

AGENDA
Historic Yorktown Design Committee

York Hall
East Room
301 Main Street, Yorktown
January 28, 2026
7:00 PM

1. Call to Order
2. Roll Call
3. New Business
 - a. Election of New Officers
 - b. 2026 Meeting Calendar
4. Applications for Certificates of Appropriateness
 - a. **HYDC-281-26, 114 Ballard Street, New Backyard Detached Garage**
 - b. **HYDC-282-26, 331 Water Street, New Stage Awning**
5. Old Business
6. Reports / Member Concerns
7. Adjourn

HISTORIC YORKTOWN DESIGN COMMITTEE 2026 Meeting Dates and Deadlines

Meeting Date	Application Due
January 28	January 7
February 25	February 4
March 25	March 4
April 22	April 1
May 27	May 6
June 24	June 3
July 22	July 1
August 26	August 5
September 23	September 2
October 28	October 7
November 25	November 4
December 23	December 2
January 27, 2027	January 6, 2027

Meetings are held on the 4th Wednesday of each month and applications are due by 5:00 pm four weeks before each meeting. When an application deadline or a meeting falls on a County holiday, the date changes to the nearest earlier business day.

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

Meeting cancellations or other notices will be posted 24 hours before the scheduled date on the York County website at www.yorkcounty.gov/planning.

Staff contact: Jeanne Carner, Senior Planner
757-890-6689 • Jeanne.Carner@YorkCounty.gov

COUNTY OF YORK

MEMORANDUM

DATE: January 15, 2026 (HYDC Mtg. 1/28/26)

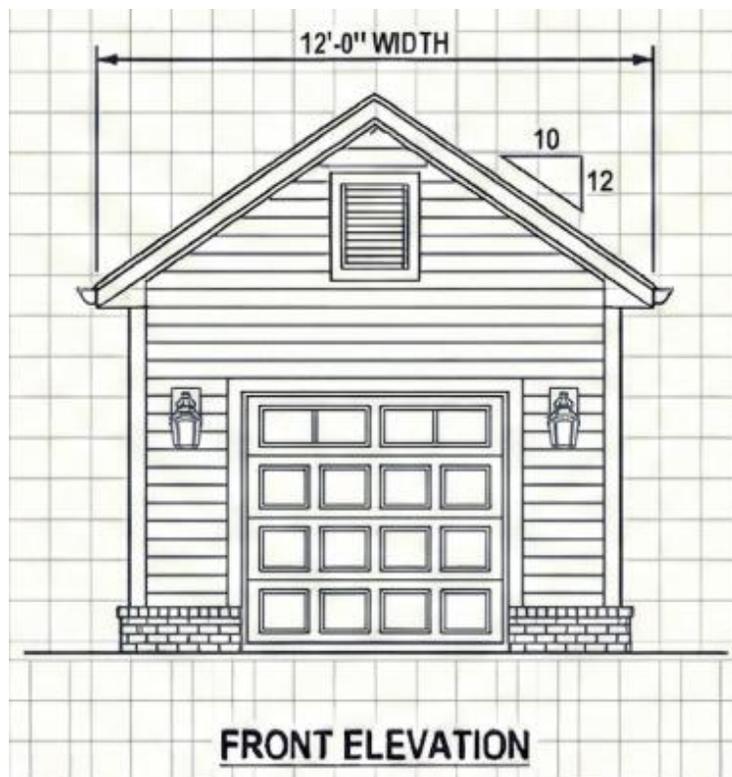
TO: Historic Yorktown Design Committee

FROM: Jeanne Carner, Senior Planner

SUBJECT: Application No. HYDC-281-26, Jeffrey Vance, 114 Ballard Street: Request for review of new backyard detached garage

Issue

This application, submitted by Jeffrey Vance, seeks approval to establish a new detached garage in his backyard at 114 Ballard Street. According to the applicant's narrative, the detached garage would be one story (14 feet tall) and 23 feet in length by 12 feet in width (276 sq. ft.). It would have a rectangular form with a gabled roof that has a 7:12 pitch. (The applicant submitted an addendum that changed the proposed roof pitch from 10:12 to 7:12.)





The roof will be clad with architectural shingles that match the material and color of the house. The door is proposed to have one divided light window in it. The garage would be clad with wood lap siding or a composite wood substitute, which would be painted to match the house. The trim and fascia would be wood or composite substitute, which would match the house and be painted white. The applicant proposes to install half-round aluminum gutters and round downspouts finished in white. The foundation would have exposed red brick that matches those on the foundation of the house. The applicant proposes installing a pedestrian side entry door on the southwest (facing 120 Ballard Street) side of the garage.



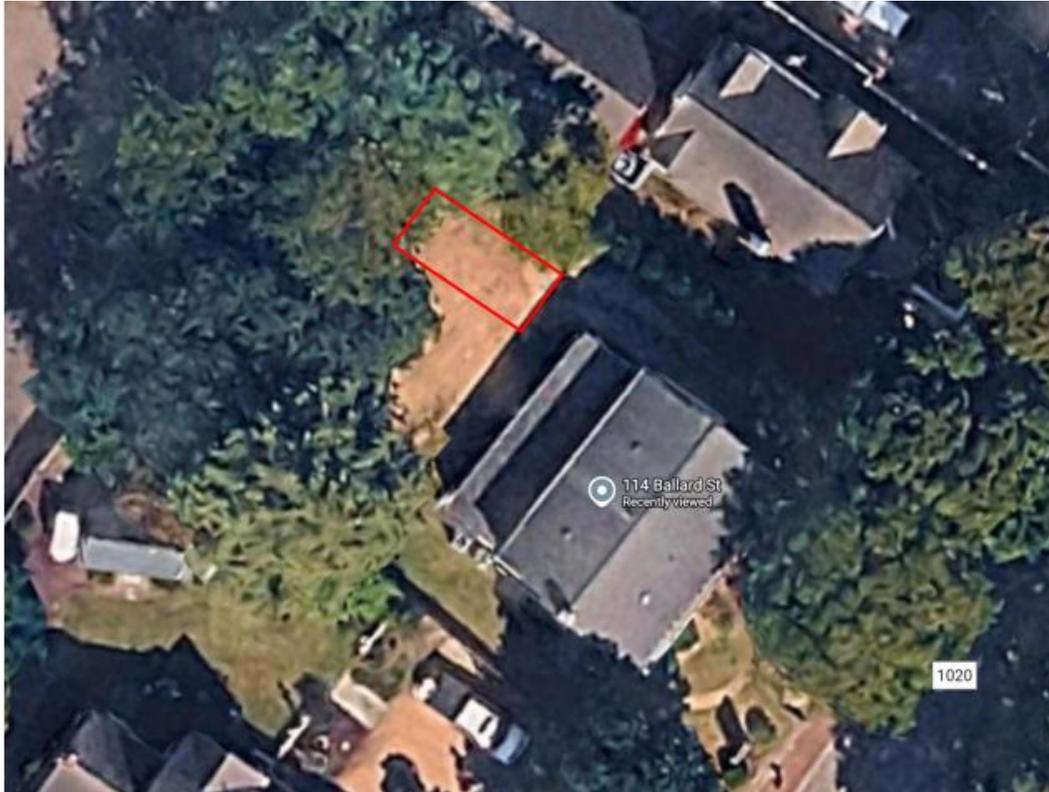
The garage door would have a traditional carriage style with vertical panels and decorative hardware. It would be constructed of wood or a composite alternative and painted white to match the house's trim.



The applicant proposes traditional black carriage-style wall lanterns flanking the garage door that match the lanterns flanking the front door of the house.



The garage would be located in the north corner of the backyard, which is enclosed by a 6-foot privacy fence.



Pertinent Design Guidelines

The subject property is located in the Historic Core, as defined by the Yorktown Historic District and Design Guidelines. According to County property records, the existing structure was constructed in 1930 and is therefore a contributing building (constructed between 1866 and 1945). Standards for detached garages accessory to contributing structures can be found in Sections I.B. (pages 28-30) and I.C. (pages 30-37) of the Design Guidelines. The fence should be evaluated in accordance with these provisions. A summary listing of the relevant standards, along with staff comments regarding compliance, follows:

Standard	Comments
<p>I. <u>The Historic Core</u></p> <p>A. Purpose</p>	
<p>The design guidelines for the Yorktown Historic Core are intended to:</p> <ol style="list-style-type: none"> 1. protect the character and integrity of Yorktown; 2. preserve the character of contributing buildings, landscapes, and the Historic District as a whole; 3. guide new construction that is compatible with the character of the Historic Core; 5. promote an overall design expression that is consistent with Yorktown’s historic character. 	
<p>B. Site Planning and Landscape Alterations</p>	
<p>1. Views</p> <p>New construction and alteration of existing construction should be undertaken with appropriate recognition of its impact on views toward significant features and resources, as well as impacts on views from those resources and other vantage points. However, although such considerations are important, they should not be deemed so controlling as to limit the construction rights accorded by the basic development standards established for Yorktown.</p>	<p>Due to the elevated grade of the subject property, the garage is not expected to be visible from Ballard Street. The roof of the structure would be visible from the road (Chischiak Watch) behind the subject property. The rooftop may be visible from 120 Ballard Street and would certainly be visible from 115 Chischiak Watch. However, it will not be visible to any significant features or resources.</p>

C. Architectural Additions and Alterations	
1. Pivotal and Contributing Buildings	
<p>a. Planning for Alterations and Additions</p> <p>Each building should be recognized as a product of its own time and architecture. Buildings should not be altered to look newer or older than they actually are or to include features that are incompatible with their architectural period. Additions, alterations and new dependencies should be designed to ensure compatibility with existing construction in terms of location, size, scale, color and materials and architectural period. In general, alterations and additions should be designed to harmonize with surroundings and maintain compatibility in terms of style and materials. The following principles should be observed.</p>	<p>The applicant is proposing to use materials and colors that match the primary structure on the subject property. The location, size and scale is subordinate to the primary structure. Staff believes the dependency would harmonize with the surroundings and maintain compatibility in terms of style and materials.</p>
<p>b. Planning for Alterations and Additions</p> <p>Each building should be recognized as a product of its own time and architecture. Buildings should not be altered to look newer or older than they actually are or to include features that are incompatible with their architectural period. Additions, alterations and new dependencies should be designed to ensure compatibility with existing construction in terms of location, size, scale, color and materials and architectural period. In general, alterations and additions should be designed to harmonize</p>	

<p>with surroundings and maintain compatibility in terms of style and materials. The following principles should be observed.</p> <p>(1) Location of Additions</p> <p>(a) Locate additions at the side or – especially for pivotal buildings - the rear of existing construction.</p>	<p>No additions are proposed but the dependency would be located in the backyard.</p>
<p>(2) Size and Scale</p> <p>(a) Additions should not exceed and, preferably, be lower in height than the existing construction.</p> <p>(b) Additions should have an overall size and scale that is clearly subordinate to that of existing construction.</p>	<p>No additions are proposed but the dependency would be lower in height than the existing construction. According to the applicant’s narrative, the dependency would be fourteen feet (14’) in height, while the primary residence is two stories.</p> <p>No additions are proposed but the dependency would be subordinate in size to the existing house. According to the applicant’s narrative, the dependency would be 276 square feet, while the primary structure on the subject property has 2,755 square feet, according to property records.</p>
<p>(3) Form and Massing</p> <p>(a) Additions should have a simple, rectangular form similar to that of existing construction.</p> <p>(b) Additions should not consist of unusual geometric forms or consist of complex massings of several forms. Specifically not appropriate are round structures, geodesic domes or other unusual or uncharacteristic designs.</p>	<p>No additions are proposed but the dependency would have a simple rectangular form similar to that of existing construction.</p> <p>No additions are proposed but the dependency would not consist of unusual geometric forms or consist of complex massings of several forms.</p>

<p style="text-align: center;">(4) Roof Form</p> <p>(a) The roof of additions or dependencies should be compatible in type, slope, materials and detailing with that of existing construction, and appropriate to the use and architectural character of the new construction itself.</p> <p>(b) The roof pitch should be the same as or shallower than that of the main building.</p>	<p>The applicant proposes to install a roof form that matches the gable roof form of the adjacent structures and maintains a compatible pitch and orientation.</p> <p>The roof of the proposed dependency would be 7:12. The pitch of the primary structure on the subject property varies and appears to be between 7:12 and 13:12.</p>
<p style="text-align: center;">(5) Façade Arrangement</p> <p>(a) Windows, doors, and other exterior elements of an addition should be arranged so that their appearance is compatible with those of the existing building.</p>	<p>A window is proposed on the pedestrian door, which would be located on the side of the dependency. According to the applicant's narrative the door proportions and architectural details will reflect those of the main structure.</p>
<p style="text-align: center;">c. Architectural Elements</p> <p style="text-align: center;">(1) Wall Materials</p> <p>Foundation and wall materials for additions should be compatible with those of the existing construction in type, color, texture, size, spacing, and general appearance. Brick and</p>	<p>The applicant proposes painted wood lap siding or composite wood substitute that matches the primary residence. The foundation would be exposed red brick that is consistent with the original structure's brick.</p>

<p>painted wood clapboarding are appropriate materials for residential buildings within the Historic District and brick is an appropriate material for civic and institutional buildings. Differences in the detailing of such materials are acceptable to help distinguish new from existing construction. Composite wood products, and other wood substitute or synthetic sidings, can be considered on a case-by-case basis.</p>	
<p>(3) Doors, Windows and Shutters</p> <p>(a) Doors and windows proposed for additions or alterations should be of the same type, size or proportion, material, and color as those of existing construction. The arrangement of new doors and windows should be compatible with the existing pattern of openings.</p> <p>(b) Door or window types, such as sliding glass doors, or bay, sliding, or casement windows that are not compatible with and characteristic of the particular architectural style of the original structure will not be considered appropriate. Sliding doors that are indistinguishable in appearance from</p>	<p>No additions are proposed but the dependency will have a pedestrian door that matches the proportions and materials of the home's existing doors and windows.</p> <p>No sliding glass doors, bay sliding or casement windows are proposed.</p>

<p>divided-light French-door styles may be considered.</p> <p>(c) Windowless side or rear elevations that are visible from public rights-of-way should be avoided.</p> <p>(d) The use of windows with snap-in muntins will be considered on a case-by-case basis to ensure an appropriate match or compatibility with existing divided-light windows. In some cases, such as new windows on the same façade as existing ones, compatibility and appropriateness will be achievable only through the use of actual divided-light windows.</p> <p>(e) The use of exterior storm doors or storm windows on the principal façade(s) of a building should be avoided, and, particularly in the case of pivotal buildings, preference should be given to interior storm windows. In other locations/applications, exterior storm windows can be considered appropriate if they are of wood or other approved synthetic materials painted to match the window sash, and repeat the windows pattern of</p>	<p>The proposed dependency is proposed to have three windowless sides but staff believes this guidelines was intended to apply to primary structures.</p> <p>The proposed dependency would have a door with a divided light window. The muntins would be located between two panes of glass.</p> <p>No storm doors or windows are proposed.</p>
--	---

<p>principal muntins and meeting rails.</p>	
<p>(4) Gutters and Downspouts</p> <p>(a) The use of ground gutters is encouraged. If exposed, fascia-mounted guttering is used, it should be metal with a half-round configuration, painted to match the color of the eave fascia, or such other style deemed appropriate to the architectural style of the structure. Downspouts should be of a round cross-section, or other shape appropriate to the style of the structure, and painted to match/be compatible with the wall surface to which they are attached.</p> <p>(b) 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.</p>	<p>The applicant is proposing half-round aluminum gutters and round downspouts in a white finish.</p> <p>Gutters are proposed for this dependency and do comply with the above guidelines.</p>
<p>d. Garages, Outbuildings and Other Dependencies</p> <p>(1) In general, lots should contain a total of not more than three dependencies,</p>	<p>The subject property does not have any outbuildings or dependencies. The proposed dependency would be located</p>

<p>although the maximum number will be influenced by the size of the primary structure, existing and proposed outbuildings and the lot size. Consequently, this provision will be evaluated on a case-by-case basis. Dependencies should be located in subordinate positions on the lot in relation to the siting of the primary structure. Dependencies located to the side or rear of a primary structure should not be located forward of the plane of the principal façade of the primary structure. Adequate open space should be retained for site circulation consistent with the use of the structures and with the predominant character of adjacent properties.</p> <p>(2) Dependencies should have a design that is similar to and compatible with that of existing construction.</p> <p>(3) Garage entrance doors or carports should not be oriented to Main Street. All garage openings visible from any public right-of-way should have operable, wood or wood-like synthetic or composite-paneled doors painted in a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by-case basis.</p>	<p>in the backyard behind the plane of the principal façade and in a subordinate position in relation to the primary structure. Based on the applicant's sketch plan, staff believe the proposal would retain adequate open space on the site.</p> <p>The proposed dependency would have a design that is similar to and compatible with the primary structure.</p> <p>The subject property is not located on Main Street but it would be oriented towards Ballard Street. The garage door would not be visible from any public right-of-way because the backyard is enclosed by a privacy fence. The door is proposed to be constructed of wood or composite alternative with vertical panels, and painted white to match the primary structure.</p>
---	---

--	--

Recommendation

The Guidelines recommend limiting the number of dependencies on any one property to three. The proposed dependency would be the first on the subject property. It would be located in a subordinate position to the primary structure and would be mostly hidden from view by the existing privacy fence on the property. Staff believes the proposed detached garage conforms to the Guidelines criteria. Accordingly, it is recommended that the Committee approve the proposal with the following conditions:

1. Except as set forth herein, the fence shall be constructed in accordance with the sketch plan and narrative descriptions provided by the applicant and received by the York County Planning Division on January 6, 2026, and January 23, 2026, copies of which shall remain on file in the office of the Planning Division.

Carner/6689

Copy to: Jeffrey Vance

Attachments

- Vicinity Map
- Narrative/Materials List
- Rendering
- Sketch Plan

APPLICANT: Jeffrey Vance

114 Ballard Street

Request for review of a new detached garage

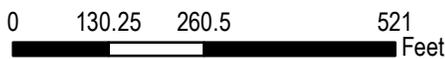
VICINITY MAP

APPLICATION NUMBER: HYDC-281-26



**Property of
Holly Szumila-Vance
& Jeffrey Vance**

★ = Conditional Zoning



Printed on January 9, 2026



SOURCE: YORK COUNTY
GIS PARCEL DATA and
ZONING DATA

THIS IS NOT A LEGAL PLAT.
This map should be used for
information purposes only. It is
not suitable for detailed site planning.



HYDC #: <u>HYDC-281-26</u>
Date Filed: <u>1/6/26</u>

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 property is located within the Chischiak Watch (CW) homeowners association, be advised that approval from the CW Architectural Control Committee may also be required before any changes or improvements to the property can be made.

Tax Assessor's Parcel Number(s): _____

GPIN: _____

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.)

HYDC Detached Garage Application for 114 Ballard St, Yorktown, VA 23690

Detached Garage Proposal – 12' x 23' Single Story

To the Historic Yorktown Design Committee (HYDC),

I am submitting this application for a Certificate of Appropriateness to construct a **single-story, detached garage** in the rear yard of my property, a contributing home located within the Historic Core of the Yorktown Historic District.

This application has been prepared in accordance with the **Yorktown Design Guidelines**, and I respectfully submit the following for review:

1. Size, Location, and Scale

- The proposed garage will measure **12 feet wide by 23 feet deep** (276 sq ft), which is **less than 25% of the footprint** of the primary structure. Height from the ground to the roof peak is 14 feet.
- It will be **located to the rear of the home**, in a **subordinate and non-visible position** from Main Street.
- The structure will be **one story** in height and **clearly subordinate in massing** and scale to the main residence.
- Adequate open space will be preserved on all sides, and existing **views and topography will not be impacted**.

2. Architectural Style and Design Compatibility

- The garage will feature a **simple rectangular form** with a **gabled roof with a 10:12 pitch to be compatible with the main home and the surrounding homes**.
 - The overall **façade arrangement**, door proportions, and architectural details will reflect those of the main structure. The detached garage will have no window.
-

3. Materials and Finishes

- **Siding:** Wood lap siding or composite wood substitute to match the primary residence, painted
 - **Trim and fascia:** White-painted wood trim or composite substitute, consistent with the existing home
 - **Roof:** Gable roof with **architectural shingles**, matching material and color of the primary house
 - **Gutters** will be half-round aluminum in a white finish and round downspouts.
 - **Foundation: Exposed red brick foundation** in keeping with the original structure's historic materials
 - **Garage Door:** Traditional/carriage appearance with vertical panels, decorative hardware, and wood (or composite alternative). Painted white to match the primary house.
 - **Side Entry Door:** A pedestrian side entry door will be installed on the side elevation, matching the proportions and materials of the home's existing doors and windows.
 - **Windows: No windows** are proposed for this garage
 - **Lighting:** Traditional black carriage-style wall lanterns flanking the garage door, matching the lanterns on flanking the front door of the primary residence.
 - **Privacy Screening:** Garage is located behind the home and **fully screened by a 6' tall privacy fence**, ensuring it is not visible from the public right-of-way
-

4. Orientation and Access

- The garage door will face the main street but will be obstructed from view behind the 6 foot tall privacy fence, which will remain closed.
 - A side-facing pedestrian entry will provide secondary access.
-

5. Site Planning and Landscaping

- The garage will be placed to preserve **existing landscape features and mature trees**. No landscaping will be removed.
 - **No fencing or retaining walls** will be added as part of this proposal.
-

6. Design Guidelines Compliance - The proposed design complies with the Yorktown Historic District Design Guidelines in the following ways:

- **Material Compatibility:** Uses wood siding (or similar composite), brick foundation, and trim consistent with the main structure and surrounding historic properties (Section 3.7.4 & 3.9.3)
- **Roof Form & Slope:** Matches the gable roof form of adjacent structures, maintaining compatible pitch and orientation (Section 3.7.5)
- **Location & Setback:** Positioned in the rear yard, subordinate to the main house, and in line with traditional garage placement (Section 3.7.2 & 3.7.6). Not visible behind the privacy fence.
- **Visibility:** Obscured from the street due to placement and fencing, minimizing impact on streetscape views (Section 3.7.1)
- **Scale & Massing:** The 12x23 footprint ensures the garage is clearly secondary in scale to the main residence (Section 3.7.3)
- **Architectural Detail:** Trim, door style, and lighting are historically appropriate and match the character of the district (Section 3.9.4)

Summary

This proposal meets the intent and specific guidance outlined in the **Yorktown Design Guidelines for contributing structures in the Historic Core**. The garage will be fully compatible with the existing architectural character of the home and the surrounding district.

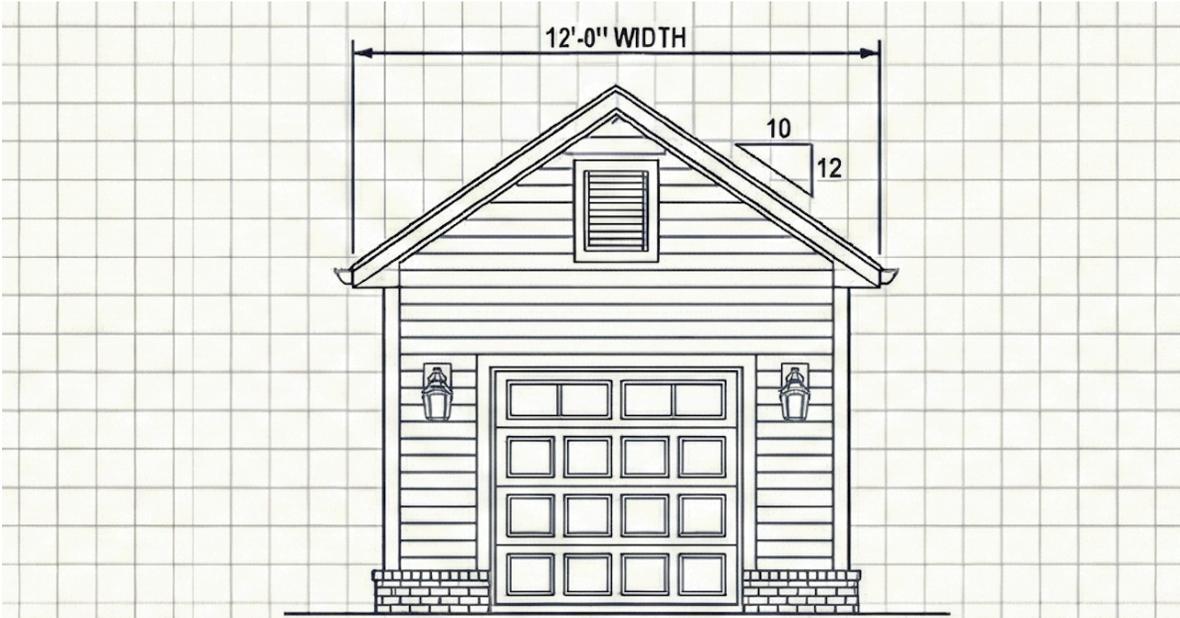
Thank you for your consideration. I look forward to your feedback.

Respectfully,
Jeffrey Vance

Garage Design



Design Sketches



FRONT ELEVATION



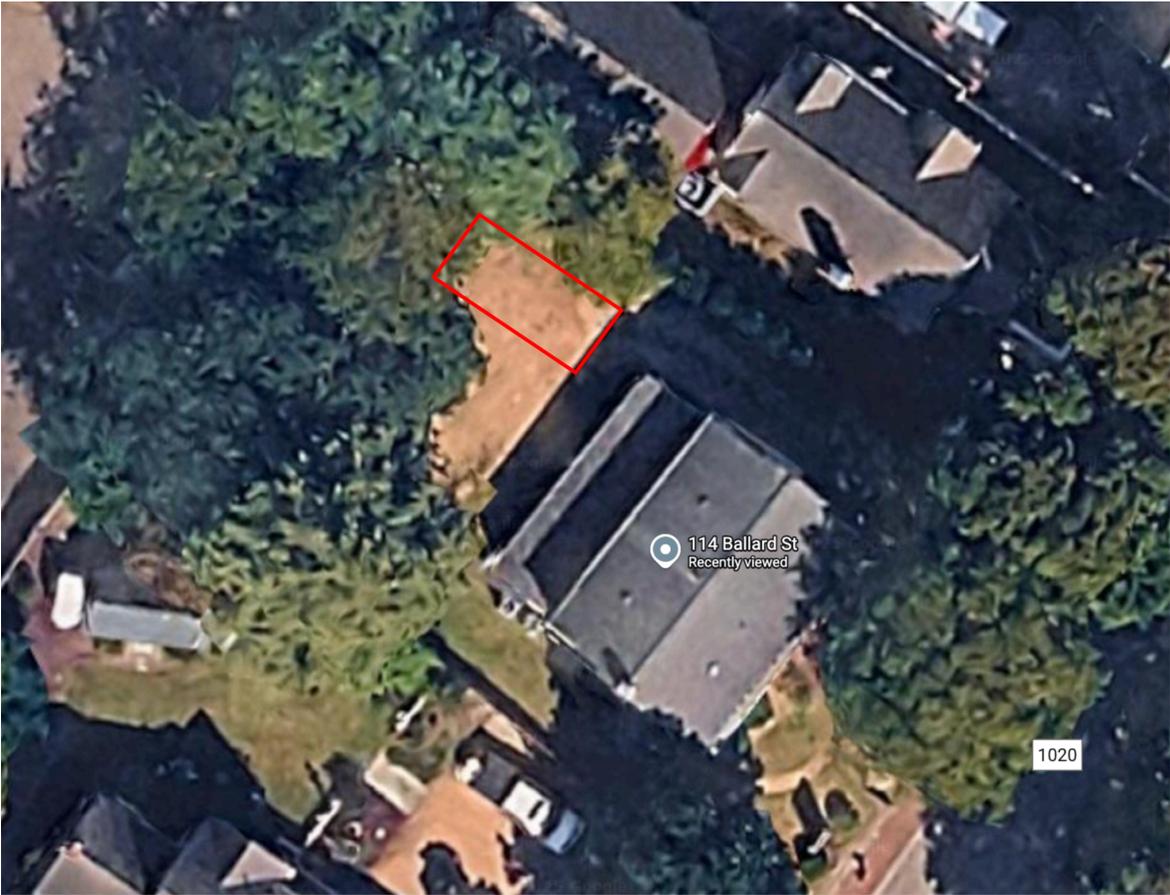
RIGHT SIDE ELEVATION

G

Garage Door & Lighting



Site Location



Identical Garages in Historic Yorktown





Date 1/23/36

From: Jeffrey Vance, Owner 114 Ballard St

ADDENDUM TO HYDC APPLICATION FOR APPROVAL OF DETACHED GARAGE AT 114 BALLARD ST, YORKTOWN, VA 23690.

This addendum is submitted on 1/23/26 to modify the application package. As such, the roof pitch of the detached garage will be 7:10 in order to be in conformance with the HYDC guidelines that the pitch of the supplemental building (detached garage) be the same or less than the pitch of the primary home.

Original requested roof pitch: 10:12

Amended roof pitch: 7:12

Signature:

A black rectangular redaction box covers the signature area. A small, faint mark is visible to the right of the box.

COUNTY OF YORK

MEMORANDUM

DATE: January 23, 2026 (HYDC Mtg. 1/28/26)

TO: Historic Yorktown Design Committee

FROM: Jeanne Carner, Senior Planner

SUBJECT: Application No. HYDC-282-26, County of York, New Stage Awning, 331 Water Street

Issue

This application, submitted by York County, seeks approval for the construction of a new permanent stage awning, which would be attached to the side of the public restroom building at 331 Water Street. This would replace the tent that covers that area where the County often hosts live music. The County submitted two design options for the Committee to review.

Option 1

The first option would include a relatively flat roof. The applicant stated in their narrative that it would have a minimum pitch, just enough to allow rain to be shed. It would span 28' x 40', be thirteen feet (13') in height, and one side would be rounded into a curve, like a half-circle. It would have eight square posts supporting the roof. The posts would be wrapped in PVC in the color Classical White.

The applicant's rendering shows an extension of the raised brick walk. According to the applicant's narrative, the brick would be Glen Gery 53DD in the color red. Option one shows motorized retractable vinyl screens with a black border along the north and south sides of the roof, inset with beams and columns. Though the rendering shows lighting attached to the posts, the narrative states that the exterior lighting is to be removed and is no longer associated with the design.

The existing building has two window dormers and the proposed renovations would add two more. The dormers would encompass the width of the window and the roof would match the form and pitch of the main roof. Their roofs would be clad with Davinci synthetic slate tiles. According to the applicant's narrative, the dormers would "be of similar fashion of the existing dormers on the building." The windows would be single hung, constructed of vinyl, in the color Classical White. The dormer siding would be 1" x 6" cellular PVC shiplap in the color Classical White.



Option 2

The second option would have two gable-style roofs clad with Davinci synthetic slate tiled in the color European Gray. The taller roof would have a pitch of 14:12 and the shorter one would have a pitch of 4:12. The roofs would cover an area of 37' x 30', be twenty-two feet (22') in height, and would have six cylindrical columns supporting them. The columns would be wrapped in PVC in the color Classical White. Option two would have motorized retractable vinyl screens with a black border along the north and south sides of the roof, inset with beams and columns.

The stage would be an 18" raised brick platform with brick steps on north and south sides. The brick would be Glen Gery 53DD in the color red. The existing double doors on the right side would be replaced with two faux shutters to cover a relocated electrical panel. The shutters would be constructed of PVC and would match the existing shutters in color (which is Roycroft Pewter) and in design—they would have black brackets that match the brackets on the existing shutters. The siding would be 1" x 6" cellular PVC shiplap in the color Roycroft Pewter.



Pertinent Design Guidelines

The public restroom building at 331 Water Street is located in the *Waterfront* district and was constructed in 2005, which makes it a non-contributing structure, as defined by the Yorktown Historic District and Design Guidelines. The proposals should be evaluated for conformance with the standards for Site Planning and Landscape Alterations (pages 56 – 58) and Architectural Additions, Alterations and New Construction (pages 59 - 64). A summary listing of those standards, along with staff comments regarding compliance, follows:

Standard	Comments
----------	----------

<p>II. The Waterfront</p> <p>A. Purpose</p> <p>The design guidelines for the Waterfront are intended to:</p> <ol style="list-style-type: none">1. Preserve the character of contributing buildings, landscapes, and the Waterfront as a whole;2. Encourage an appropriate site design response to the area's waterfront location that ensures protection and enhancement of water views and public access to the shoreline;3. Promote and guide new construction that contributes to an architecturally unified Waterfront appropriate to Yorktown's character.	<p>The new stage awning is proposed to be constructed in accordance with the character of the surrounding buildings. Staff believe the proposed awning would be a betterment to the character of the waterfront because it would replace the existing tent.</p> <p>The proposal would not affect views as the awning would be located above eye level.</p> <p>The proposed awnings are in line with other structures along the waterfront and promotes an architecturally unified Waterfront.</p>
<p>Like many town centers, the Yorktown Waterfront is not the product of any one historical era, but rather reflects the changes in use and architecture that accompanied the growth of Yorktown over the years. The challenge for the Waterfront will be to recreate and revitalize its function as a focal point for Village activity while permitting it to continue to grow and change in the future. For this reason, sensitivity to the following design principles is essential:</p> <ol style="list-style-type: none">1. Buildings and façades should be compatible with the size and character of the area's buildings, and should encourage active pedestrian activity and interaction.2. The pedestrian scale should always be considered, with details and amenities scaled and provided for pedestrian activity wherever possible.3. New buildings should respect and be compatible with existing design, height, and siting patterns with frontage directly on the sidewalk. Materials that are compatible with the character of the area, particularly brick and wood, should be used.4. Scenic and pleasant views to and from the York River and vantage points such as the Coleman Bridge, the bluffs, and other significant sites should be protected and maintained.	<p>The new stage awning designs would be compatible with the surrounding buildings and encourage active pedestrian activity and interaction.</p> <p>The awning would be on a pedestrian scale.</p> <p>The awning would be compatible with existing design, height, and siting patterns. It would have frontage directly on the sidewalk. However, the columns are proposed to be wrapped in PCV, rather than wood or brick, as the Guidelines advise. The siding is proposed to be PVC as opposed to wood as the Guidelines recommend.</p> <p>The awning would not obstruct any views as it would be above eye level.</p>

<p>B. Site Planning and Landscape Alterations</p> <p>1. Views</p> <p>Scenic and pleasant views to and from the York River and vantage points such as the Coleman Bridge, the bluffs, and other significant sites should be protected and maintained. The effect of new construction on such views, and on views from surrounding properties, will be considered on a case-by-case basis. Views objectionable in the Historic District from such vantage points should be screened whenever possible. Preservation of historic, scenic views should take precedence over any special allowances concerning size, scale, form, and massing. When developing or redeveloping parcels located between Water Street and the river, one or more view corridors to the York River should be provided in the site design and layout. Such view corridors should have a minimum width of fifteen (15) feet and together comprise not less than 25% of the street frontage of the lot. Such view corridors may be provided through the use of side yard setbacks, open areas within the interior of the lot, transparent lines of sight through buildings, or any combination. In any case, the river should remain visible to pedestrians from Water Street at normal eye level.</p> <p>Views from public rights-of-way and adjacent properties to ground-level utilities such as air conditioning units, trash and recycling containers, and satellite dishes must be screened. Such mechanical equipment should be located unobtrusively on the site in side or rear yards. Use appropriate evergreen plant materials or compatible, solid fencing as the preferred screening approaches. Other acceptable alternatives—either on their own or in combination with plant materials or fences—include the construction of compatible outbuildings to house such utilities, or the use of walls, provided they are in character with the primary building or outbuildings on the site.</p>	<p>The awning would replace the existing tent being used for events. The new awning would be visible from the river and the adjacent properties but would not be obvious from Water Street or block views of the river. The HYDC should review any impacts that the new pavilion could have on views.</p> <p>The proposed awning designs have proportional in terms of size, scale, form, and massing.</p> <p>The proposed awning would not necessitate the installation of any ground-level utilities.</p>
<p>2. Walks, Paths and Paved Pedestrian Areas</p> <p>Use appropriate materials for walks, paths and paved pedestrian areas, such as brick, bluestone or other monolithic stone, or exposed aggregate (brown or gray pea gravel) concrete. Asphalt and plain concrete are not appropriate materials for pedestrian circulation on the Waterfront.</p>	<p>The raised brick walk extension featured in Option 1 and the raised platform featured in Option 2 are both proposed to be constructed of brick.</p>

C. Architectural Additions, Alterations and New Construction

1. Planning for Alterations, Additions and New Construction

In general, alterations, additions and new construction on the Waterfront should be designed to harmonize with the surroundings and maintain compatibility in terms of style and materials. Materials need not duplicate those of nearby buildings, but similarity is often desirable. Design should be compatible with and contribute to the character of an architecturally unified Waterfront. The following principles should be observed:

a. Scale

The size and proportion of new structures should be related to and compatible with the scale of adjacent buildings. Roof lines, building façade widths and rhythm of other features should be consistent with the scale of adjacent buildings, a pedestrian orientation, and the general character of the Waterfront.

c. Height

The overall height of new construction should relate to that of adjacent structures and to the objective of maintaining desirable views to and from the Waterfront and the adjacent bluffs and other significant vantage points.

d. Roof Shapes

(1) Roof shapes should be a traditional gabled style with a slope consistent with those found on *pivotal* and *contributing* buildings throughout the village. Roof shapes and orientation should be designed with consideration given to maintaining views and visibility from the bluffs and other significant vantage points.

(2) Flat roofs, although they may optimize views from the bluffs and other significant vantage points, should be avoided since they will not produce the quality and character appropriate for the Waterfront.

e. Design

(1) Overall building design should be consistent with the character of Yorktown and particularly the style, shape and massing of the buildings on Main Street.

(2) Standard, corporate designs for national franchise businesses should be avoided unless these designs are compatible with the character of the Yorktown Waterfront.

A new structure is not proposed. However, the roof lines and rhythm of other features would be consistent with the existing and adjacent buildings, a pedestrian orientation and the general character of the Waterfront.

Option 1 would be 13 feet in height. Option 2 would be 22 feet in height. Staff believe the height would relate to those of the existing and adjacent structures and would maintain desirable views to and from the Waterfront.

The roof shape of Option 1 would be flat. The roof shapes of Option 2 would have gabled roofs with slopes of 14:12 and 4:12.

A flat roof is proposed for Option 1. A condition of approval has been proposed that would require the roof to adhere to this standard.

The overall design of Option 2 would be consistent with the character of Yorktown. In staff's opinion Option 1 is not consistent with the style, shape, and massing of the buildings on Main Street.

The awning is not proposed by a national franchise with a corporate design. The design would be compatible with the character of Yorktown.

<p>f. Sense of Entry/Orientation</p> <p>All primary buildings should have an orientation and entrance to Water Street. Buildings on parcels located between Water Street and the York River should also have a façade developed to orient to the river. Entries should be articulated with covered porches, porticos or other pronounced architectural forms.</p>	<p>The front of the awning would not face the river but would have access on all four sides.</p>
---	--

<p>2. Architectural Elements</p> <p>a. Walls</p> <p>(1) Wall materials should be compatible with those of existing construction in type, color, texture, size, spacing, and general appearance. Weathered, stained or painted wood, and brick are the preferred materials in the Waterfront area. Composite or synthetic wood or wood substitutes may be approved by the HYDC on a case-by case basis.</p> <p>(2) Wood siding should be horizontal clapboard (beaded edge or beveled) with approximately 6 inches exposure. Trim should be made of trim-grade lumber, not to exceed 2 inches in actual thickness, 6 inches in width at corners and 4 inches 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.</p> <p>(3) Brick walls should be made out of Virginia red brick. Wire cut brick should only be used for painted surfaces. Brick that is bright red, orangish-red, pink, light red, tan or similar colors inconsistent with the types common in Yorktown should not be used. Mortar should be in a beige-to-tan color range. White mortar is not appropriate.</p> <p>(4) Exposed exterior wall surfaces should not consist of more than two materials, and those materials should change along a horizontal line such as a floor line or gable end – with the heavier material always being below the lighter material.</p> <p>b. Building Color</p> <p>(1) Paint colors for all exterior surfaces (excluding fences) should be selected comprised of a color or colors from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Other colors may be proposed and will be considered on a case-by case basis.</p> <p>d. Windows and Shutters</p> <p>(1) Window openings should be designed to respect the width to height ratio of the bays in the building façade. Attention should be given to the façade’s overall composition, symmetry, or balanced asymmetry. Windows should be square or vertical in proportion. Casement windows should be avoided.</p>	<p>The structure would not have walls, but the posts and columns are proposed to be wood or steel wrapped in white PVC, rather than painted wood as the Guidelines advise. The dormer siding on Option 1 and the gable end siding on Option 2 are proposed to be PVC, rather than painted wood as the Guidelines advise. A condition of approval has been proposed that would require all wall materials to be constructed of wood.</p> <p>PVC siding is proposed for the dormers on Option 1 and the gable ends on Option 2. The PVC siding would be 6 inches in width. The trim would be constructed of PVC and according to the applicant, would match the Guidelines. A condition of approval has been proposed that would require the trim to adhere to these sizing standards.</p> <p>Virginia red brick is no longer produced. Glen Gery 53DD in the color red is proposed. The mortar color is proposed to be Brownstone by Holcim, which is brown in color. A condition of approval has been proposed that would require the mortar to be in a beige-to-tan color range.</p> <p>The structure would not have walls, but the exterior surface of the posts and columns would be PVC, and the gable ends and dormers would have PVC siding.</p> <p>The posts, columns, and trim would be classical white. The PVC siding on the gable ends on Option 2 would be Roycroft Pewter. The dormer siding on Option 1 would be Classical White. Both colors are on the Yorktown Color Palette.</p> <p>Two new single-hung dormer windows are proposed for Option 1. Based on the submitted rendering, the new windows appear to be similar, if not identical to the existing windows.</p>
--	---

<p>(2) Windowless elevations visible from Water Street, the river, or public spaces should be avoided.</p> <p>e. Roofs</p> <p>(1) In general, roofs should be of a symmetrical gable style. Primary roofs should have slopes no less than 9:12. Secondary roofs may have slopes less than 9:12 depending on the material used (e.g. – a standing seam roof over a porch might have a lesser slope).</p> <p>(2) Steep gable roofs (e.g., greater than 12:12 pitch) are not appropriate.</p> <p>(3) Dormers are appropriate if they encompass only the width of the window and have roofs that match the form and pitch of the main roof.</p> <p>(4) Roof materials should be wood or asphalt/fiberglass composition shingles, or cement shingles. Shingle colors should be compatible in color with the exterior color of the building, either existing or as selected from the Yorktown Color Palette, as defined in Appendix 3, Glossary. Also appropriate are metal standing-seam roofs with factory-applied finishes in a traditional, compatible color, or copper standing-seam.</p> <p>(5) Roof vents, chimney caps and plumbing vents shall match the color of the roof or shall be black, dark gray, or copper/bronze.</p>	<p>Both options would retain windows on the side being renovated.</p> <p>Option 1 does not feature a symmetrical gable style and has a flat roof instead. While it would be a secondary roof, less than a 9:12 pitch, the Guidelines recommend against flat roofs. Option 2 has two gable style roof tops that are connected. One roof has a 14:12 slope and the other has a 4:12 slope. Together, they form an asymmetrical shape. A condition of approval has been proposed that would require the roof slopes to be less than 9:12 because the awning would be a secondary roof.</p> <p>Option 2 has two gable roofs that connect to each other. One of the roofs has a pitch greater than 12:12; however, it appears shallower than the existing cross gable roof on the building.</p> <p>The proposed dormers would encompass only the width of the window. The pitch of the existing primary roof is 12:12 and the dormer roofs are proposed to be 12:12 as well.</p> <p>The applicant proposes to use Davinci brand synthetic slate tiles in the color European Gray for the dormer roofs on Option 1 and the awning roofs on Option 2, rather than the wood or asphalt/fiberglass composition shingles, cement shingles, or metal standing seam roofs recommended by the Guidelines. European Gray is not on the Yorktown Color Palette, but many similar gray shades are. Most of the roofs on the buildings in the Riverwalk are clad with Davinci synthetic slate tiles in European Gray and while the roof material is not recommended by the Guidelines, it would match the existing character of the village.</p> <p>No roof vents, chimney caps, or plumbing vents are proposed.</p>
---	---

<p>(6) Flashing may be copper or anodized aluminum or painted to match or complement the color of the building or roof.</p>	<p>Copper flashing is proposed around the drip edge of the stage's roof.</p>
<p>g. Porches and Balconies</p>	
<p>(1) Use porches, arcades and other similar covered areas as protective and transitional spaces between commercial uses and public rights-of-way.</p>	<p>The proposed awning would serve as a protective and transition space between commercial uses and public rights-of-way, given its location in the Riverwalk, along Water Street.</p>
<p>(2) All posts or columns for porches should be consistent and compatible with the scale and character of the building. Columns and posts should be painted to match the trim color of the building.</p>	<p>All posts or columns would be consistent and compatible with the scale and character of the building. They are both proposed to be white PVC which would match the proposed white PVC trim.</p>
<p>(3) Stoops at secondary entrances should be made of brick, or brick-faced concrete.</p>	<p>No secondary entrance is proposed but the steps on Option 2 would be constructed of brick.</p>
<p>(4) Railings should have top and bottom rails and balusters should have a vertical orientation. Wood or wrought iron is an appropriate material for railings.</p>	<p>No railings are proposed.</p>
<p>h. Gutters and Downspouts</p>	
<p>(1) The use of ground gutters is encouraged.</p>	
<p>(2) If fascia-mounted guttering is used, it should be metal with a half-round configuration. Copper is the preferred material; however, metal with a factory-applied finish color that matches or complements the roof or building color may also be considered. Downspouts should be of round cross-section or other shape appropriate to the style of the building, and made either of copper or metal with a factory-applied finish color that matches or complements the color of the wall surface to which they are attached.</p>	<p>No visible gutters are proposed. Gutters and downspouts will be hidden within the beams.</p>
<p>i. Awnings</p>	
<p>Canvas awnings are appropriate for commercial uses provided they are positioned so as not to disrupt the symmetry or rhythm of the building façade. Awnings should be of a single color, but in no case more than two colors, selected to complement the exterior color scheme of the building and in consistency with the Yorktown Color Palette, as defined in Appendix 3, Glossary.</p>	<p>No canvas awnings are proposed.</p>

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 the staff's opinion, the awning options proposed are consistent with the overall look of Riverwalk. One of the options would replace the existing tent that does not meet the Guidelines. Given the fact that the Guidelines recommend against flat roofs, staff believes Option 2 is more consistent with the Guidelines. Accordingly, it is recommended that the Committee find Option 2 consistent with the Guidelines and that the application be approved, subject to the following conditions:

1. The pavilion shall be constructed in accordance with the application materials submitted by the applicant and received by the Planning Division on January 8, 2026, and supplemental information submitted by the applicant and received by the Planning Division on January 26, 2026, copies of which will remain on file with the Planning Division, except as modified herein.
2. All trim, siding, posts, and columns shall be constructed of wood painted Classical White (SW2829) or Glen Gery 53DD brick.
3. Flat roofs shall not be permitted
4. Trim shall not exceed 2 inches in actual thickness, 6 inches in width at corners and 4 inches around openings.
5. Mortar shall be in a beige-to-tan color range.
6. All roof slopes shall be less than 9:12.
7. All colors shall be selected from the Yorktown Color Palette.

Carner/6689

Attachments

- Vicinity Map
- Renderings
- Materials List
- Supplementary Information

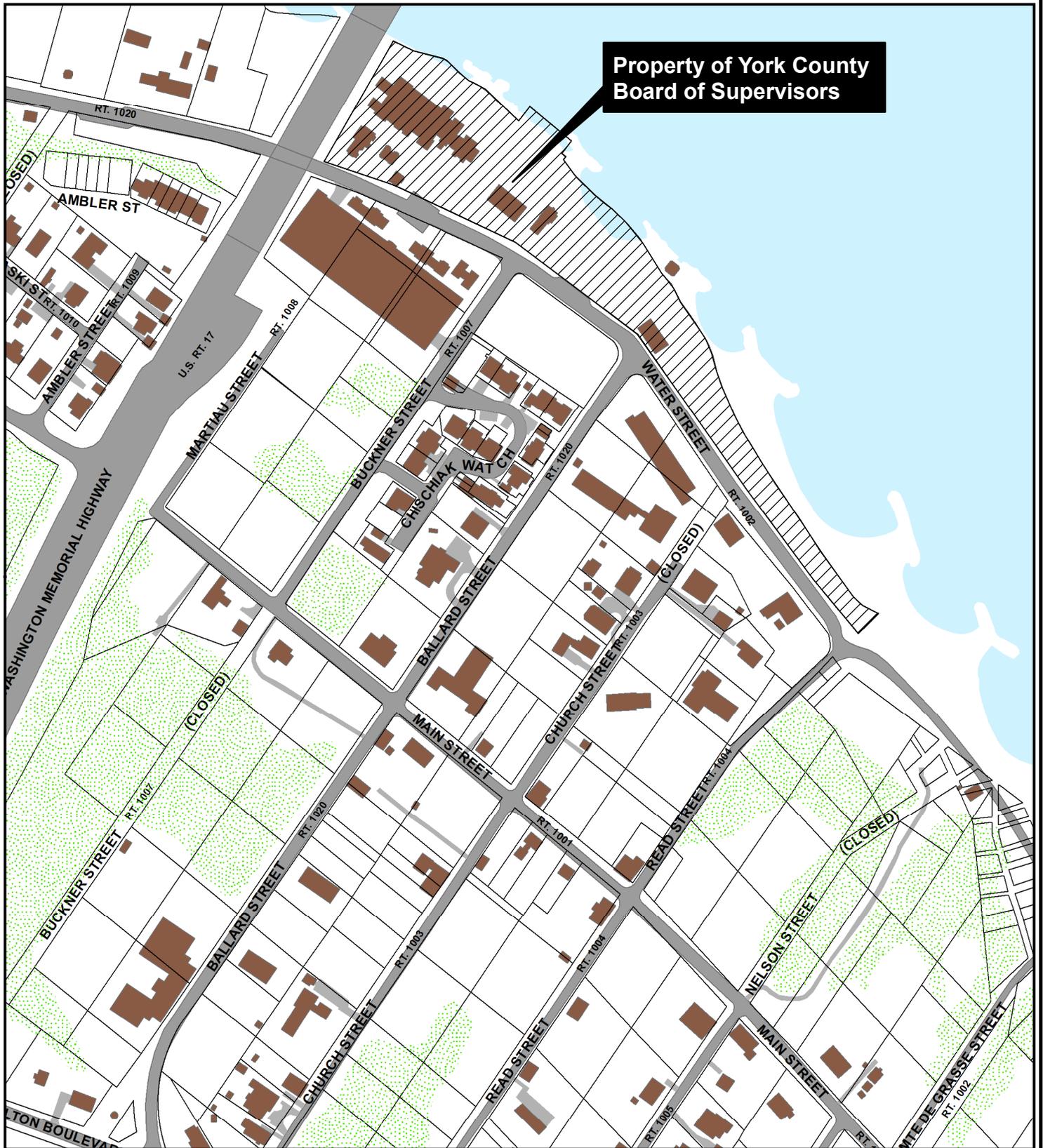
APPLICANT: York County

331 Water Street

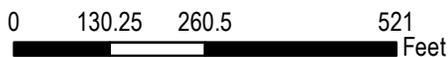
Request for review of a new stage awning

VICINITY MAP

APPLICATION NUMBER: HYDC-282-26



★ = Conditional Zoning



SOURCE: YORK COUNTY GIS PARCEL DATA and ZONING DATA

THIS IS NOT A LEGAL PLAT. This map should be used for information purposes only. It is not suitable for detailed site planning.

Printed on January 9, 2026



HYDC #: HYDC-282-26

Date Filed: 1/8/26

Historic Yorktown Design Committee

APPLICATION FOR ARCHITECTURAL REVIEW

I/We COUNTY OF YORK 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: 331 Water St, Yorktown, VA 23690

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: P12d-2650-1540

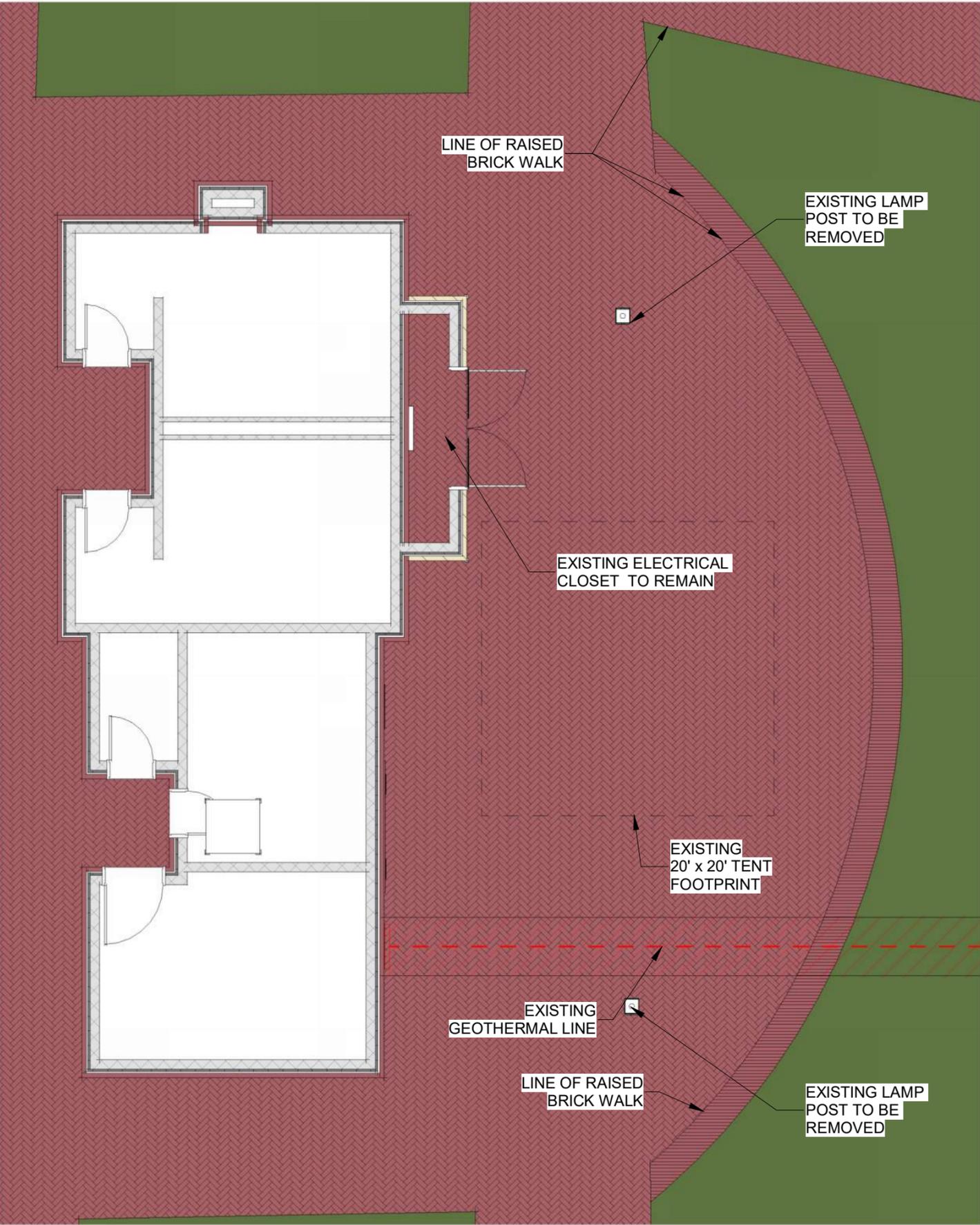
Proposed Action(s):

<input type="checkbox"/>	New Building	<input type="checkbox"/>	Repainting with existing color scheme
<input checked="" type="checkbox"/>	Addition	<input type="checkbox"/>	Repainting with different color scheme
<input type="checkbox"/>	Relocation	<input type="checkbox"/>	New roof – same color and materials
<input checked="" type="checkbox"/>	Demolition	<input type="checkbox"/>	New roof – different color or materials
<input type="checkbox"/>	Deck / Porch / Trellis	<input type="checkbox"/>	New / replacement windows
<input type="checkbox"/>	Garage / Storage Shed	<input type="checkbox"/>	Signs (new or replacement)
<input type="checkbox"/>	Walls / Fences		
<input checked="" type="checkbox"/>	Other (please describe) <u>37'x30' Stage Awning</u> _____ _____		

Detailed Description of Proposed Improvements / Actions: please describe the proposed exterior improvements and property modifications that you would like to undertake; attach architectural plans or sketches or photographs to depict the proposal: Installing a permanent stage awning, that will be 37'x30' in dimensions. This structure will be made out of wood, have a low sloped or high pitched roof, and include additional brickwork to the stage.

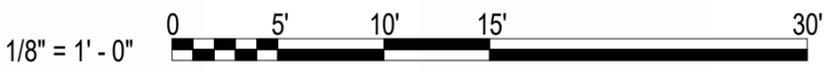
A LIST OF ALL MATERIALS USED AND COLORS PROPOSED MUST BE SUBMITTED WITH THE APPLICATION: (include information for foundation, walls, doors, windows, trim, gutters/downspouts, roofing, lighting, sidewalks, mechanical equipment, decks, rails, chimney, walls, fences, and others as applicable; include samples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

**Yorktown Waterfront
Stage Awning
Conceptual Design**



EXISTING STAGE AREA FLOOR PLAN

1/8" = 1'-0"



EXISTING STAGE AREA - FLOOR PLAN

January 6, 2026



**Yorktown Waterfront
Stage Awning
Conceptual Design**



EXISTING STAGE AREA - FRONT ELEVATION

1/8" = 1'-0"



EXISTING STAGE AREA - SIDE ELEVATION

1/8" = 1'-0"



EXISTING STAGE AREA - ELEVATIONS

January 6, 2026

Yorktown Waterfront
Stage Awning
Conceptual Design



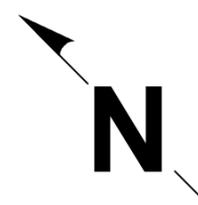
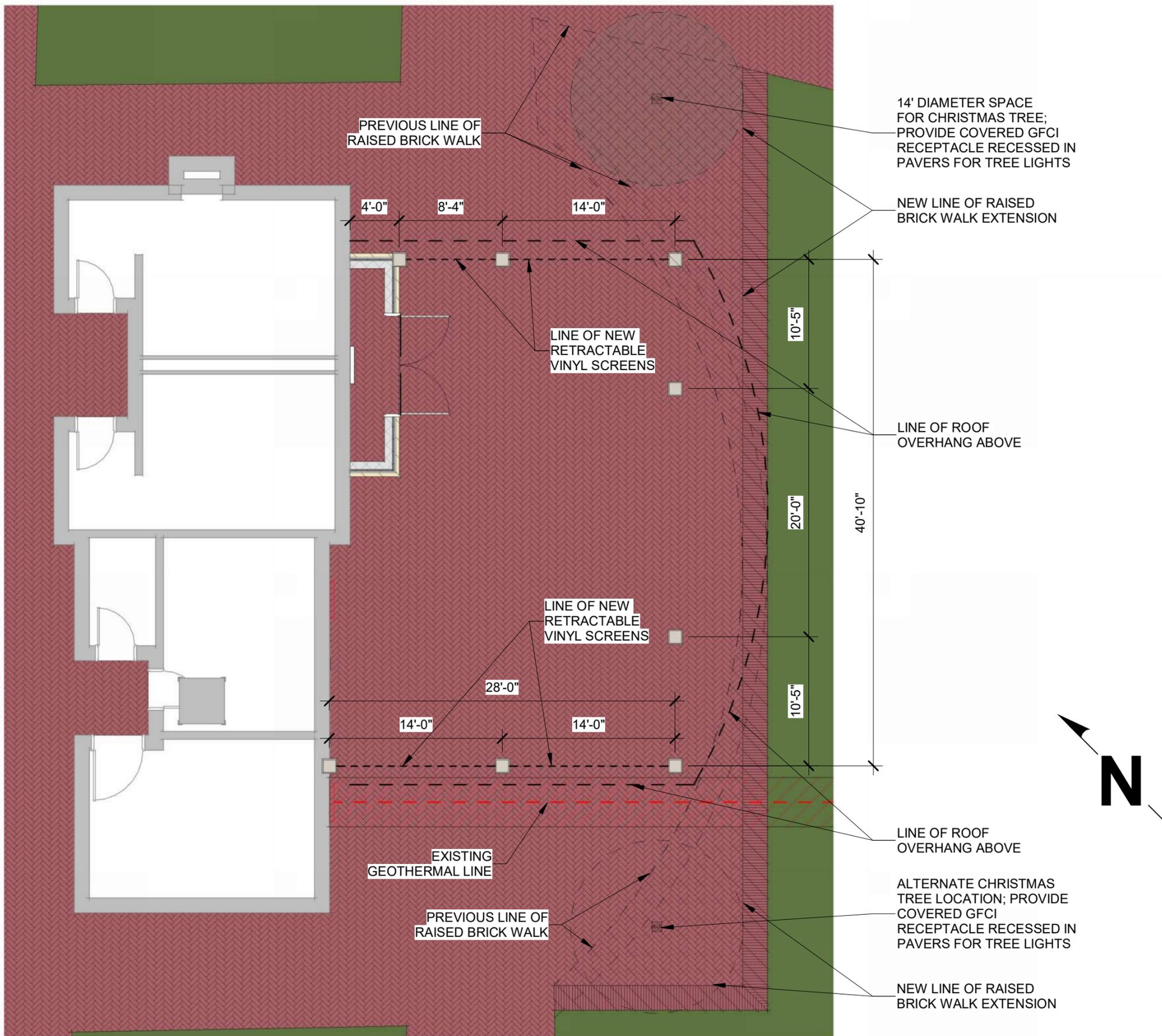
VIEW OF EXISTING STAGE AREA FROM STREET



VIEW OF EXISTING STAGE AREA FROM WATER

Yorktown Waterfront Stage Awning Conceptual Design

OPTION 1



STAGE AWNING FLOOR PLAN

1/8" = 1'-0"



STAGE AWNING - FLOOR PLAN

January 6, 2026

Yorktown Waterfront
Stage Awning
Conceptual Design
OPTION 1



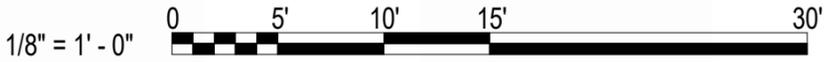
STAGE AWNING - FRONT ELEVATION

1/8" = 1'-0"



STAGE AWNING - SIDE ELEVATION

1/8" = 1'-0"



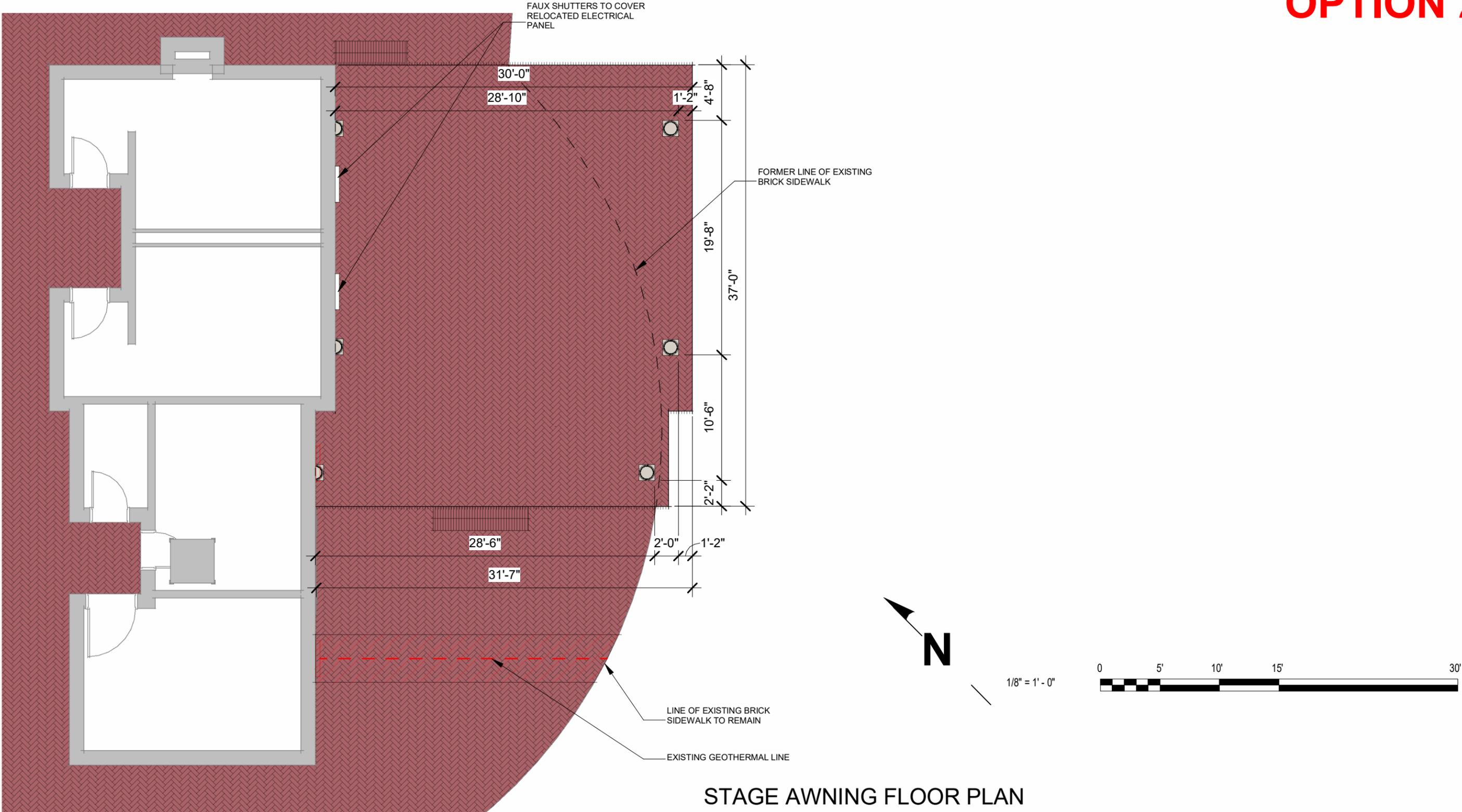
Yorktown Waterfront
Stage Awning
Conceptual Design
OPTION 1



VIEW OF STAGE AWNING FROM STREET



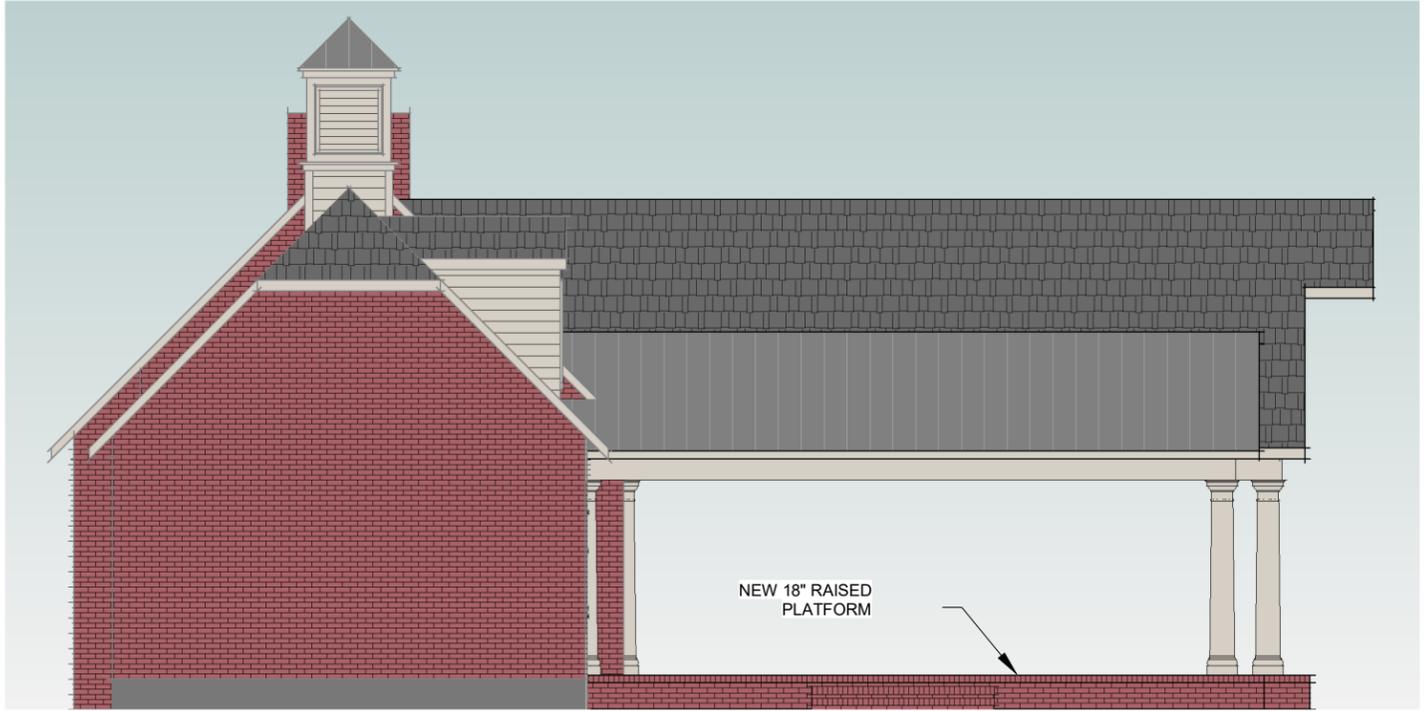
VIEW OF STAGE AWNING FROM WATER





STAGE AWNING - FRONT ELEVATION

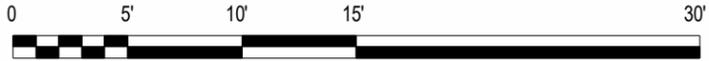
1/8" = 1'-0"



STAGE AWNING - SIDE ELEVATION

1/8" = 1'-0"

1/8" = 1'-0"



OPTION 2



VIEW OF STAGE AWNING FROM STREET



VIEW OF STAGE AWNING FROM WATER



Freight Shed – Stage Awning

HYDC Meeting – January 28th

List of Materials

Option 1:

This option of the stage will be consistent with the aesthetic of the Freight Shed Auxiliary building and will blend with the overall look throughout the area.

Screens (North / South side)

- Type: Phantom Screens (Motorized)
 - Inset within beams / columns
- Color: Black border
 - Screens:
 - Large opening with clear vinyl
 - Insect

Columns

- PVC Wrapped
- Color: Classical White

Roof

- Type: Davinci Slate
 - Synthetic slate; tiled
- Color: European (Gray)

Brick (stage / sidewalk)

- Type: Glen Gery 53DD
- Color: Red

Lighting (Exterior)

- To be removed; no longer associated with the design

Dormers

Dormers will encompass the width of the window and the roof will match the form and pitch of the main roof. This will be of similar fashion of the existing dormers on the building.

- Windows
 - Type: Single hung; vinyl windows
 - Color: Classical White

- Siding
 - Type: Cellular PVC shiplap siding
 - Color: Classical White
 - Size: 1x6

- Trim
 - Type: PVC
 - Color: Classical White

- Roof pitch
 - Minimum pitch; only to allow rain to be shed

Option 2:

This option of the stage will be consistent with the aesthetic of the Freight Shed Auxiliary building and will blend with the overall look throughout the area.

Screens (North / South side)

- Type: Phantom Screens (Motorized)
 - Inset within beams / columns
- Color: Black border
 - Screens:
 - Large opening with clear vinyl
 - Insect

Columns

- PVC Wrapped
- Color: Classical White

Roof

- Type: Davinci Slate
 - Synthetic slate; tiled
- Color: European (Gray)

Brick (stage / sidewalk)

- Type: Glen Gery 53DD
- Color: Red

Siding

- Type: Cellular PVC shiplap siding
 - Color: to match existing bump out (current color: Roycroft Pewter)
 - Size: 1x6

Shutters

- Type: PVC
- Color: to match existing (current color: Roycroft Pewter)

- Design: to match existing (black brackets)

Roof pitch

These roof lines were established to match the existing look of the

- Taller
 - 14:12
- Shorter
 - 4:12

1. You show a raised brick walk extension in Option 1. What is its height? **This will match the same height of the surrounding brick sidewalk within the area, as it currently does.**
2. The rendering on Option 2 shows two different treatments on the roof tops (the 14:12 and the 4:12 roof tops). Will both be clad with Davinci synthetic slate tiles? **Yes**
3. What is the overall height of both options? **Option 1: approximately 13' / Option 2: approximately 22'**
4. One of the Guidelines states that trim should be 2 inches in actual thickness, 6 inches in width at corners and 4 inches around openings. What is the trim's thickness, width at corners, and width at openings? **It will match the guidelines, as stated above.**
5. What color would be mortar be? **Holcim Brownstone or whatever stated within the guidelines**
6. What is the slope of the proposed dormers on Option 1? **12:12; similar to the Dockmaster and adjacent dormers.**
7. What is the slope of the existing primary roof? **12:12**
8. What color and material will the flashing be? **Copper: There will only be copper flashing around the drip edge of the stage's roof.**
9. Are gutters and downspouts proposed? **They are, but they will be hidden within the beams.**
10. Are any new utilities on the roof or property proposed (e.g. mechanical equipment of any kind)? **No. The only utility work that we will be dealing with is electrical.**