other homes in Chischiak Watch and therefore, would not have an outsized impact on the surrounding area.

A proposed HVAC unit would be located in the side yard and enclosed by a white picket-style fence. The Guidelines recommend using evergreen screening, a solid fence, or a combination of the two. A condition has been included that would require the fence to be solid, similar to other Chischiak HVAC unit fences.

No other utilities or appurtenances are proposed; however, staff assumes the property owners may use trash and recycling cans. The property is a corner lot the cans should not be visible to passersby on Buckner and Water Streets. A condition has been included to require the cans be kept inside of the garage or to establish a space enclosed by evergreen plantings or a solid fence.

3. Walks and Paths Appropriate materials for residential walks and paths include grass, compacted dirt, brown pea stone, river stone, brick, bluestone or other monolithic stone; civic and institutional walks should be limited to brick, bluestone or other monolithic stone. b. New walkways and paths should adopt the same materials as existing walks and paths to which they connect.	The walkways are proposed to be constructed of brown washed exposed aggregate concrete. While this would match the rolled curbs, as well as some of the other walkways and driveways in Chischiak Watch, many of the walkways in Chischiak Watch are constructed of brick. A condition of approval has been added that would require the walkways to be brick, similar to the other walkways in Chischiak.
4. Alleys, Driveways and Parking Areas b. Appropriate surfacing materials for private, residential driveways and parking areas include, but are not limited to, grass, compacted soil/stone mixture, brown pea stone/gravel, exposed aggregate concrete, and brick pavers. d. Driveways should not exceed eleven (11) feet in width. The shared use of driveways by adjacent properties is encouraged, but the street entry for shared driveways should remain a maximum of eleven (11) feet wide. Shared driveways may split or increase in width no closer than twenty-five (25) feet from the front property line.	The driveway is proposed to be constructed of brown washed exposed aggregate concrete. The proposal meets this Guideline recommendation. The driveway is proposed to be twelve feet (12') wide. The driveways within Chischiak Watch are a variety of sizes to accommodate parking from multiple homes. The proposed additional one foot (1') should not harm the overall design.
5. Patios and Terraces Patios and terraces should be located inconspicuously in side or rear yards. Paving/surfacing materials should be compatible with existing walks and paths.	The patio would be located in the rear yard and mostly screened from view by the existing HOA picket fence and crepe myrtles along Buckner Street. The surfacing material would be broom-finish concrete. The proposal meets this Guideline recommendation.
Standard	Comments

E. New Construction 1. Residential Construction a. Uses The following standards are written primarily with single family detached residential construction in mind and it is recognized and expected that flexibility will need to be accorded to non-single family detached arrangements (e.g., townhouses, cluster houses, etc.), particularly with respect to issues of lot coverage and various other dimensional provisions. Nevertheless, new residential construction intended for multi-family or single-family attached use should be designed to have the appearance of a primary, single-family detached dwelling and multiple dwelling units should be accommodated and provided through the use of subordinate wings and outbuildings/dependencies.	The proposal is for a single-family <i>attached</i> dwelling and the Committee will need to use their discretion during the evaluation.
b. Planning for New Construction (1) Setbacks With the exception of scholarly reconstructions intended for interpretive use, new residential construction should have a setback equal to or greater than that of existing structures on either side along the primary street frontage of the lot or of any adjacent <i>pivotal</i> buildings.	The setback is proposed to be equal to that of the existing structures on its primary street frontage. The proposal meets this criterion of the Guidelines.
(2) Orientation of Primary Buildings The principal entrance façade of the primary structure should be oriented to the property's principal street frontage. In the case of structures located on corner or through lots, the primary structure may have its principal entrance façade oriented to either of the streets. However, where one of the frontages is Main Street, orientation should be to that street.	The main entrance will face the internal Chischiak Watch street/drive. This proposal meets this Guideline recommendation.

(3) Size and Scale (a) Building height should not exceed two stories above grade at the principal façade. (b) The principal block of all primary buildings should be between thirty (30) feet and fifty (50) feet in length and between twenty (20) feet and forty (40) feet in width. (d) The footprint of dependencies should not exceed 25% of the footprint of the principal block of the primary structure on the lot. (e) Dependencies should not exceed the height of the primary structure or one and one-half stories, whichever is less.	The structure is proposed to be two stories. The proposal meets this Guideline recommendation. The principal block of the structure is forty-two (42) feet in length and thirty-eight (38) feet in width. The proposal is consistent with this guideline. The shared detached garage is 40.5% of the footprint of the primary structure on the lot; however, the Guidelines recommend an exception for townhouses. The proposal is consistent with this guideline. The detached garage is one story, while the primary structure is two stories. The proposal meets this criterion of the Guidelines.
(4) Form and Massing (a) Building designs should be a single rectangular box-like form or a similar principal form with subordinate rectangular wings. (b) Wings should be attached to the sides or rear of the principal block, either directly or through the use of a connector such as a breezeway. (c) Side wings should be set back from the plane of the principal façade by a minimum of one (1) foot.	The structure is proposed to be a single rectangular box-like form with subordinate rectangular wings. The proposal is consistent with this guideline. The wing is directly attached to the side of the principal block. The proposal is consistent with this guideline. The eastern wing is set back from the principal façade by 6.5 feet. The proposal is consistent with this Guideline.

(5) Roof Form (a) Gabled or hipped roofs should be used for all primary buildings (including the roofs of both the principal block and its wings). (b) Roof pitch should be in the range of 9:12 to 12:12. (c) Dormers should encompass only the width of the window and have roofs that match the form and pitch of the main roof.	The dwelling includes a gabled roof design. The proposal is consistent with this guideline. Roof pitch is 12:12 and matches that of other residences in Chischiak Watch. The proposal meets this criterion of the Guidelines. One dormer is proposed on the rear elevation. It encompasses only the width of the window and has a roof that matches the form and pitch of the main roof.
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c. Architectural Elements (1) Foundation Materials Brick-faced foundations should be used for all buildings.	The foundation is proposed to be brick-faced. The proposal is consistent with this guideline.
(2) Wall Materials (a) Brick or wood clapboard siding wall materials should be used for primary residential structures. Clapboard siding should be used for outbuildings. (b) Only Virginia red brick of uniform, standard size should be used. No old, variegated, mottled, rubbed, glazed, or other specialty bricks should be used. Common and American bonds are appropriate; Flemish, English, and other period or decorative bonds are not. Mortar should be in a beige-to-tan color range. (c) Wood clapboard siding (horizontal orientation) that is suitable for painting is the preferred siding material. Composite wood products and other wood substitute or synthetic sidings may be considered if they are indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.	James Hardie Beaded Smooth Primed Siding is proposed, which is a fiber cement siding with a woodlike grain finish. The proposal is not consistent with this guideline; however, it matches the siding material used throughout Chischiak Watch The applicant was unable to source Virginia red brick and proposes to use Old English Tudor brick manufactured by General Shale Brick. While the brick appears to be variegated, it also appears to be similar to the existing brick in Chischiak Watch. The applicant proposes a common bond pattern and WR2081 mortar, which is a tan color. The brick type is not consistent with this guideline but the bond and mortar type are. The proposed siding would be horizontally oriented and made of fiber cement with a woodlike grain finish, which they plan to paint. Fiber cement is a composite material. Staff has requested the applicant bring a sample of the siding to the meeting so the Committee can evaluate whether it's indistinguishable in outward appearance and compatibility from an otherwise approvable standard wood product.

(3) Roof Materials (a) Wood or asphalt/fiberglass shingles are the preferred materials. Slate or composite roofing materials may be considered on a case-by-case basis. (b) Roofing materials should be compatible in color with the exterior color of the building	The applicant proposes to use CertainTeed Landmark Heather Blend (AR30) asphalt shingles. The proposal is consistent with this guideline. The proposed roofing materials are compatible in color with the proposed color of the building. The proposal meets this guideline criterion.
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(4) Doors (a) Only one entry door should be provided on the front façade of the principal block or any outbuilding. The entry door should be a single, wooden, raised panel door with or without lights and should be painted. (b) Steel or composite doors may be used provided they have the appearance of a wooden, raised panel door. (c) All attached hardware should be simple in design and appropriate to the character of the building and the district. (d) Sliding glass doors should not be used on any elevation facing a public right-of-way unless they are of a type that is indistinguishable in appearance from an otherwise approvable divided-light French-door arrangement.	A single entry door is proposed on the front façade. The door is proposed to be a six-panel door with a sidelight and transom top. The entry door is proposed to be constructed of fiberglass with recessed panels and is proposed to be painted. The proposal partially meets this guideline criterion. A condition of approval has been proposed that would require the door to have raised panels The applicant has proposed a fiberglass door. It does not have a woodgrain finish and the panels are recessed. The proposal does not meet this guideline. A condition of approval has been proposed that would require the door to have the appearance of a wooden door. The proposed hardware is simple in design and appropriate to the character of the building and district. The proposal is consistent with this guideline. Three sliding glass doors are proposed on the rear elevation facing Water Street. They are proposed to be similar to other sliding glass doors in Chischiak Watch. The proposal is not consistent with this guideline; however, it matches the existing style of the neighborhood.
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(5) Windows (a) Double-hung sash windows with a vertical proportion should be the predominant window type for any primary residential structure and outbuilding. (b) All windows on the principal façade(s) should be of uniform size and double hung. (c) No more than one elevation should employ a specialty window type. (d) Window sash may have multiple panes created by fixed or snap-in muntins. Wood or wood-like composite material windows with vinyl or metal cladding may be used. The use of energy efficient windows is encouraged to eliminate the need for exterior storm windows. Windowless side or rear elevations that are visible from public rights-of-way should be avoided.	Windows are double-hung vertical frame sash type. The proposal is consistent with this guideline. The windows on the principal façade are proposed to be of varying sizes and double hung. The proposal is not consistent with this guideline. A condition of approval has been proposed that would require the windows on the principal façade to be of uniform size. No specialty window types are proposed. Divided-light windows with 3/4" wide grills between glass are proposed. The applicant proposes to use Andersen 400 series, tilt-in units with full screens. The Andersen 400 series windows are wood windows with vinyl cladding. Storm windows are not proposed, and there are no windowless elevations proposed. The proposal is consistent with this guideline.
(6) Shutters Shutters should be used only if they are sized to fit the windows or doors they are intended to cover.	No shutters are proposed

(7) Porches, Stoops and Railings (a) Porches and stoops should be consistent and compatible in form with the principal block of the house, and simple in character. (b) Porches and stoops on the front façade should not be enclosed. (c) All porch supports, columns, posts, and railings should be compatible with the overall design of the porch and the residence and be constructed of wood or wood-like synthetic or composite material that is painted. (d) All porch roofs should be pitched or hipped and compatible with the roof form of the principal block. (e) Railings and balusters should employ square or turned pickets. (f) All steps leading to porches and stoops should be of brick or painted wood or wood-like synthetic construction.	The front stoop is consistent and compatible in form with the principal block of the house and simple in character. The proposal meets this criterion of the Guidelines. The front stoop would not be enclosed. The proposal is consistent with this guideline. The back deck's support columns are proposed to be composite and clad with brick. While some homes in Chischiak Watch have brick-clad support columns, all the homes on that row have wood or wood-like synthetic or composite support columns that are painted white. The deck's posts and railings are proposed to be constructed of wood and would be painted. The front steps are proposed to have a black powder-coated aluminum handrail, similar to other railings in Chischiak Watch. The proposal does not fully meet this guideline, but the front step railings are like other railings in Chischiak Watch. A condition of approval has been proposed that would require the deck supports to be constructed of wood or wood-like synthetic or composite material that is painted. No porch is proposed. The guardrail on the back deck would employ square pickets. The proposal does meet this guideline. The steps leading to the front stoop would be of brick construction. The proposal meets this guideline.
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(g) Porches and stoops on dependencies should be small, unenclosed structures.	No porches or stoops on dependencies are proposed.
(8) Decks Decks or unpainted wood structures of any kind should be located only in rear yards. In the case of corner lots or through lots, views of such structures located in the designated rear yard should be screened from public rights-of-way by appropriate landscape materials.	The rear deck would be visible from Water Street with no screening proposed, which is similar to other approved homes with their decks facing Water Street. The proposal does not meet this guideline.
(9) Chimneys (a) Brick should be used for all chimneys visible from a public street right-of-way, whether the chimney is internal or external to the structure. (b) Variation in width from firebox to the cap may be appropriate for external end chimneys if such variation is compatible with the overall design. (c) Articulation of the cap through brick corbelling may be desirable if compatible with the overall design. (d) The use of metal flue pipes/chimneys should be limited to portions of the structure not visible from public street rights-of-way or other publicly accessible spaces. In any event, if such metal flues are used, they should be painted to match or blend with the color of the roof through which they protrude.	The external chimney, which would be visible from Buckner and Water Streets, would be brick. The proposal meets this guideline. The chimney is proposed to vary in width from firebox to the cap and this variation is compatible with the overall design. The proposal is consistent with this guideline. No brick corbelling is proposed. Two metal flue pipes are proposed. A condition has been proposed that would require any portion of the metal flue pipes visible to the public be painted to match or blend with the color of the roof.

(10) Gutters and Downspouts (a) The use of ground gutters is encouraged. (b) If 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 style of the structure. (c) Downspouts should be of round cross-section or other shape appropriate to the style of the structure, and painted to match the color of the wall surface to which they are attached. (d) Gutters and downspouts should not be used on outbuildings and dependencies unless the site development cannot accommodate anticipated roof drainage. If gutters and downspouts are used, they should be consistent with the above guidelines.	Ground gutters are not proposed. K-style metal fascia-mounted guttering is proposed, rather than half-round configuration and would be painted matte white, like the eave fascia. The proposal does not fully meet this guideline; however, is the same as other gutters in Chischiak Watch. Downspouts would be of a k-style, rather than a round cross-section. The downspouts are proposed to be painted matte white while the wall surfaces would be painted Boothbay Gray. The proposal does not meet this guideline; however, it is similar to how gutters in Chischiak Watch. No outbuildings or dependencies are proposed.
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(11) Color (a) Paint colors for all exterior wood surfaces (excluding fences) associated with new construction should be 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. (b) In general, fences should be painted white; however, fence finishes and colors will be evaluated on a case-by case basis to ensure compatibility with the type of fence and the setting in which located.	The siding is proposed to painted Benjamin Moore HC-165L Boothbay Gray. The front door is proposed to be painted Benjamin Moore HC-190 Historic Black and the Exterior trim will be standard Chischiak Watch Brilliant White. None of these colors are included in the Yorktown Color Palette but the proposed colors are similar to some in the Palette. A fence is proposed around the HVAC unit and is proposed to be painted Chischiak <u>Watch brilliant white</u>.
(12) Utilities (a) Air conditioning should be provided through the use of central systems with external components that can be effectively screened from view with appropriate plant materials, solid fences, walls, outbuildings or a combination of approaches. (b) If window or through-wall air conditioning units are used, they should be located inconspicuously on side or rear elevations. (c) Exterior television antennas shall be prohibited. Satellite dishes shall be located so as to prevent or minimize visibility from public rights-of-way.	A proposed HVAC unit would be located in the side yard. The plan submitted by the applicant says that a white picket style fence will enclose the HVAC unit. The Guidelines recommend using evergreen screening, a solid fence, or a combination of the two. A condition of approval has been included that would require the fence to be solid. No window or through-wall air conditioning units are proposed. No television antennas or satellite dishes are proposed.

(13) Outbuildings and Dependencies Not more than three (3) outbuildings or dependencies should be constructed on a lot containing a primary residential structure. Their design and construction must comply with applicable zoning requirements and applicable guidelines for residential structures.	The only outbuilding is the existing shared garage.
(14) Garages (a) Garages, whether attached or in a separate structure, should be subordinate to the principal residence. (b) Garage openings are not appropriate facing Main Street. Openings visible from other public rights-of-way should have operable, wood-paneled doors painted in a compatible color. (c) Wood-substitute, metal or synthetic material doors may be considered on a case-by-case basis provide they have the appearance of a standard wood-paneled door.	The shared garage is a separate structure and is subordinate to the principal residence. The proposal meets this guideline. No new garage is proposed. No new garage is proposed.
(15) Street Numbers (a) Numerals not greater than four (4) inches in height may be applied directly to the façade or to a fence or to a simple signboard not to exceed six (6) inches in height. Such signs should be of wood, painted to match the body and trim colors of the associated residence or fence. (b) Wood signs that are partially or entirely sandblasted or burned are not appropriate.	Not indicated. A condition has been included to meet the guideline. Not indicated.

Under Section 24.1-377(h), the following guidance is provided for the evaluation of

applications proposing new construction:

(3) For new construction, the following shall apply:

- a. The design for new construction shall be sensitive to and take into account the special characteristics that the district is established to protect. Such considerations are to include building scale, height, orientation, site coverage, spatial separation from other buildings, facade and window patterns, entrance and porch size and general design, materials, texture, color, architectural details, roof forms, emphasis of horizontal or vertical elements, walls, fences, and any other features deemed appropriate by the reviewing authority (Zoning Administrator or HYDC).
- b. The design of the new construction shall recognize the relationships among buildings in the immediate setting rather than specific styles or details since architectural styles and details may throughout the Historic District.

Recommendation

In staff's opinion, the proposed structure is generally consistent with the Design Guidelines and the overall look of Chischiak Watch. Staff believes that the proposed building 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 building shall be constructed in accordance with the application materials submitted by the applicant and received by the Planning Division on April 30, May 5, May 8, May 12, and May 13, 2025, copies of which will remain on file with the Planning Division, except as modified herein.
2. The HVAC unit shall be screened from view with a white wooden *solid* fence.
3. Trashcans shall be kept either inside the garage or a space screened from view by a solid fence or evergreen plantings of a species type that retains branching to ground level.
4. The walkway leading to the front door shall be constructed of brick pavers that match those of the existing paver sidewalk along Chischiak Watch (street).
5. The front door shall have the appearance of a wooden door, with *raised* panels.
6. All windows on the principal façade(s) shall be of uniform size and double hung.
7. The deck supports shall be constructed of wood or wood-like synthetic or composite material that is painted white to match the trim.
8. Numerals for the address shall meet the guideline requirements.
9. Any portion of metal chimney flues visible to the public shall be painted to match or blend with the color of the roof.

Attachments

- Application materials and plans



HYDC #: 270-25

Date Filed: 4/30/25

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

I/We request authorization under the terms of the Yorktown Historic District (Section 24.1-377 of the York County Zoning Ordinance) and the Yorktown Design Guidelines to undertake the property improvements described in this application.

Property Location/Address: _____

NOTE: If the 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.

GPIN: _____

Proposed Action(s):

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

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

A LIST OF ALL MATERIALS USED AND COLORS PROPOSED MUST BE SUBMITTED WITH THE APPLICATION: (include information for foundation, walls, doors, windows, trim, gutters/downspouts, roofing, lighting, sidewalks, mechanical equipment, decks, rails, chimney, walls, fences, and others as applicable; include samples of materials and color charts.)

Applicant/Property Owner

Printed Name _____
Address _____
City/State/Zip _____
Phone/Fax No. _____
E-mail _____

Representative

Printed Name _____
Firm _____
Address _____
City/State/Zip _____
Phone/Fax No. _____
E-mail _____

The above-named person/firm has permission to represent me regarding this request for architectural review. I understand that approval by the Historic Yorktown Design Committee (HYDC) of any construction, reconstruction, alteration, demolition, or other modification of a building, structure, sign, or exterior architectural feature shall expire 12 months from the date of approval.

Property Owner Signature: Kori Brewer Date: _____

Signing this application form shall constitute the granting of authority to County officials and HYDC members to enter the property for the purposes of conducting the analysis of the application, taking photographs, and posting signs to notify the public of the application.

PLEASE NOTE THAT CONSIDERATION WILL NOT BE GIVEN TO INCOMPLETE APPLICATIONS.

APPLICANT: Kori Brewer & Gilbert Jones

101 Chischiak Watch

Request for new single-family attached dwelling

VICINITY MAP

APPLICATION NUMBER: HYDC-270-25



★ = Conditional Zoning

0 86.8 173.6 347.2
Feet

Printed on May 6, 2025.



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.

Proposed New Construction
101 Chischiak Watch
Yorktown Va

Homeowners: Kori Brewer & Gilbert Jones

Builder: Wayne Harbin, Builder Inc.

Architectural Design: Scott Hall

Overview

Kori Brewer & Gilbert Jones

Request for approval of the architectural features of a new single-family attached residence proposed at 101 Chischiak Watch (Lot #1, Section 1).

- Plat
- Elevations
- Materials

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES AND SETBACKS AS SHOWN IN P.B. 12, PG. 166.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND GPS DERIVED (NAVD88).
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51199C0107D, DATED JANUARY 16, 2015.
6. LOT SERVED BY PUBLIC WATER AND SEWER.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

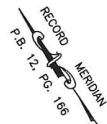
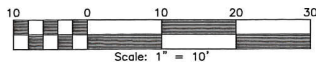
PROPOSED BUILDING IS 2-STORY FRAME TOWNHOUSE TO BE BUILT AS ADJOINING HOME TO EXISTING #103

SITE INFORMATION

GPIN: P12D-2575-1226
 TOTAL AREA: 4,029 S.F. / 0.0925 AC.
 IMPERVIOUS AREA: 1,885 S.F. / 0.0433 AC.
 DISTURBED AREA: 3,039 S.F. / 0.0697 AC.
 ZONING DISTRICT: YVA - YORKTOWN VILLAGE ACTIVITY
 EXISTING SITE IS CLEAR AS SHOWN
 SITE HAS NO SETBACKS PER YVA ZONING

EXISTING ADDRESS:

101 CHISCHIAK WATCH
 YORKTOWN, VIRGINIA



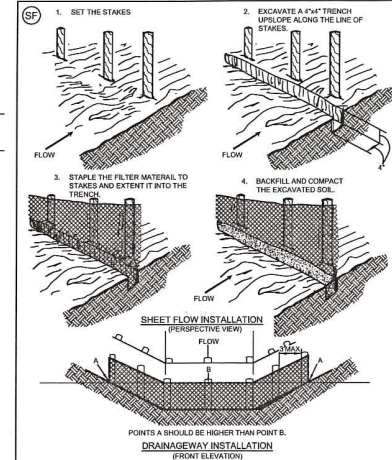
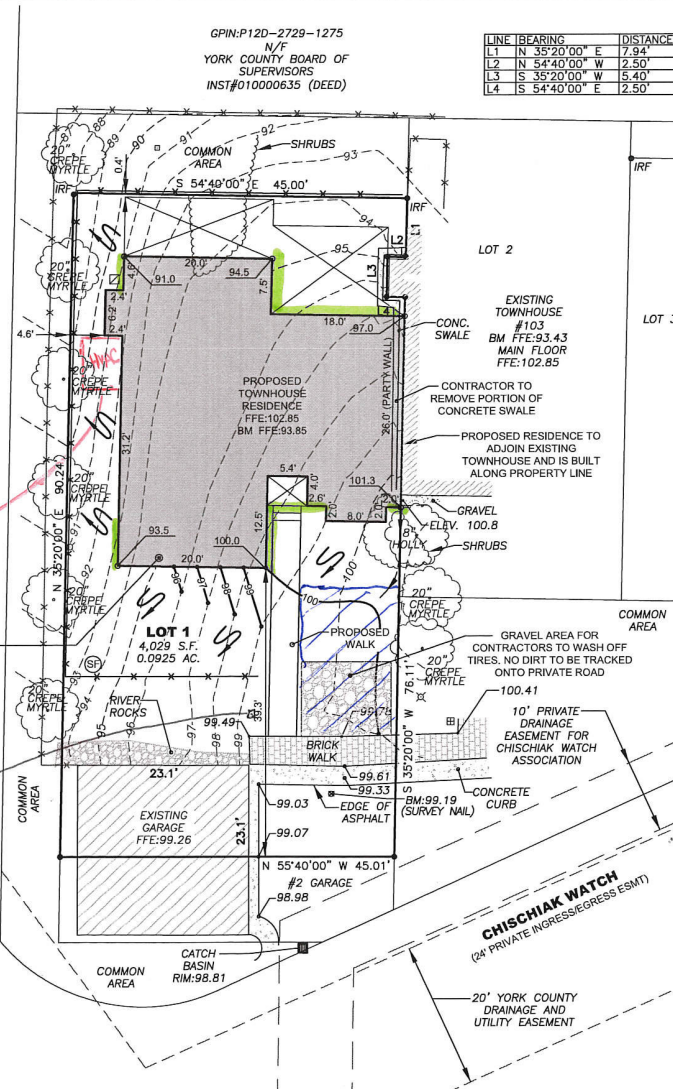
GPIN: P12D-2729-1275
 N/F
 YORK COUNTY BOARD OF
 SUPERVISORS
 INST#010000635 (DEED)

LINE	BEARING	DISTANCE
L1	N 35°20'00" E	7.94'
L2	N 54°40'00" W	2.50'
L3	S 35°20'00" W	5.40'
L4	S 54°40'00" E	2.50'

BUCKNER ST
 (STATE ROUTE 1007 33' R/W)

5'x6'
 HVAC surround
 w/ gate access
 at front.
 Side by side
 planks.
 1' clearance @
 unit for
 maintenance

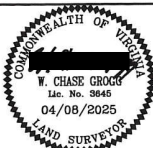
Lamp
 post
 match
 existing at
 105 Chischiak



DEQ
 VIRGINIA DEPARTMENT OF
 ENVIRONMENTAL QUALITY
 CONSTRUCTION OF SILT FENCE
 WITHOUT WIRE SUPPORT
 SOURCE: ADAPTED FROM FIRM &
 V1.1 TAB. BARRIERS, SHERWOOD & WYATT
 C-PCM-04-2B

CONTRACTOR TO HAVE UTILITIES MARKED PRIOR
 TO CONSTRUCTION. SANITARY SEWER LINE /
 CLEANOUT TO BE RELOCATED. CONTRACTOR TO
 COORDINATE WITH YORK COUNTY FOR WATER
 AND SEWER CONNECTIONS.

LEGEND
 [Symbol] WATER METER
 [Symbol] SEWER CLEAN OUT
 [Symbol] FENCE
 [Symbol] TELEPHONE PEDESTAL
 [Symbol] HVAC UNIT
 [Symbol] LIGHT POLE
 IRF = IRON ROD FOUND



DATE: 03/03/2025
 DRAWN BY: AEQ
 PROJECT No. 25-046
 FILE NAME: 25-046.DWG
 REFERENCES:
 P.B.12 PG.166
 P.B.12 PG. 94

PLOT PLAN OF
 LOT 1, SECTION ONE
 CHISCHIAK WATCH
 FOR
 WAYNE HARBIN BUILDERS LLC
 YORK COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	4-8-2025	ADDED GRAVEL WASH AREA





FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ICE & WATER SHIELD ON ALL EAVES, VALLEYS & PEAKS.



AREA TABLE

LOWER LEVEL HEATED LIVING AREA	= 1,317 SQ
MAIN LEVEL HEATED LIVING AREA	= 1,317 SQ
UPPER LEVEL HEATED AREA	= 799 SQ
HEATED OPEN AREA	= 277 SQ
TOTAL HEATED LIVING AREA	= 3,710 SQ
PATIO AREA	= 352 SQ
FRONT PORCH AREA	= 22 SQ
DECK AREA	= 352 SQ
ATTIC AREA	= 197 SQ
TOTAL SECONDARY AREAS	= 923 SQ
TOTAL HEATED LIVING AREA	= 3,710 SQ
TOTAL SECONDARY AREA	= 923 SQ
TOTAL SQUARE FOOTAGE	= 4,633 SQ

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PLAN DESIGNER
SCOTT HALL

PANAMA CITY BEACH, FL.

Siding done to match detail like 103 & 105

COMPOSITE

COMPOSITE



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: BUILDER TO FIELD VERIFY
DIMENSIONS OF EXISTING
RESIDENCE.

THE BREWER R

DATE:
12/10/24

CODE:
CCM12-24

SHEET

Materials

- Concrete Flatwork
 - Walkways: The walkways will be 42" wide using brown washed aggregate
 - Patio: Broomed finish concrete
 - Driveway: Brown washed aggregate concrete
- Masonry:
 - Brick Foundation: Old English Tudor. Mortar – WR2904
 - Type of Brickwork: Grapevine
 - Pattern: Common Bond
- Windows
 - Per plans white Andersen 400 series, tilt-in units with full screens and $\frac{3}{4}$ " wide grills between glass. Grille pattern per elevation drawings

Masonry Selection



Materials

- Shingles
 - CT Landmark AR30 Heather Blend
- Siding
 - James Hardie Beaded Smooth Primed Siding to be painted Benjamin Moore Boothbay Gray
- Deck
 - Wolf Composite decking boards. Color – Harbor Grey
 - Pressure treated wood posts, railing, and pickets painted to match Chischiak Watch Brilliant White. Detail to match 103 & 105 Chischiak. Composite wrapped columns at ground level to support upper deck painted to match Chischiak Watch Brilliant White
- Exterior Lighting
 - Standard recessed lighting fixture at main entrance
 - Two external Lamp posts
 - Patio Lighting fixtures

Decking board, shingle & siding selection

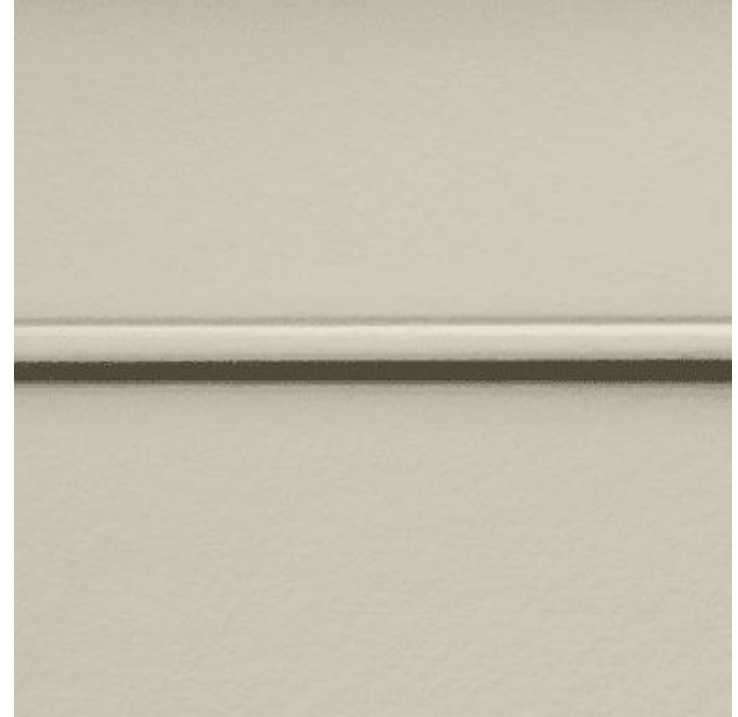
Deck board – Harbor Grey



Shingle selection:



James Hardie Beaded Smooth primed siding (will be painted)



Siding paint color:

Benjamin Moore HC-165L
Boothbay Gray



American Period®

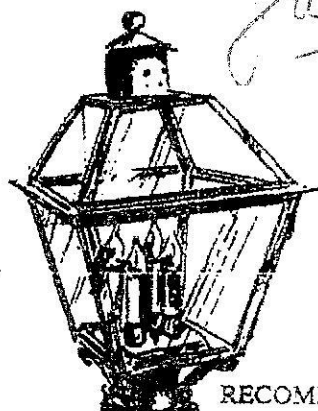
THE SALTBOX

Lighting Fixtures

American Period® Showcase

3004 COLUMBIA AVE., LANCASTER, PA 17603 • 717-392-5649 • CALL FOR CLOSEST LOCATION

Lanterns • Postlights • Chandeliers - for Primitive • Country • Formal Homes



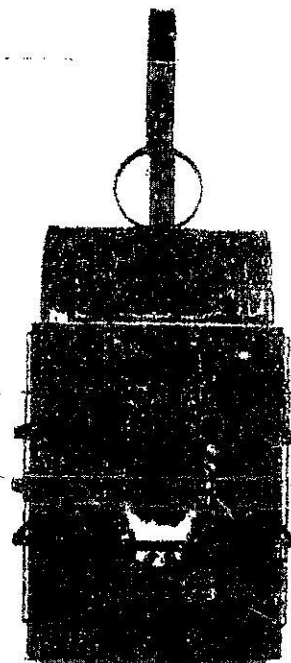
RECOMMENDED BY
HOME OWNERS
AND
RESTORATIONS



SOLID REDWOOD
REPRODUCTION
LAMP POST
8' IN HEIGHT
TAPERS FROM
5.5" TO 3.5" AT TOP
3" FITTER
ONE PIECE
CONSTRUCTION
WITH 1" HOLE THRU
CENTER FOR WIRING

Item Number	Price
C 52, 51, 53, Tin	\$225.
C52 7 Arm	250.
C 55 Tin - Small	175.
C54 Tin	95.
PL 1330C	225.
1327 C Med. 3 Lites	150.
P 41 Small Brass	250.
P 41 Medium Brass	325.
PL 1033 Med.	185.
L75 Small	195.
L 75 Large	250.
PL 93 Brass (711W)	195.
L 76 Brass	225.
L 77 Small Brass	150.
L 77 Med. Brass	175.
L 77 Large Brass	195.
S 17 Small Brass	95.
S 17 Large Brass	125.
Onion Light 12"	195.
PL 475 Cast Brass	150.
PL 911 Brass	350.
PL 1033 Small Brass	160.
PL 1033 Large Brass	225.
PL 1011 Brass	125.
C 55 Large (14x28) 7 Arm	250.
PL Brass 83 (763)	115.
S 15 Brass, w/mirror	65.
C 58 Tin	175.
PL 367 Cast Brass	895.
Solid Redwood Lamp Post	195.
PL 1024 Med.	45. 56.70
PL 41 Interned.	295.
PL 911 Sm.	325.
PL 1011 x Lge. w/Strap	150.

VISIT OUR SHOWROOM
TAKE CENTERVILLE EXIT
OFF OF RT 30 BY PASS TO
RT 462 (Columbia Ave.) 3 miles
W. of LANCASTER CITY



PL 80W Med. 8.25" x 7" x 20" \$145.00
PL 80W Large 9.5" x 8" x 24" \$165.00

Liting the Way,™ a tradition of American Period® Lighting

Dear Folks,

Thanks for your inquiry.

Our brochure shows only a sampling of our over all line. Each item is handmade by dedicated craftman, for you and future generations.

We are capable of working from your plans and designing a liting plan to meet the needs of your home. A call will assure you of our personal attention.

All products are made of highest quality materials, and hand soldered for the authentic look you will want for your restoration project or reproduction home.

We appreciate your thinking of us for your potential liting requirements.

Please add 5% for shipping and handling. The difference will be invoiced or refunded.

Prices subject to Change. Delivery: Approximately 4-6 weeks. Send full payment plus Shipping and Handling Charges. Large items sent freight collect. All claims, for any reason, must be made in 10 days. Shipper is responsible for lost or damaged merchandise.

Products marketed as the "Saltbox Collection" by another lighting firm are not produced by our company, nor have any connection with the Period Collection® or American Period® Lighting Fixtures.

Web - www.americanperiod.com
Email - info@americanperiod.com

Exterior Paint colors

Front Door Color Selection:



Benjamin Moore HC-190 Historic Black

Exterior trim will be standard Chischiak
Watch Brilliant White